

RFP# 20260129 | JANUARY 13, 2025

## DESIGN – ZEMEL ROAD LANDFILL OPERATIONS BUILDING

CHARLOTTE COUNTY PURCHASING DIVISION

18500 Murdock Circle, Suite 344 Port Charlotte, FL  
941 743 1378 | Rhiannon.Mills@CharlotteCountyFL.gov  
Public Issue Date: December 2, 2025





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## LETTER OF INTEREST

January 13, 2026

Charlot Charlotte County Purchasing Division  
18500 Murdock Circle, Suite 344  
Port Charlotte, Florida 33948-1094  
Phone: 941.743.1378

### RE: LETTER OF INTEREST - RFP NO. 20260129 - DESIGN – ZEMEL ROAD LANDFILL OPERATIONS BUILDING

Dear Members of the Selection Committee:

RG Architects, P.A is pleased to submit this Letter of Interest in response to **RFP NO. 20260129** for Complete Architectural and Engineering Services for the **Design – Zemel Road Landfill Operations Building**, located at **29751 Zemel Road, Punta Gorda, Florida 33955**.

RG Architects brings over 13 years of architectural expertise across Southwest Florida, with a strong track record of delivering complex public-sector facilities through clear communication, responsive service, and disciplined project management. We understand Charlotte County's objective is to **design and construct one (1) hurricane-rated combined facility** to replace the existing **separate Operations and Maintenance buildings (1,864 SF and 3,240 SF)**, which have reached end-of-life and no longer meet staffing and operational needs.

We recognize the County's program includes integrated, multi-use functions and operational demands that require a highly coordinated, durable, and code-compliant solution. The replacement facility will need to accommodate, at minimum:

- **Administrative offices** and support spaces
- A **laboratory** for Charlotte County Utilities to support maintenance and monitoring of the landfill's leachate treatment facility
- **Bathrooms with locker rooms and showers**, storage, meeting space with computer training stations, and a lunch/break room
- **IT room** and **water filtration system**
- **Adequate parking** for staff and visitors

In addition, the fleet maintenance component must support heavy equipment operations, including:

- **Very large maintenance bays** (with lift or pit options) for heavy equipment repair
- **Oil/grease storage**, mechanic office space, parts/manuals storage, lockable tool storage
- **A wash-down** concrete pad for equipment cleaning
- **Adequate parking** for landfill heavy equipment

RG Architects is prepared to support the County through a complete, task-based design process, including programming, site analysis, schematic design, design development, construction documents, and construction observation—supported by structured project controls such as meeting agendas/minutes, action tracking, and a comprehensive design schedule. We appreciate the County's stated schedule and budget parameters, including the design budget and targeted delivery timelines, and we are committed to providing an efficient, practical, and maintainable facility that supports landfill operations for the long term.

Ryan Richards will serve as the designated representative and contact information are as follows:

**Ryan Richards, AIA, NCARB, LEED AP**  
President, RG Architects, PA  
rsr@rgarchitectspa.com | 239.332.2040

**Thank you for your consideration. RG Architects, P.A. welcomes the opportunity to support Charlotte County in delivering a durable, hurricane-rated, operationally efficient replacement facility for the Zemel Road Landfill. We look forward to the possibility of partnering with the County on this important project.**

Sincerely,

Ryan Richards, AIA, NCARB, LEED AP  
President  
RG Architects P.A.



TEAM PROPOSED FOR THIS PROJECT



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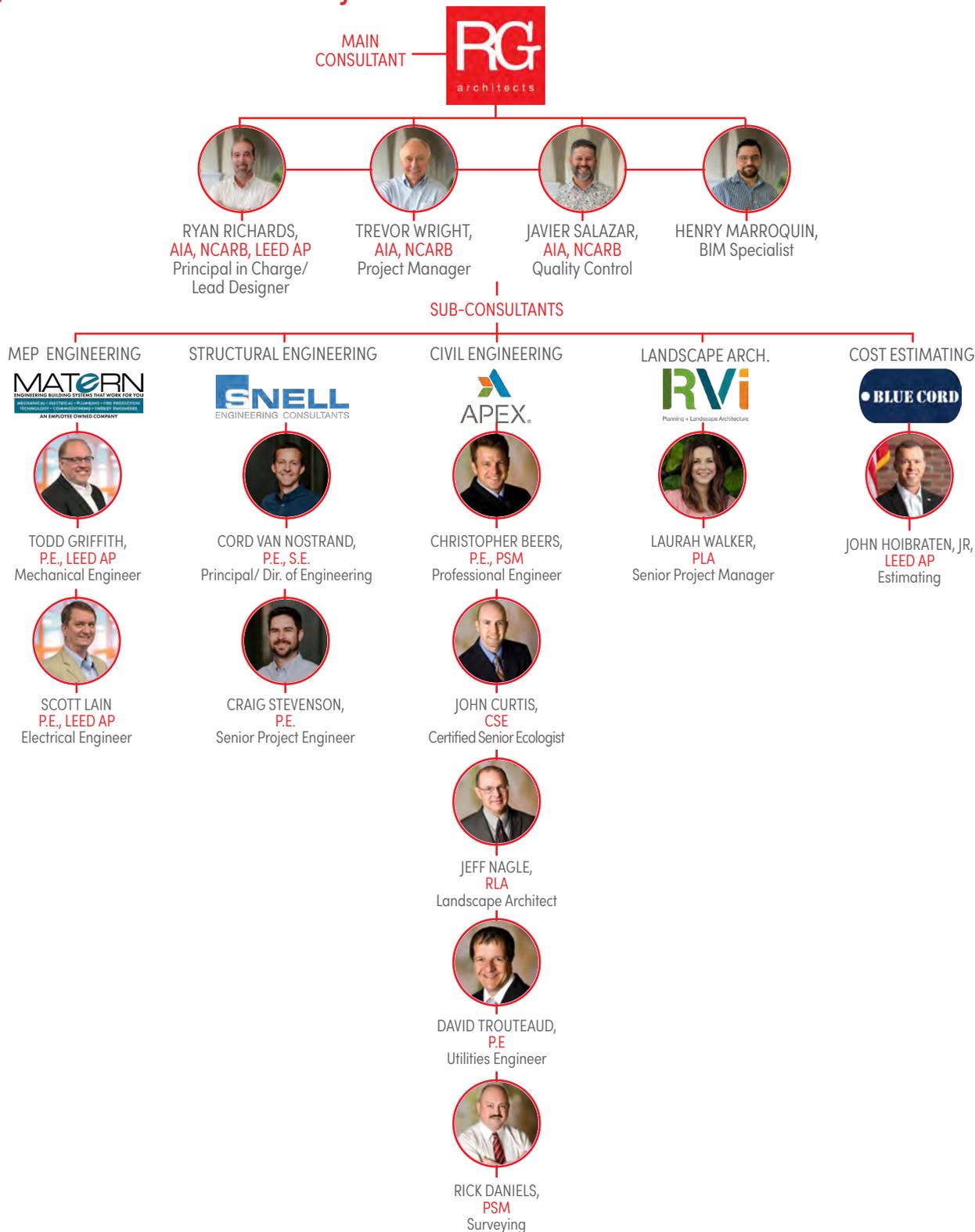
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### ► I. | TEAM PROPOSED FOR THIS PROJECT





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▶ RYAN RICHARDS, AIA, LEED AP, NCARB

**ROLES**

Lead Designer/Principal in Charge

**EDUCATION**

Bachelor's Degree in Architecture: University of Miami 1998

**LICENSES AND CERTIFICATIONS**

Licensed Architect, FL | LEED AP Certified | AIA Associate | NCARB Certified

**PROFESSIONAL AFFILIATIONS**

- AIA SWFL Board of Directors 2018-Present
- Florida Foundation for Architecture 2023-Present
- American Heart Association Executive Leadership Team 2021-2024
- Lee County Schools Construction Advisory Committee 2005-2024
- AIA SWFL President 2019-2020
- ACE Mentoring 2012-2014
- Foundation of Lee County Public Schools 2001-2012
- Mini-Grant Selection Committee

**AWARDS**

- FEPA Architectural Award of Merit 2025 - Franklin Park Elementary School Rebuild
- AIA SWFL New Commercial Award 2022 - FGCU Water-School
- AIA SWFL Architectural Graphics 2022 - Cypress Lake Middle School Rebuild
- AIA SWFL Arch. Graphic 2020 - Bay Beach Commons
- AIA SWFL New Work Merit 2020 - CSN New Science Bldg.

**BIOGRAPHY**

Ryan Richards has years of experience across several project management skills, and strategies ensure that projects are designed, documented, and executed to meet high quality standards and comply with relevant regulations and codes. Mr. Richards also provides support for integrating innovative and sustainable design practices into projects.

**RELEVANT PROJECT EXPERIENCE**

**NEW IMMOKALEE GOVERNMENT CENTER, IMMOKALEE** – Lead designer providing architectural to modernize and expand the County’s government center, consolidating multiple agencies and planning for future growth.

**LEE COUNTY PUBLIC SAFETY BUILDING – School Threat Enforcement Team (S.T.E.T.), Fort Myers** – Lead designer for operational improvements to the S.T.E.T. room, integrating security, technology, and inter-agency coordination.

**LEE COUNTY SHERIFF OFFICE REMODEL, FORT MYERS** – Lead designer overseeing space planning and BIM documentation for the Sheriff’s Office renovation, enhancing security and operational efficiency.

**FORT MYERS BEACH BAYSIDE PARK, FORT MYERS BEACH** – Lead designer providing design and BIM documentation for redevelopment of public park facilities with enhanced amenities and resiliency.

**CSN JOHN N. ALLEN FAMILY STADIUM, NAPLES** – Lead designer for stadium upgrades including site improvements, athletic facilities, and spectator amenities.

**CSN MAINTENANCE BUILDING, NAPLES** – Lead designer for a new maintenance facility designed with efficient layouts and durable systems to support campus operations.

\*The designer will not be substituted without the express permission of the County.



NEW IMMOKALEE GOV'T CENTER



LEE COUNTY SAFETY BUILDING (S.T.E.T)



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▶ **TREVOR WRIGHT**, AIA, NCARB

**ROLES**

Project Manager

**EDUCATION**

Bachelor’s Degree in Architecture:  
Dalhousie University, Halifax NS Canada

State of Florida: State Requirements for  
Educational Facilities course

**LICENSES AND CERTIFICATIONS**

- Licensed Architect, FL
- Licensed Architect, OH
- Licensed Architect, WA
- NCARB Certified
- AIA Associate

**BIOGRAPHY**

Trevor is a seasoned architect with extensive experience at RG Architects, known for surpassing client expectations through innovative design, strong leadership, and meticulous compliance with building codes. With proven expertise in project management, he consistently delivers projects on budget and on schedule while leveraging creative problem-solving to optimize costs and accelerate construction. Passionate about aligning visionary design solutions with client goals, Trevor brings both creativity and precision to every project.

**RELEVANT PROJECT EXPERIENCE**

**NEW IMMOKALEE GOVERNMENT CENTER, IMMOKALEE** - This project entails comprehensive architectural services for the design and development of a new 15,000 square foot facility, intended to enhance public infrastructure and operational capacity.

**FLORIDA SOUTHWESTERN STATE COLLEGE, BUILDINGS E AND F RENOVATIONS, FORT MYERS CAMPUS**

- Project manager for Buildings E and F renovations, which include classroom upgrades such as updated wall paint, new vinyl tile, wall base, custom furniture, and improved HVAC systems—similar to the scope of work completed for the physics classroom.

Est. Cost: 411,670.00 | Est. Completion Date: August 2026

**HEIGHTS CAREER TECH CENTER, FORT MYERS**

- The new center is a 61,400 SF, two-story building designed to equip individuals with the hands-on knowledge and expertise needed to enter the workforce directly. The building will offer training programs in specific fields such as healthcare, automotive technology, marine lab, construction trade lab, cosmetology, and administrative offices.

Construction Cost: \$40 Million | Completion Date: 2025

\*The project manager will not be substituted without the express permission of the County.





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RG ARCHITECTS, P.A

▶ JAVIER SALAZAR, AIA, NCARB

### ROLES

Quality Control

### EDUCATION

Bachelor's Degree in Architecture,  
University of Louisiana at Lafayette

### LICENSES AND CERTIFICATIONS

- Licensed Architect, FL
- NCARB Certified
- AIA Associate

### PROFESSIONAL AFFILIATIONS

- Senior Friendship Center ACE Mentoring 2012-2014
- AIA Florida Southwest Chapter
- Heights Foundation Board Member

### AWARDS

- FEFPA Architectural Award of Merit 2025 - Franklin Park Elementary School Rebuild
- AIA SWFL New Commercial Award 2022 - FGCU Water-School
- AIA SWFL Architectural Graphics 2022 - Cypress Lake Middle School Rebuild
- AIA SWFL Arch. Graphic 2020 - Bay Beach Commons
- AIA SWFL New Work Merit 2020 - CSN New Science Bldg.

### BIOGRAPHY

Javier Salazar has years of experience in architectural design, with a focus on higher education. As a design principal, he plays a critical role in shaping the vision and direction of architectural projects, ensuring that the design is aligned with the client's needs and goals, as well as stakeholder input.

### RELEVANT PROJECT EXPERIENCE

**FSW, LEONHARDT HALL, BUILDING H, FORT MYERS** – Oversaw quality control for the renovation of a 28,000-SF chemistry building, replacing labs on the 2nd floor while occupied and converting the 1st floor into offices and classrooms.

**IMPERIAL 41, BONITA SPRINGS** – Provided quality control support for project design and construction observation.

**FGCU ACADEMIC BUILDING 10, FORT MYERS** – Supported design coordination and quality control for a 171,750-SF health sciences academic facility, the largest on campus.

**FGCU FINE ARTS II MUSIC BUILDING, FORT MYERS** – Led quality control for the expansion and renovation of the Bower School of Music and Art, including a 1,000-seat concert hall, 450-700 seat opera theatre, black box theatre, experimental theatre lab, and principal art gallery; \$8 million, 24,500 SF.

**FGCU, THE WATER SCHOOL, FORT MYERS** – Provided quality control oversight for the design and construction process.

**FGCU COHEN CENTER PHASE I, FORT MYERS** – Assisted with quality control review during design and construction phases.



NEW IMMOKALEE GOV'T CENTER



IMPERIAL 41



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▶ HENRY MARROQUIN

### ROLES

BIM Specialist

### EDUCATION

Bachelor's Degree in Architecture:  
Florida Atlantic University

### VOLUNTEER WORK

- Space Coast Discovery:  
Contributions by creating concept designs and imagery to support their fundraising efforts. (Past Volunteer Work)

### BIOGRAPHY

Henry is a BIM Specialist with a background in architecture who combines technical expertise and design sensitivity to support integrated project delivery. He leverages BIM for coordination, communication, and workflow efficiency, helping deliver sustainable and innovative outcomes that align with client goals.

### RELEVANT PROJECT EXPERIENCE

**NEW IMMOKALEE GOVERNMENT CENTER, IMMOKALEE** – Provide design support and BIM coordination for the 15,000-SF civic facility consolidating multiple government services, with BIM-driven planning, cost estimating, and master plan expansion capacity.

**COLLIER COUNTY BEHAVIORAL HEALTH CENTER, NAPLES** – Provided design support and BIM coordination for a modern healthcare facility serving diverse patient and community needs.

**HECTOR A. CAFFERATA K-8, CAPE CORAL** – Delivered BIM-based design and coordination for a new K-8 educational facility, ensuring efficient space planning and system integration

**IMPERIAL 41, BONITA SPRINGS** – Supported design and BIM modeling for a multi-use development project, addressing site constraints and system coordination.

**FORT MYERS BEACH LYNN HALL PARK, FORT MYERS BEACH** – Hurricane Ian Restoration – Assisted with design and BIM documentation for restoration of public park facilities following hurricane damage.





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MATERN PROFESSIONAL ENGINEERING

▶ TODD GRIFFITH, PE, LEED AP



### ROLES

Mechanical Engineer | Senior Vice President and Director of Southwest Florida at Matern

### EDUCATION

Bachelor of Science, Mechanical Engineering, Auburn University, 1993

### REGISTRATION

Professional Engineer:

- Florida #67083
- Alabama #22729
- Georgia #038907
- Pennsylvania #090484

### LICENSES AND CERTIFICATIONS

- LEED Accredited Professional

### BIOGRAPHY

Currently serving as a Senior Vice President and the Director of the Southwest Florida Division at Matern, Todd oversees their Fort Myers office which he has helped grow since joining Matern in 2007. He has over 32 years of expertise in HVAC system design and project management, and he has been directly involved in 20+ million square feet of new construction and renovation during his career.

### RELEVANT PROJECT EXPERIENCE

**IMMOKALEE GOVERNMENT CENTER, COLLIER COUNTY** – MEP services for the new 15,000 square foot facility, intended to enhance public infrastructure and operational capacity.

**HERITAGE BAY GOVERNMENT SERVICES CENTER, COLLIER COUNTY** – MEP/FP design for new 22,780 SF facility housing multiple County departments. | \$11.7M | Completed 2024

**SUPERVISOR OF ELECTIONS WAREHOUSE, CHARLOTTE COUNTY** – New 16,000 SF secure warehouse with offices, support areas, and loading dock. | \$3.8M | Completed 2024

**JUSTICE CENTER EXPANSION, CHARLOTTE COUNTY** – 90,480 SF addition to Justice Center with courtrooms, attorney offices, and support spaces. | \$18.6M | Completed 2021

**COMMUNITY DEVELOPMENT BUILDING, CHARLOTTE COUNTY** – MEP design for renovations, 5,500 SF expansion, and roof replacement. | Completed 2018

**SOUTH COUNTY ANNEX ASSESSMENT, CHARLOTTE COUNTY** – Assessment of existing MEP/FP systems to define renovation scope. | Completed 2015





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MATERN PROFESSIONAL ENGINEERING

▶ SCOTT LAIN, PE, LEED AP BC+D



**ROLES**

Electrical Engineer |  
Senior Project Manager at Matern

**EDUCATION**

Bachelor of Science, Electrical  
Engineering, Univ. of Central Florida, 2003

**REGISTRATION**

Professional Engineer  
• Florida #69099

**LICENSES AND CERTIFICATIONS**

• LEED Accredited Professional

**BIOGRAPHY**

Currently serving as a Senior Project Manager and Senior Electrical Engineer in Matern’s Southwest Florida office, Scott is accountable for project coordination of the electrical systems on his projects and provides leadership for the electrical staff within the Fort Myers office. Also, he is a LEED Accredited Professional and member of the U.S. Green Building Council (USBGC).

**RELEVANT PROJECT EXPERIENCE**

**IMMOKALEE GOVERNMENT CENTER, COLLIER COUNTY** – This project entails comprehensive architectural services for the design and development of a new 15,000 square foot facility, intended to enhance public infrastructure and operational capacity.

**HERITAGE BAY GOVERNMENT SERVICES CENTER, COLLIER COUNTY** – MEP/FP design for new 22,780 SF facility housing multiple County departments. | \$11.7M | Completed 2024

**SUPERVISOR OF ELECTIONS WAREHOUSE, CHARLOTTE COUNTY** – New 16,000 SF secure warehouse with offices, support areas, and loading dock. | \$3.8M | Completed 2024

**HAROLD AVENUE RECREATION CENTER GENERATOR, CHARLOTTE COUNTY** – Design of new 280kW generator with transfer switch connection, concrete pad, protective wall, and civil scope; assisted with FEMA documentation. | Completed 2023

**JUSTICE CENTER EXPANSION, CHARLOTTE COUNTY** – 90,480 SF addition to Justice Center with courtrooms, attorney offices, and support spaces. | \$18.6M | Completed 2021

**SOUTH COUNTY ANNEX ASSESSMENT, CHARLOTTE COUNTY** – Assessment of existing MEP/FP systems to define renovation scope. | Completed 2015





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### CHARLOTTE COUNTY PROJECTS

- Charlotte County 24-Site Lift Station Generator Sizing
- Charlotte County Building Automation System
- Charlotte County Carmalita Park Concession Stand
- Charlotte County Design Event Center Generator
- Charlotte County Geothermal Pool Heating
- Charlotte County Fleet Building Renovations
- Charlotte County Harold Ave Park Concessions Rehabilitation
- Charlotte County Harold Ave Recreation Center Generator Design
- Charlotte County Historical Center Rehabilitation
- Charlotte County Jail Domestic Water Heater System Analysis
- Charlotte County Jail Expansion
- Charlotte County Justice Center Expansion
- Charlotte County Murdock Building Sanitation Line Remediation
- Charlotte County Public Safety Building Generator Exhaust

### OTHER MUNICIPAL PROJECTS (PARTIAL LIST)

- City of Bonita Springs City Hall HVAC Replacement
- City of Cape Coral Police Training Facility
- City of Cape Coral Fire Station 10
- City of Fort Myers ADA Improvements Public Works
- City of Fort Myers Fire Stations 3 & 4 Generator Replacement Study
- City of Fort Myers Fire Station 17
- City of Fort Myers Country Club Clubhouse Inspection & Evaluation
- City of Fort Myers City Owned Buildings Assessment
- City of Fort Myers New Record Storage Building
- City of Marco Island Collections & Distribution Office
- City of Marco Island North Warehouse Fire Sprinkler Upgrades
- City of Marco Island Wastewater Membrane Bioreactor Wind Retrofit
- City of Naples City Hall HVAC Replacement
- City of Naples Police Station HVAC Evaluation/Report
- City of Naples Police/Fire Administration Building HVAC Replacement
- City of Naples Replace OA Units at Community Development Building
- City of Punta Gorda City Hall Historic Functional Evaluation
- Collier County Building H HVAC Renovations 3rd Floor
- Collier County CID Building HVAC Renovations
- Collier County Courthouse Technology Upgrades
- Collier County Fire Code Officials Building
- Collier County Growth Management Building HVAC Renovations
- Collier County Heritage Bay Government Center
- Collier County Main Campus Central Energy Plant

- Collier County North Water Plant HVAC Study
- Collier County Underground Chilled Water Piping Replacement
- Estero Fire Rescue Fire Station 45
- Lee County Cape Coral Government Center Toilet Renovations
- Lee County Cape Coral Tax Collector's Office Remodel
- Lee County Lee Memorial EMS Station
- Lee County Cape Coral Government Complex 1st Floor Improvements
- Lee County DOT Operation Generator Evaluation
- Lee County DOT Operations Security Camera & Lightning Protection
- Lee County FMB Water Reclamation Facility Main Switchgear
- Lee County Justice Center Plumbing Replacement
- Lee County Government Fleet Maintenance Office Renovations
- Lee County Jail Core Air Handling Unit Controls Remediation
- Lee County Lehigh Fire District Station 101 Renovations
- Lee County Metal Building at Terry Park
- Lee County Page Park Community Center Kitchen Renovations
- Lee County Solid Waste
- Lee County Tax Collector - Cape Coral Office Remodel
- Lee County Terry Park Clubhouse
- LeeTran South County Park & Ride Station
- Lehigh Fire District Station 102
- Lehigh Fire District Station 106
- Lehigh Fire District Station 107
- Lehigh Fire District Station 108
- Marco Island Library - Fire Sprinkler Installation
- Marco Island Library Addition
- Matlacha Fire Station #4
- Naples City Hall As Built Drawings
- Naples Community Hospital Healthcare System Operating Rooms
- New Immokalee Government Center
- North Campus
- Naples Pier Deck Replacement
- North Port Fire Station 85
- Sarasota County Criminal Justice Center Plumbing Renovations
- Sarasota County Emergency Operations Center Improvements
- Sarasota County Jail East Jail Panel Replacement
- Sarasota County Lighting Two Fields at Babe Ruth Park
- Sarasota County Selby Library Standby Electric Generator
- Town of Fort Myers Beach Bay Oaks Park
- Town of Fort Myers Beach Bayside Park Renovations
- Town of Fort Myers Beach Time Square Redevelopment



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SNELL ENGINEERING CONSULTANTS

► **CORD VAN NOSTRAD, P.E., S.E.**



**ROLES**

Principal | Director of Engineering

**EDUCATION**

University of South Florida- Bachelor of Science in Civil Engineering, Structural Engineering

Florida State University - Bachelor of Science, Biological Science

**REGISTRATION**

- Engineer Intern
- Florida Board of Professional Engineers, License 1100009609

**PROFESSIONAL ENGINEER/  
SPECIAL INSPECTOR**

- Florida | 67580
- Georgia | 46774
- Connecticut | 34566
- Maryland | 54853
- North Carolina | 50291
- Massachusetts | 55589
- Indiana | 12100046
- New York | 104759
- Illinois | 081.008576

**STRUCTURAL ENGINEER**

- Georgia | 001094
- Illinois | 081.008576

**PROFESSIONAL AFFILIATIONS**

- American Society of Civil Engineers
- SEI - Suncoast Chapter
- American Concrete Institute
- American Institute of Steel Construction

**AVAILABILITY**

50%

**BIOGRAPHY**

Snell's Director of Engineering, Cordell (Cord) Van Nostrand, brings extensive experience in large-scale projects. His expertise in designing complex structures enhances the firm's range of services. Cord earned an Associate in Arts in Biological Science with a Minor in Chemistry from Florida State University, followed by a Bachelor of Science in Civil Engineering with a Structural Emphasis from the University of South Florida, where he was recognized as a Provost Scholar for Academic Achievement. As Director of Engineering, Cord leads the structural design of all projects and coordinates with the team to ensure each system meets the facility's needs.

**RELEVANT PROJECT EXPERIENCE**

**CHARLOTTE COUNTY LANDFILL SCALE HOUSE | PUNTA GORDA | 1,100 SF**

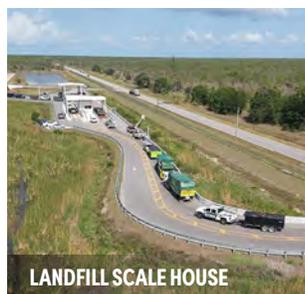
Provided structural engineering services for a landfill scale house facility including a new 1,100 SF office building, convenience center, canopy foundations, scale foundations, generator pad, and associated site elements. The project included masonry and bar joist or wood truss construction, delegated-design canopy systems, and coordination of equipment loading criteria..

**CHARLOTTE COUNTY WEST PORT WATER FACILITY | PORT CHARLOTTE | 1,530 SF**

Served as structural engineer for a new approximately 1,530 SF operational building designed to be constructed around an existing structure and transformer, requiring site investigation, plan review, and careful coordination with existing infrastructure..

**TALLASSEE WASTEWATER TREATMENT PLANT | TALLASSE, AL |**

Served as structural engineer for a wastewater treatment plant encompassing an administration building, process tanks, lift stations, and equipment foundations, with designs coordinated to support SBR or MCR treatment processes and evolving equipment layouts.



LANDFILL SCALE HOUSE



WEST PORT WATER



PUBLIC WORKS ADMIN.



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SNELL ENGINEERING CONSULTANTS

▶ CRAIG STEVENSON, PE



**ROLES**

Senior Project Engineer

**EDUCATION**

University of South Florida  
Bachelor of Science in Civil Engineering,  
Structural Engineering

**PROFESSIONAL ENGINEER**

- Florida | PE90821

**PROFESSIONAL AFFILIATIONS**

- American Society of Civil Engineers

**AVAILABILITY**

85%

**BIOGRAPHY**

Over his eight-year tenure, Ben has worked on several government facilities and fire station. His versatile expertise has spanned the spectrum from overseeing minor renovations to comprehensive construction of entire fire stations. As the Senior Project Engineer, Ben will work with the Director of Engineering assisting with design and release of construction documents. He will work with the entire team to produce deliverables at all phases of the project and ensure the documents are completed within the owner’s requirements. He will also be the point of contact as the project moves into construction administration. Keeping an integral member of the team on board throughout the design and construction process so nothing gets missed.

**RELEVANT PROJECT EXPERIENCE**

**KINSEY, AL WASTEWATER PLANT | KINSEY, AL |**

Provided structural engineering services for a wastewater treatment plant, including design of reinforced concrete slabs and tanks supporting headworks, lift stations, SBR process basins, equalization, blower and generator equipment, and UV disinfection systems. Work required coordination with process design teams to accommodate evolving equipment layouts and operational requirements.

**HILLSBOROUGH WATER AND SEWER | TAMPA |**

Provided structural engineering services for a public utility facility, including design of a reinforced concrete transfer/support slab and pile foundation system to support critical tank infrastructure. Services included coordination with County reviewers and responses to construction submittals related to the structural scope.



REPRESENTATIVE OF WWTP



REPRESENTATIVE OF HILLSBOROUGH WAS



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### CHARLOTTE COUNTY PROJECTS

- Legacy Trail Extension Additional Service - Existing
- Wall Replacement
- Charlotte County Fire Station 10
- Military Memorial - Submerged Reef
- Charlotte County Landfill Scale House
- Tringali Park Restroom Building
- Lake Betty Park
- Charlotte County Admin - Chiller Support Repair
- West Port Water Facility
- Cape Haze Pioneer Trail Park - Bunk House Restoration
- Charlotte County Military Reef Memorial
- Charlotte County Fire Station No. 3
- Charlotte County Fire Station No. 6
- Charlotte County Fire Station No. 17
- Administration Campus for Charlotte County Site Visit
- Charlotte County Family Service Center Canopy

### GOVERNMENT FACILITY PROJECTS

- Crystal River Government Center Project Phase I
- Highlands County Fire Station - Structural Narrative
- Highlands County Courthouse - Chiller Enclosure Exp
- Southern Manatee Fire Rescue District FS#2 - Expansion/ Renovation
- Manatee Tax Collector HVAC
- Long Boat Key - North Fire Rescue Station 91
- East Manatee Fire Rescue Station 7
- Humane Society of Manatee County
- Cedar Hammock F.D. Tower & Deck Rebuild
- East Manatee Fire Rescue District- Fire Station 3 Remodel
- East Manatee FS #11

- City of Bradenton Public Works Master Planning Services
- East Manatee Fire District Fire Station #9
- Airport Rescue & Fire Fighting Station (ARFF) at SRQ
- Marion County Fire Training Facility & Prototype Fire Station
- Pinellas County Health Department Reroof
- Treasure Island Public Safety Complex
- City of North Port Fire Station 86/Police Substation
- Human Society of Sarasota County
- Venice Police Department PEMB (Public Works)
- Dearborn Plaza
- Wellen Park Town Hall
- City of Sarasota - One Stop Shop
- Judicial Project Reroofing
- Long Boat Key South Fire Station
- Sarasota Fire Station #8
- Siesta Key Fire Station #13
- Venice Fire Station and City Hall Expansion
- Sarasota County Admin Building - Renovation
- Community Foundation of Sarasota County
- Senator Bob Johnson's Landing
- Venice Fire Station 2
- Sarasota County Courthouse Renovation
- Sarasota History Center & Fruitville Library Expansion
- Community Foundation of Sarasota County
- City Of North Port - New Pavilion
- City of Venice- City Hall Council Chamber Renovation
- North Port Fire Station 87
- City of Venice- City Hall Council Chambers
- Construction Administration
- Terrace Building



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APEX (FKA JOHNSON ENGINEERING)

▶ CHRISTOPHER BEERS, P.E, PSM



### ROLES

Professional Engineering

### EDUCATION

MBA (2003), Indiana University

B.S. Civil Engineering (1994),

Brigham Young University

### LICENSES AND CERTIFICATIONS

- Florida Professional Engineer, License No. 64594
- Florida Professional Surveyor & Mapper, License No. 6664
- Indiana Professional Engineer, License No. 1000003 59
- Utah Professional Engineer, License No. 276397-2202
- Kentucky Professional Engineer, License No. 24118
- Kentucky Professional Surveyor, License No. 3744

### PROFESSIONAL AFFILIATIONS

- Peace River Engineering Society
- Charlotte County Economic Development Partners
- FES Myakka Chapter Member

### BIOGRAPHY

Chris joined Johnson Engineering in 2006 and manages the Charlotte County office. He has broad experience leading civil engineering projects in stormwater, utilities, transportation, aviation, and land development for public and private clients. In Port Charlotte, he has overseen major county projects in stormwater, parks, and transportation. Chris manages projects from conception to completion, ensuring coordination and regulatory compliance. He resides in Deep Creek, Charlotte County.

### RELEVANT PROJECT EXPERIENCE

**FIRE DISTRICT #10, CHARLOTTE COUNTY, FL** - Johnson Engineering delivered full survey, site/utility design, permitting, environmental/landscape services, and County approvals for a new Palm Island fire station, navigating bridgeless barrier island zoning, extensive public due diligence, and gopher tortoise relocation—completed on time and on budget.

**EASTPORT MASTER PLANNING, CHARLOTTE COUNTY, FL** - Johnson Engineering developed a 20-year, 691-acre master plan for future County facilities by interviewing five departments and establishing a campus framework for access, parking, stormwater, building/yard space, and open space to support long-term growth.

**OYSTER CREEK REGIONAL PARK, ENGLEWOOD, FL** - Johnson Engineering managed design and construction closeout for a 175-acre regional park with 65+ acres of athletic and recreational improvements (including multiple fields, courts, pool facilities, and an 18,000 SF skate park) plus extensive nature and pedestrian trails.

**MURT PHASE 2 & 3, CITY OF PUNTA GORDA, FL** - Johnson Engineering is engineer of record for the 10-foot-wide U.S. 41 multi-use path expansions that advance the City's "Loop Around the City," requiring ongoing coordination with FDOT, utilities, rail, and lighting stakeholders.





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APEX (FKA JOHNSON ENGINEERING)

▶ JOHN CURTIS, CSE



### ROLES

Certified Senior Ecologist

### EDUCATION

B.A. Biology (1994), Rollins College

### CERTIFICATIONS

- Certified Senior Ecologist, Ecological Society of America
- FAA Qualified Airport Wildlife Biologist (FAA A/C 150-5200-36A)
- Crested Caracara Qualified Observer, USFWS
- Florida Bonneted Bat Qualified Acoustic/Roost Surveyor, USFWS
- Authorized Gopher Tortoise Agent, FWC (GTA-09-00137)
- Burrowing Owl Registered Agent, FWC (RAG-18-00073)
- Florida Forest Service S-130 & S-190 Training

### PROFESSIONAL AFFILIATIONS

- Florida Association of Environmental Professionals (Past Treasurer)
- Ecological Society of America
- Estero Bay Agency on Bay Management

### BIOGRAPHY

John joined Johnson Engineering in 1997 as an ecologist and specializes in environmental permitting, wetland determinations, and impact assessments. He has extensive experience in mitigation design, wildlife surveys, endangered species relocation, habitat mapping, and FDOT biological assessments. John is also an Authorized Gopher Tortoise Agent with the Florida Fish and Wildlife Conservation Commission.

### RELEVANT PROJECT EXPERIENCE

**TIPPEN BAY WATER STORAGE FACILITY, CHARLOTTE AND DESOTO COUNTIES, FL:** Habitat/wetland/species assessments and UMAM mitigation analysis for a ±20,000-acre, 15 MGD water storage facility.

**BABCOCK RANCH, LEE AND CHARLOTTE COUNTIES, FL:** Protected species surveys, wetland determinations, gopher tortoise relocations, and caracara surveys.

**GASPARILLA ISLAND WATER AUTHORITY, CHARLOTTE COUNTY, FL:** Wetland/species surveys and permitting (incl. USACE 408) for a 12-inch directional-drilled water main.

**HELMS ROAD EXTENSION, HENDRY COUNTY, FL:** Lead ecologist for gopher tortoise relocation (50+ burrows) and Big Cypress fox squirrel Incidental Take Permit.

**AIRPORT SEARS MSBU DRAINAGE IMPROVEMENTS, HENDRY COUNTY, FL:** Lead ecologist for SFWMD/USACE permitting, USFWS Section 7, and multi-season caracara surveys.

**COUNTY ROAD 78, HENDRY COUNTY, FL:** Caracara surveys, permitting, and monitoring to support construction near an active nest.

**LEE COUNTY PORT AUTHORITY AIRPORT MITIGATION PARK, LEE COUNTY, FL:** Listed species and wetland work, monitoring, and agency coordination for permitting.



BABCOCK RANCH, LEE



GASPARILLA ISLAND WATER AUTHORITY



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APEX (FKA JOHNSON ENGINEERING)

▶ JEFF NAGLE, RLA



### ROLES

Landscape Architect

### EDUCATION

BS Landscape Architecture, Rutgers University, Cook College

### LICENSES AND REGISTRATION

- Registered Landscape Architect, FL #LA6667059

### PROFESSIONAL AFFILIATIONS

- Florida Registered Landscape Architect
- New Jersey Licensed Landscape Architect
- New Jersey Licensed Professional Planner
- American Society of Landscape Architects Full Member

### BIOGRAPHY

Jeff joined Johnson Engineering in 2012 as a principal landscape architect. He brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients with on-time and on budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction.

### RELEVANT PROJECT EXPERIENCE

**TIGERTAIL BEACH PARK, NAPLES, FL** - Worked with Collier County to plan a full renovation and expansion of Tigertail Beach Park, including upgraded concessions/restrooms/kiosk and parking, replacement boardwalks and railings with durable materials, new accessible sidewalks, limestone shoreline stabilization, and enhanced landscaping/irrigation—plus added hurricane-related repair scope and ongoing plan revisions for permit resubmittal.

**CORKSCREW ROAD, VILLAGE OF ESTERO, FL** - Provided landscape architecture for this multiphase roadway corridor with context-sensitive, Florida-friendly planting that improves aesthetics, addresses wildlife impacts, and supports surface runoff water quality—while complementing the adjacent Corkscrew wildlife preserve and wildlife crossing.

**FORUM PARK, CITY OF FORT MYERS, FL** - Designed the first park in the City's Ward 6 as a connected 24-acre, four-parcel complex informed by resident surveys, with amenities such as pickleball courts, playfields, universally designed playgrounds, fountain/amphitheater elements, dog park, trails, exercise stations, shade/picnic areas, restrooms, and parking.



TIGERTRAIL BEACH PARK



FORUM PARK



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APEX (FKA JOHNSON ENGINEERING)

▶ DAVID TROUTEAUD, P.E.



### ROLES

Utilities Engineer

### EDUCATION

B.S. Civil Engineering (2005),  
University of Cincinnati, Ohio

### LICENSES AND REGISTRATION

- Florida Professional Engineer,  
License No. 69783

### PROFESSIONAL AFFILIATIONS

- Florida Engineering Society  
(Past Member)
- Young Professionals  
(Past Member)
- Coastal Conservation Association  
(Past Member)

### BIOGRAPHY

Dave joined Johnson Engineering in 2005 and is a project manager with 20 years of experience in utility master planning, hydraulic modeling, and the design of water, wastewater, and irrigation systems. He regularly works with Lee County staff from contract through construction and has served as Engineer of Record on major projects including Cape Coral's Southwest 6 & 7 Utilities Extension and Fort Myers' McGregor Area Waterlines.

### RELEVANT PROJECT EXPERIENCE

**MCGREGOR AREA WATERLINES, CITY OF FORT MYERS** – Managed inspection of 9,800 feet of new water main in tight corridors with traffic and public coordination.

**PHASE III-C UTILITY IMPROVEMENTS, CITY OF FORT MYERS** – Led design and permitting of major sewer, water, and drainage upgrades totaling over \$20M.

**BEN HILL GRIFFIN/ALICO ROAD WATER MAIN, LEE COUNTY UTILITIES** – Designed and permitted 10,050 feet of 36-inch water main with roadway widening.

**MASTER PUMP STATION 7716, LEE COUNTY UTILITIES** – Designed and relocated 1,700 GPM master pump station with full permitting and modeling.

**PINE RIDGE FORCE MAIN, LEE COUNTY UTILITIES** – Designed and managed 4,300 feet of 20–30 inch force main, completed January 2021.

**DEL PRADO REUSE TRANSMISSION MAIN, FGUA** – Managed 11,500 feet of reuse mains with nine directional drills, completed June 2019.



MCGREGOR AREA WATERLINES



MASTER PUMP STATION 7716



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▶ RICK DANIELS, PSM



### ROLES

Surveying

### EDUCATION

- B.A. Geography University of South Florida
- A.A. Edison State College
- U.S. Army Engineer School Construction Survey Course
- Autocad Civil 3D
- NSPS/ACSM Sponsored Certified Survey Technician, Levels II, III

### LICENSES AND REGISTRATION

- Florida Professional Surveyor & Mapper, License No. LS7229

### PROFESSIONAL AFFILIATIONS

- Florida Surveying & Mapping Society

### BIOGRAPHY

Rick joined Johnson Engineering in 2013 after 18 years of public- and private-sector surveying experience, beginning his career in the U.S. Army as a construction surveyor. He is a licensed Professional Surveyor and Mapper and Certified Survey Technician (Level III) who delivers ALTA/ACSM and topographic surveys, SUE surveys, right-of-way mapping, and easement/parcel descriptions.

### RELEVANT PROJECT EXPERIENCE

**FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY ACQUISITION, CHARLOTTE & LEE COUNTY, FL** - Prepared right-of-way parcel maps for 70+ miles of transmission line acquisitions.

**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, LEE COUNTY, FL** - Produced base maps and digital terrain models for 10+ miles of airport roadways.

**CORKSCREW ROAD, LEE COUNTY, FL** - Created base mapping, digital terrain model, and boundary survey for 4+ miles of roadway.

**UNIVERSITY PLAZA WEST, LEE COUNTY, FL** - Developed construction layout calculations, stakeout points, and supporting sketches/legal descriptions.

**BRIDGETOWN, LEE COUNTY, FL** - Prepared layout calculations, stakeout points, sketches/descriptions, and subdivision plats.

**SE RENEWABLE FUELS, HENDRY COUNTY, FL** - Created base mapping and a digital terrain model from field data.

**MICCO BLUFF ROAD, OKEECHOBEE COUNTY, FL** - Produced base mapping and a digital terrain model for 2.4+ miles of roadway.

**ORANGETREE UTILITY SITE, COLLIER COUNTY, FL** - Completed boundary/topographic survey with SUE data and prepared legal and easement descriptions.





### CHARLOTTE COUNTY PROJECTS

- Caring Way & Brinson St Sidewalk & Utilities
- Conway Blvd to Paulson Blvd Utilities Improvements
- Midway Blvd Pedestrian Bridge & Sidewalk
- ELK/FOR Weir Hurricane Repair
- Fire Station (FS)#3, FS#6, & FS#17 (Civil)
- Generators (Family Service Center & Centennial Park)
- Tippecanoe II Sidewalk
- Sheriff's Admin & HQ
- Sheriff District 4 (Punta Gorda)
- Landfill Road Transportation Improvements
- Beach Rd Pathway & Lighting
- Melbourne St Pathway
- Parmley St Improvements
- Edgewater/Flamingo Widening
- Sandfill Blvd Improvements
- Old Landfill Road Safety Improvements
- Kings Highway Roadway 4-Laning Extension
- FDOT Grant Assistance
- Lake Betty Park Ph 1 & Ph 2
- Supervisors of Elections Warehouse
- South Gulf Cove Bridges (Civil portion) Improvements
- Piper Road & Burnt Store Road Right-of-Way Mapping

### GOVERNMENT FACILITY PROJECTS

- Landfill New Scalehouse & Entrance
- Fire Station #10 (Palm Island)
- Sheriff District 4 (Punta Gorda)
- South County Regional Park
- Centennial Regional Park
- Ann Dever Regional Park
- Administration Building Security Parking Lot
- Family Service Center
- Lake Betty Park Ph 1
- Tringali Library
- Tringali Park Improvements
- Loveland Grand Master Lift Station
- Capital Asset Management Plan
- Cape Haze Trail Restroom Facility
- Centennial Park College Baseball Field



CENTENNIAL PARK COLLEGE BASEBALL FIELD



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RVI PLANNING + LANDSCAPE ARCHITECTURE

► LAURAH WALKER, PLA



Planning + Landscape Architecture

**ROLES**

Senior Project Manager

**EDUCATION**

University of Georgia,  
Bachelor of Landscape  
Architecture

**LICENSES AND CERTIFICATIONS**

Professional Landscape Architect,  
• Florida No. 6667582

**BIOGRAPHY**

Laurah has more than ten years of professional experience as a landscape architect in southwest Florida, and has worked on a variety of public and private-sector projects including public schools, a fire station and community parks in Charlotte County’s Babcock Ranch master-planned community. Her areas of expertise include landscape, hardscape and monument design, construction documentation and observation, as well as production of graphic rendering presentation packages. Laurah has recently pursued more site planning work, and has a been vital asset in providing site planning services to current and new clients.

**RELEVANT PROJECT EXPERIENCE**

**PUBLIC FIRE STATION | CHARLOTTE COUNTY** – Project Manager | Led landscape architecture for the Babcock Ranch Fire EMS Station, Sheriff’s Station, and Bloom Building, from schematic design through construction. Met strict community standards for native, low-water landscapes with cohesive, functional design.

**PUBLIC SCHOOLS & REGIONAL SPORTS PARK | BABCOCK RANCH, CHARLOTTE COUNTY** – Project Designer | Supported design and construction administration for landscape and hardscape at the K–8 Neighborhood School, High School, and regional sports park. Features included playgrounds, raised gardens, butterfly habitats, and a 90% native plant palette. The Neighborhood School received the FNGLA Environmental Stewardship Award.

**PUBLIC FACILITIES & SCHOOLS | BABCOCK RANCH, CHARLOTTE COUNTY** – Project Manager & Designer | Directed landscape and hardscape design across civic and educational facilities, emphasizing native planting, soil adaptation, and outdoor learning spaces. Recognized for environmental stewardship and sustainable community design.





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Planning + Landscape Architecture

## SOUTH FLORIDA PUBLIC BUILDINGS PROJECTS

- Immokalee Fire Station #30, Immokalee, FL
- Ave Maria Fire Station #32, Ave Maria, FL
- Babcock Ranch Fire EMS Station, Sheriff Station, & Bloom Building, Babcock Ranch, FL
- Babcock Ranch Neighborhood School (K-8), Babcock Ranch, FL
- Babcock Ranch High School, Babcock Ranch, FL
- FGCU, The Water School, Fort Myers, FL
- Bonita Springs Recreation Center Renovation, Bonita Springs, FL





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BLUE CORD PROFESSIONAL SERVICES

▶ JOHN HOIBRATEN, JR., LEED AP



**ROLES**

Cost Estimating

**EDUCATION**

Brevard Community College

Florida Community College of Jacksonville 1995-1997

**LICENSES AND CERTIFICATIONS**

- CGC (FL #1522733)
- LEED Accredited Professional
- SWPPP

**BIOGRAPHY**

John Hoibraten brings over 25 years of construction experience across hard-bid and design-build projects. As Vice President of Construction and President of Professional Services at Blue Cord, he leads design coordination, cost estimating, QA/QC, scheduling, and on-site inspections. A licensed General Contractor and LEED-Accredited Professional, John has also managed clean room construction, preconstruction, and quality control for commercial, medical, and assembly facilities.

**RELEVANT PROJECT EXPERIENCE**

**UCF SCHOOL OF NURSING – NEW THREE-STORY EDUCATIONAL FACILITY, LAKE NONA CAMPUS ORANGE COUNTY, FL** - As a consultant to Hunton Brady, Blue Cord will provide Cost Estimation/ Assumption of Cost of the design documents throughout their progression and provided cost reconciliation with the awarded CM. Provide assistance with VE options as needed to maintain budget.

**COLONIAL HIGH SCHOOL COMPREHENSIVE RENOVATION – COMPLETE EXTERIOR RENOVATION, ORANGE COUNTY PUBLIC SCHOOLS, FL** - As consultant to Schenkel Schultz, Blue Cord is providing cost estimates with construction narrative of a site wide comprehensive renovation of the existing facilities, finishes, and expanded needs. Assist in reconciliation with CM.

**WITHLACOCHEE TECHNICAL COLLEGE – NEW WELDING SHOP BUILDINGS, CITRUS COUNTY, FL** - As a consultant to Spiezle Group, Inc., Blue Cord will provide Cost Estimation/Assumption of Cost of the 100% design documents and provided cost reconciliation with the awarded CM.

**CAMPING WORLD STADIUM – STADIUM RENOVATION FOR SEATING AND PREMIUM AREAS, ORLANDO, FL** - As a consultant to HNTB, Blue Cord provided Cost Estimation/Assumption of Cost of the design documents and assisted in jobsite inspections for QA/QC and pay application approvals.

**SDOC SCHOOL OF ARTS – COMPREHENSIVE RENOVATION /NEW CLASSROOM, OSCEOLA COUNTY, FL** - As consultant to Shenkel Shultz, Blue Cord is providing cost estimates/assumptions of the design documents for the construction and renovation to the School of Arts





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### RELEVANT PROJECTS OVER THE LAST THREE (3) YEARS

- UCF College of Nursing, Lake Nona Campus, Orlando, FL
- UCF Millican Hall Expansion, Orlando, FL
- UCF Biological Science Renovation, Orlando, FL
- UF Co-Op, Gainesville, FL
- Indian River State College Science Building, Fort Pierce, FL
- Withlacoochee Technical School, Inverness, FL
- Lake-Sumter Workforce Development, Leesburg, FL
- Florida Gulf Coast University, Music Building, Fort Myers, FL
- Florida Gulf Coast University, Building 10, Fort Myers, FL
- Florida Gulf Coast University, Veterans Center, Fort Myers, FL
- Indian River State College Science Building 3, Fort Pierce, FL
- University of Florida Dental School, Gainesville, FL
- University of South Florida, STEM Building, Tampa, FL
- Orange County Convention Center, Restroom Renovation, Orlando, FL
- Orange County Convention Center, Dining Renovation, Orlando, FL
- WRF AWT Improvements, Sanford, FL
- Hamlin WRF Phase 2 Improvements, Winter Garden, FL
- Orange County Wastewater Facility, Orlando, FL
- Orange County Convention Center, Phase V Expansion, Orlando, FL
- FDOT I-4 Truck Parking Project, Orange County, FL
- FDOT Southbound I-75 Rest Area, Wildwood, FL
- FDOT Sumter NB Rest Area, Sumter County, FL
- Clay County Animal Services, Green Cove Springs, FL
- Pine Ridge High School, Deltona, FL
- Harry Hurr Army Reserve Center, Orlando, FL
- Altamonte Springs City Hall, Altamonte Springs, FL
- Orange County Cell 11 Phase 2 Landfill, Orlando, FL



PROPOSED MANAGEMENT PLAN



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## II. | PROPOSED MANAGEMENT TEAM

### A. TEAM ORGANIZATION

#### 1. PROGRAMMING PHASE

RGA will lead a collaborative programming process guided by Principal-in-Charge Ryan Richards, AIA, NCARB, LEED AP. Working closely with County representatives, the Project Manager, and sub-consultants, our team will identify space needs, evaluate planning criteria, and establish clear objectives for all stakeholders. The BIM Specialist will begin integrating data into a model framework to support early decision-making.

#### 2. SITE PLANNING PHASE

Civil engineers, landscape architects, and environmental consultants will coordinate with RGA to evaluate site conditions, utilities, and transportation impacts. The Project Manager will oversee this phase to ensure all requirements—including permitting, environmental considerations, and infrastructure design—are addressed in alignment with County standards and future growth.

#### 3. DESIGN PHASE

The Lead Designer will develop schematic and design development documents, integrating input from all engineering disciplines. Quality Control reviews led by Javier Salazar, AIA, NCARB, will ensure compliance with codes and design standards. The BIM Specialist will manage model coordination, clash detection, and interdisciplinary integration to deliver accurate and efficient design documents.

#### 4. CONSTRUCTION PHASE

During construction, the Project Manager will maintain direct communication with the County and contractor to ensure adherence to design intent, budget, and schedule. The Quality Control lead will oversee document clarifications and submittal reviews, while the BIM Specialist will update as-built models. RGA's consistent team presence from start to finish ensures seamless project delivery and accountability.



Heights Foundation CareerTech Institute Construction



## II. | PROPOSED MANAGEMENT TEAM

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### 3. ROLES AND RESPONSIBILITIES OF PARTICIPANTS

RGA has assembled a dedicated team that combines design leadership, project management, quality control, and BIM expertise to ensure a seamless delivery from planning through construction. Supported by specialized sub-consultants in civil, structural, MEP, landscape, and cost estimating, this team offers the experience and coordination needed to deliver a high-quality project on time and within budget.

#### PRIME CONSULTANT – RGA DESIGN TEAM

- **PRINCIPAL-IN-CHARGE / LEAD DESIGNER** – Ryan Richards, AIA, NCARB, LEED AP; provides overall design leadership, client interface, and project vision.
- **PROJECT MANAGER** – Trevor Wright, AIA, NCARB; oversees day-to-day project coordination, scheduling, and delivery, serving as the primary point of contact for the client and design team.
- **QUALITY CONTROL** – Javier Salazar, AIA, NCARB; responsible for technical review of design and construction documents, ensuring compliance with codes and professional standards.
- **BIM SPECIALIST** – Henry Marroquin; manages Building Information Modeling integration, clash detection, and digital coordination across disciplines to ensure accuracy and efficiency.
  - *The design team remains consistent from project initiation through completion, ensuring continuity, accountability, and a streamlined delivery process.*

#### SUB-CONSULTANTS

##### Matern – MEP Engineering

- Todd Griffith, P.E., LEED AP – *Mechanical Engineer*
- Scott Lain, P.E., LEED AP – *Electrical Engineer*

##### Snell – Structural Engineering

- Cord Van Nostrand, P.E., S.E. – *Principal / Director of Engineering*
- Craig Stevenson, P.E. – *Senior Project Engineer*

##### Apex (fka Johnson Engineering) – Civil Engineering

- Christopher Beers, P.E., PSM – *Professional Engineer*
- John Curtis, CSE – *Certified Senior Ecologist*
- Jeff Nagle, RLA – *Landscape Architect*
- David Trouteaud, P.E. – *Utilities Engineer*
- Rick Daniels, PSM – *Surveying*

##### RVI – Landscape Architecture

- Lurah Walker, PLA – *Senior Project Manager*

##### Blue Cord – Cost Estimating

- John Hoibraten, Jr., LEED AP – *Professional Services Estimating*



PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT



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## NEW LEE TRANS COUNTY PARK-N-RIDE/TRANSFER FACILITY

FORT MYERS, FL



**PUBLIC CLIENT:** Lee County Government

**COMPLETION DATE:** 2023

**FINAL COST OF WORK:** \$6.59 Million

**TEAM IN CHARGE:** Ryan Richards, AIA, NCARB, LEED AP, Design Principal | Austin Landrette, Project Manager

### PROJECT DESCRIPTION

RG Architects, P.A. designed the Lee County Government's new LeeTran Park-N-Ride / Multi-Modal Transfer Facility. This project provided critical public infrastructure for county-wide transportation, including seven canopied bus bays, a covered waiting area, public restrooms, and integrated technology amenities. The facility also incorporates proportionate parking, bicycle storage, and improved pedestrian connections to support accessibility and multi-modal transit.

The project was delivered under Lee County's Continuing Architectural Services Contract, requiring strict compliance with government standards, permitting processes, inspections, and coordination with multiple public agencies. The scope of services encompassed full architectural design, materials and systems selection, and project supervision.

### RELEVANCE TO CHARLOTTE COUNTY'S PROJECT

- Demonstrates successful delivery of a publicly funded County facility requiring strict adherence to government standards, agency coordination, and permitting/inspection processes—directly applicable to Charlotte County delivery requirements.
- Confirms strong schedule and cost control with zero change orders on a \$6.59M construction budget—supporting Charlotte County's fixed budget and emphasis on complete, coordinated documents.
- Highlights experience designing durable, high-traffic public infrastructure with heavy-duty finishes and maintainable systems—aligned with the landfill operations and fleet maintenance environment.
- Shows capability to plan clear circulation, access control, and operational zoning for vehicles and the public—relevant to separating staff/visitor flows and coordinating heavy equipment movement on an active landfill site.
- Demonstrates integration of technology and building support spaces (restrooms, staff support, utilities coordination)—supporting Charlotte County's operational needs, IT room requirements, and long-term functionality.



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## LEE COUNTY PUBLIC SAFETY BUILDING SCHOOL THREAT ENFORCEMENT TEAM (S.T.E.T) ROOM IMPROVEMENTS

FORT MYERS, FL



**PUBLIC CLIENT:** Lee County Government

**COMPLETION DATE:** 2023

**FINAL COST OF WORK:** \$849,540

**PROJECT TEAM:** RG Architects, P.A

**TEAM IN CHARGE:** Ryan Richards, AIA, NCARB, LEED AP, Design Principal | Chase Wooley, Architectural Project Coordinator

### PROJECT DESCRIPTION

RG Architects, P.A provided full architectural design services for improvements at the Lee County Public Safety Building’s School Threat Enforcement Team (S.T.E.T.) facility. The scope of work focused on operational efficiency, safety enhancements, and modernization to support critical public safety operations. The project required close coordination with Lee County Government under the Continuing Architectural Services Contract and was successfully completed within 10 months.

The design included advanced audiovisual integration, updated meeting and command spaces, enhanced security features, and modernization of finishes to support both day-to-day operations and emergency response. The facility upgrades were delivered with zero change orders, reflecting careful project planning, precise cost control, and consistent schedule management.

### RELEVANCE TO CHARLOTTE COUNTY’S PROJECT

- Demonstrates successful delivery of a County government facility with sensitive operations, security requirements, and minimal tolerance for disruption—relevant to maintaining continuity at an active landfill site.
- Confirms experience integrating technology-enabled operational spaces (AV/IT, meeting/command functions) with clear infrastructure coordination—supporting Charlotte County’s training/meeting and IT room needs.
- Completed within a 10-month delivery window with zero change orders, reflecting disciplined schedule management, accurate scoping, and well-coordinated construction documents.
- Shows strong collaboration with County representatives and multiple stakeholders under a continuing services contract, consistent with the responsiveness and accountability Charlotte County expects.



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## FLORIDA GULF COAST UNIVERSITY, THE WATER SCHOOL

FORT MYERS, FL



**PUBLIC CLIENT:** Florida Gulf Coast University

**COMPLETION DATE:** June 2022

**FINAL COST OF WORK:** \$48 Million

**PROJECT TEAM:** Joint Venture between RG Architects, P.A. and HuntonBrady Architects

**RGA TEAM IN CHARGE:** Javier Salazar, AIA, NCARB, Design Principal | Austin Landrette, Project Manager

### PROJECT DESCRIPTION

Florida Gulf Coast University's The Water School, is a state-funded academic and research facility dedicated to marine and environmental sciences within the Florida ecosystem. The project required close coordination with a public university client and multiple state agencies to meet programmatic and compliance requirements. The architectural design emphasizes flexibility, with modular teaching and research laboratories designed for future adaptation to evolving academic and research programs. The building incorporates collaborative learning areas, a 125-seat tiered auditorium, a 350-seat multi-purpose classroom, general classrooms, study commons, faculty offices, and administrative spaces. Sustainable design strategies, including controlled daylighting, high-efficiency systems, and material selection, supported the project's achievement of LEED Silver criteria.

### RELEVANCE TO CHARLOTTE COUNTY'S PROJECT

- Successful delivery of a complex, publicly funded facility with multiple stakeholder groups—demonstrating disciplined coordination and decision documentation directly applicable to Solid Waste, Utilities (lab users), and Facilities Management.
- Proven schedule and budget control on a \$48M project—translating to strong controls for Charlotte County's fixed design fee, defined design duration, and overall project budget.
- Experience programming and integrating specialized support spaces (laboratory environments, administrative areas, staff support, and training/assembly space)—aligned with the landfill operations building requirements.
- Demonstrated ability to deliver durable, high-performance building systems and resilient assemblies—supporting a hurricane-rated facility with long-term maintainability and life-cycle value.
- Strong multi-discipline BIM coordination and constructability-driven documentation—reducing conflicts/RFIs and supporting efficient permitting and construction delivery.



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 o 239.332.2040 f 239.332.2049

## RG ARCHITECTS, P.A REFERENCE LIST

RG Architects, P.A is pleased to provide a list of professional references that reflect our commitment to project success. These references, drawn from past clients and collaborators, can speak to our consistent involvement, attention to detail, and ability to deliver results from inception through completion. They underscore our reputation as reliable partners with a proven track record of effective collaboration and follow-through.

NAME	PROJECT	TELEPHONE NUMBER
Brian Bissell Lee County Human & Veteran Services 2440 Thompson St., Fort Myers, FL 33901	Residence for the Lee County Dept of Human & Veteran Services	(239) 281-1182 BBissell@leegov.com
Paul Selvidio Head of School 13275 Livingston Road, Naples, FL 34109	CSN Science Building	(239) 597-7575 pselvidio@communityschoolofnaples.org
Paul Selvidio Head of School 13275 Livingston Road, Naples, FL 34109 USA	CSN Athletic Field	(239) 597-7575 pselvidio@communityschoolofnaples.org
Paul Selvidio Head of School 13275 Livingston Road, Naples, FL 34109 USA	CSN Maintenance Building	(239) 597-7575 pselvidio@communityschoolofnaples.org
Paul Selvidio Head of School 13275 Livingston Road, Naples, FL 34109 USA	CSN Feildhouse Remodel	(239) 597-7575 pselvidio@communityschoolofnaples.org
Eric Long General Manager/COO, CAM 4569 Pelican Sound Blvd., Estero, FL 33928	Pelican Sound Golf & River Club Renovation	(239) 948-5232 elong@psgrc.org
Jeff Stultz Principal/Project Manager 5276 Summerlin Commons Way Ste. 701 Fort Myers, FL 33907	Lee County Sheriff Training Facility Remodel	(239) 590-3033 jeff.stultz@stultzinc.com
Jeff Stultz Principal/Project Manager 5276 Summerlin Commons Way Ste. 701 Fort Myers, FL 33907	Lee County Sheriff Office Remodel	(239) 590-3033 jeff.stultz@stultzinc.com
Jeff Stultz Principal/Project Manager 5276 Summerlin Commons Way Ste. 701 Fort Myers, FL 33907	Lee County Sheriff Safety Entrance Redesign	(239) 590-3033 jeff.stultz@stultzinc.com
Amber Evans Director of Construction Management 7505 Grand Lely Dr, Naples, FL 34113	Collier Campus Building E & F Renovations	(239) 826-7074 Amber.Evans@fsw.edu
Amber Evans Director of Construction Management 7505 Grand Lely Dr, Naples, FL 34113	Collier Campus Building N Renovation	(239) 826-7074 Amber.Evans@fsw.edu



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## MATERN PROFESSIONAL ENGINEERING REFERENCE LIST

**Matern Professional Engineering** is pleased to provide a list of professional references that reflect our commitment to project success. These references, drawn from past clients and collaborators, can speak to our consistent involvement, attention to detail, and ability to deliver results from inception through completion. They underscore our reputation as reliable partners with a proven track record of effective collaboration and follow-through.

NAME	PROJECT	TELEPHONE NUMBER
Justin Dunn Project Manager, Facilities Management 23400 Harold Ave, Pt Charlotte, FL 33980	Charlotte County Harold Avenue Recreation Center Generator Addition	(941) 743-1273 Justin.Dunn@charlottecountyfl.gov
John McCormick Building Plan Review & Inspection Division Director 15450 Collier Blvd, Naples, FL 34120	Collier County Heritage Bay Government Center	(239) 252-8380 JohnMcCormick@colliergov.net
Tim Rygiel Project Manager, Facilities Management Divisions 3299 Tamiami Trail East Naples, FL 34112	Collier County Main Campus Central Energy Plant	(239) 438-5393 TimothyRygiel@colliergov.net
Amber Evans Director of Construction Management 7505 Grand Lely Dr, Naples, FL 34113	FSW Student Services Hall 2nd Floor Renovations	(239) 826-7074 Amber.Evans@fsw.edu



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## SNELL ENGINEERING CONSULTANTS REFERENCE LIST



SNELL Engineering Consultants is pleased to provide a list of professional references that reflect our commitment to project success. These references, drawn from past clients and collaborators, can speak to our consistent involvement, attention to detail, and ability to deliver results from inception through completion. They underscore our reputation as reliable partners with a proven track record of effective collaboration and follow-through.

NAME	PROJECT	TELEPHONE NUMBER
Kim Humphrey North Port Public Works Department 1100 N. Chamberlain Blvd., North Port, FL 34286	City of North Port Fire Station 86 & Police Substation (New fire station and police substation)	941-549-4549 941-240-8063 Fax khumphrey@northportfl.gov
Brian Leaver Tandem Construction 5391 Lakewood Ranch, Blvd N. #200, Sarasota, FL 34240	Sarasota County History Center and Library Addition (New history center and library expansion)	941-954-1599 941-954-5511 fax Brian.Leaver@tandemconstruction.com
Gary Roberts, AIA Architect LLC 435 10th Avenue W Suite 200, Palmetto, Florida 34221	East Manatee Fire Station 11 (New Fire Station)	941-713-4377 garryrobertsarch@aol.com
Ernest DuBose II DuConn, LLC 2163 Main Street, Sarasota, FL 34237	Brentwood Elementary School (Cafeteria Replacement)	941-803-0400 941-877-5711 Fax edubose@ducon.us
Jason F. Swift & Jon F. Swift Construction 2221 8th Street, Sarasota, FL 34237	Bay Haven Elementary School (Elementary School Restoration)	941-951-6100 941-954-4369 Fax jason@jonfswiftinc.com
Brett Raymaker Willis Construction 5001 Lakewood Ranch Blvd N., Sarasota, FL 34240	City of North Port Fire Station 86 & Police Substation (New fire station and police substation)	941-366-3116 BRaymaker@willissmith.com
Rosalie Tilgman Ayers Saint Gross 1040 Hull Street # 100, Baltimore, MD 21230	Ringling College of Art & Design Dining (New Cafeteria with partial mezzanine)	443-810-2701 rtilghman@ayerssaintgross.com



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## APEX (FKA JOHNSON ENGINEERING) REFERENCE LIST

Apex (fka Johnson Engineering) is pleased to provide a list of professional references that reflect our commitment to project success. These references, drawn from past clients and collaborators, can speak to our consistent involvement, attention to detail, and ability to deliver results from inception through completion. They underscore our reputation as reliable partners with a proven track record of effective collaboration and follow-through.

NAME	PROJECT	TELEPHONE NUMBER
Charlotte County Justin Dunn Project Manager	Charlotte County: Sheriff Admin & Supervisors of Election Warehouse Campus on Loveland Blvd	(941) 743-1273 Justin.Dunn@charlottecountyfl.gov
Charlotte County Richard Allen Solid Waste Operations Manager	Zemel Rd Landfill Deep Injection Well Mechanical Integrity Test	(941) 764-4393 Richard.Allen@CharlotteCountyFL.gov
Charlotte County Richard Allen Solid Waste Operations Manager	Charlotte County Landfill New Scale House	(941) 764-4393 Richard.Allen@CharlotteCountyFL.gov
Charlotte County Raymond Slade Project Manager	Charlotte County: San Domingo Pathway	(941) 575-3685 Raymond.Slade@charlottecountyfl.gov



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## RVI PLANNING + LANDSCAPE ARCHITECTURE REFERENCE LIST

**RVi Planning + Landscape Architecture** is pleased to provide a list of professional references that reflect our commitment to project success. These references, drawn from past clients and collaborators, can speak to our consistent involvement, attention to detail, and ability to deliver results from inception through completion. They underscore our reputation as reliable partners with a proven track record of effective collaboration and follow-through.

NAME	PROJECT	TELEPHONE NUMBER
Bill Moore Babcock Property Holdings, LLC/ Kitson & Partners	Babcock Ranch Fire EMS Station, Sheriff Station and Bloom Building Babcock Ranch Neighborhood School (K-8) Babcock Ranch High School Babcock Ranch Regional Sports Park	(239) 206-7899 bmoore@kitsonpartners.com



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## BLUE CORD DESIGN & CONSTRUCTION REFERENCE LIST



Blue Cord Design & Construction is pleased to provide a list of professional references that reflect our commitment to project success. These references, drawn from past clients and collaborators, can speak to our consistent involvement, attention to detail, and ability to deliver results from inception through completion. They underscore our reputation as reliable partners with a proven track record of effective collaboration and follow-through.

NAME	PROJECT	TELEPHONE NUMBER
Molly DeVivero Bentley Group, Inc. 651 West Warren Avenue, Suite 200, Longwood FL, 32750	FDOT Truck Parking Sites	(407) 331-6116
Tom Wannan HuntonBrady Architects 333 S Garland Ave, Suite 1100, Orlando, FL 32801	UCF Nursing, UF Dental, OCPS Schools	(407) 839-0886
Ed Huff RGD Consulting Engineers 121 S Orange Ave #1230, Orlando, FL 32801	FCA Army Reserve Altoona	(561) 743-0165
Karen Anderson Architectural Design Collaborative 235 Alcazar Ave, Coral Gables, FL 33134	Orange County Facility Assessments	(407) 629-1188
Justin Mundell SGM Engineering 935 Lake Baldwin Ln, Orlando, FL 32814	Orange County Convention Center Fan replacement	(407) 767-5188
Sean Tracy Little Diversified Architectural Consulting Firm 201 S Orange Ave # 800, Orlando, FL 32801	NeoCity 2.0 School, OCPS Schools	(407) 218-8286





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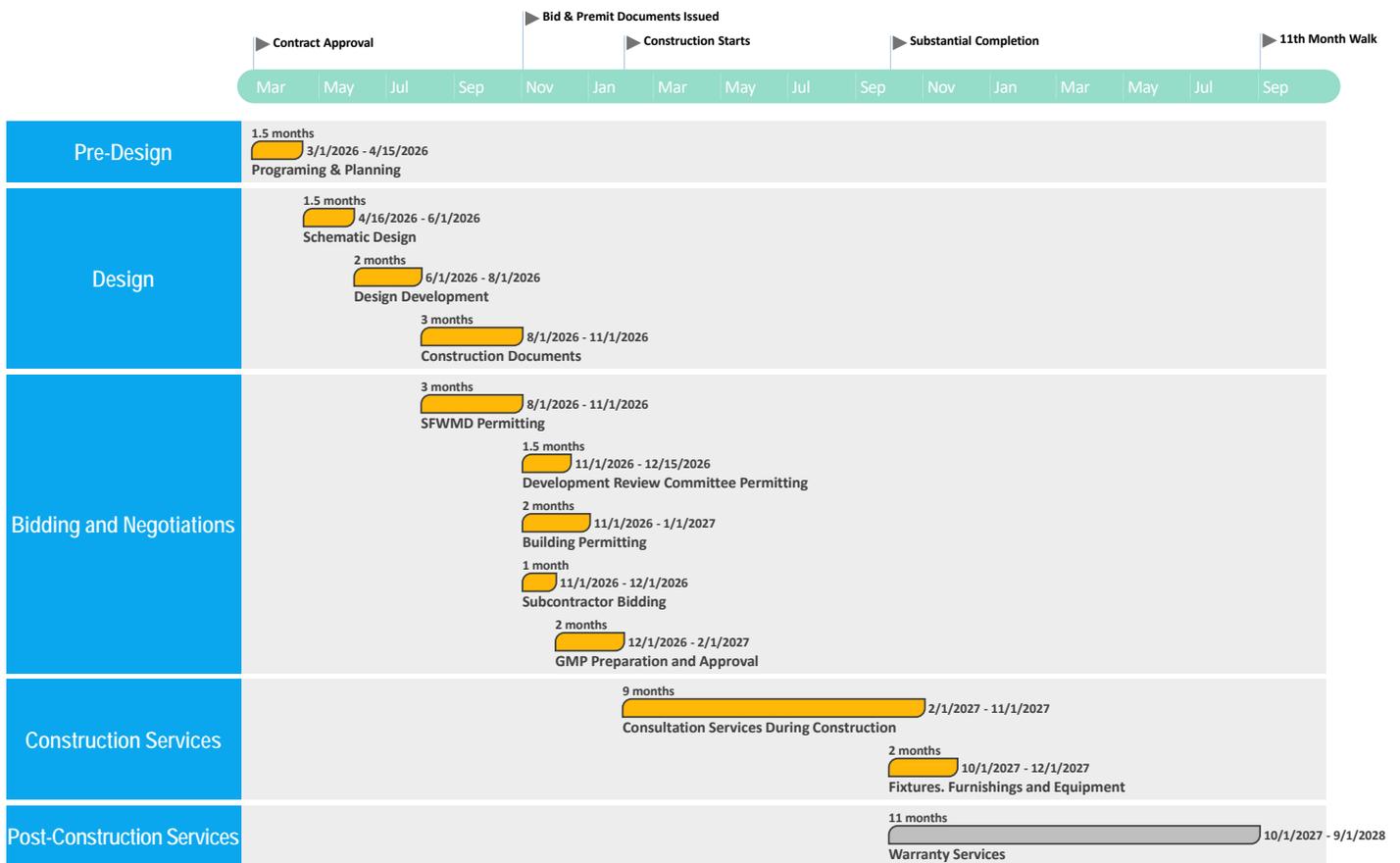
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## IV. | PROJECT CONTROL

### A. SCHEDULE

#### PROPOSED CALENDAR SCHEDULE PHASE



## IV. | PROJECT CONTROL

### A. SCHEDULE

#### 1. WHAT TECHNIQUES ARE PLANNED TO ASSURE THAT SCHEDULE WILL BE MET?

To assure the County's required 270-day design schedule is met, RGA will implement a disciplined, CPM-based design schedule supported by clear accountability, proactive coordination, and structured County review management.

#### Key schedule assurance techniques include:

- **CPM-Based Design Scheduling:** Critical Path Method (CPM) schedule will be developed at project initiation and maintained throughout programming, site planning, schematic design, design development, and construction document phases. The schedule will clearly define task durations, interdependencies, County review periods, and milestone deliverables.
- **Defined Milestones and Deliverable Control:** Each phase will include clearly defined submission dates, internal completion targets, and County review periods. The Project Manager will track progress weekly and proactively address any deviations before they affect critical milestones.
- **Single Point of Schedule Accountability:** The Project Manager will be responsible for schedule monitoring, coordination with sub-consultants, and communication with County staff, ensuring timely decisions and consistent alignment with County expectations.
- **Early Coordination and Issue Resolution:** Regular coordination meetings with County representatives and the consultant team will be held to confirm scope, resolve issues early, and minimize redesign. Agency and permitting considerations will be identified early to avoid downstream delays.
- **Integrated QA/QC and BIM Coordination:** Formal QA/QC reviews will be scheduled prior to each submission to reduce revisions and resubmittals. BIM coordination and clash detection will be used during design development to identify conflicts early and maintain document accuracy.

Through proactive schedule management, clear communication, and disciplined internal controls, RGA will maintain schedule certainty and deliver all design services within the County's required timeframe.



## IV. | PROJECT CONTROL

### A. SCHEDULE

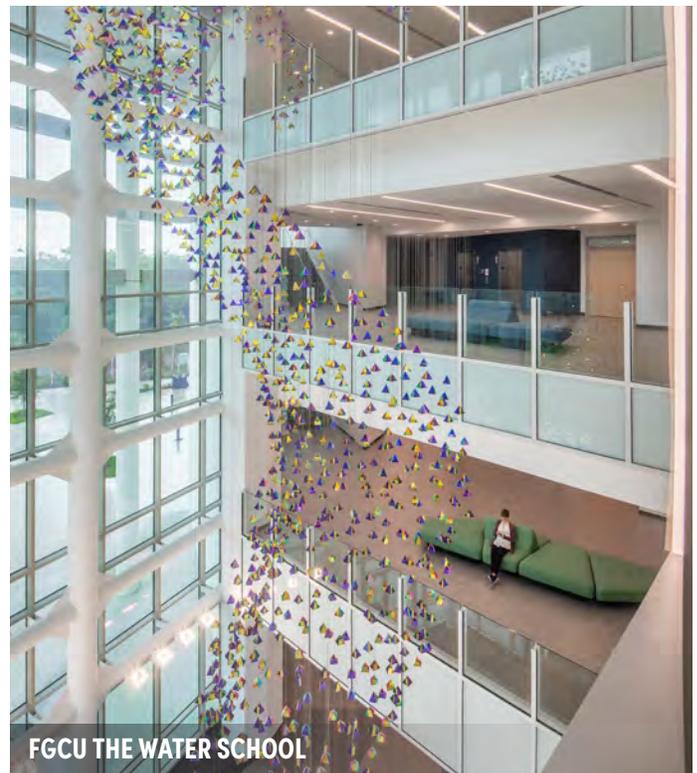
#### 2. WHO WILL BE RESPONSIBLE TO ASSURE THAT SCHEDULE WILL BE MET?

**Ryan Richards, AIA, NCARB, LEED AP, Principal-in-Charge, and Trevor Wright, Project Manager, will be responsible for assuring that the project schedule is met.**

Mr. Richards will provide executive oversight and accountability for schedule performance, confirming that appropriate staffing, technical expertise, and firm resources are continuously available to support the project. He will also participate in milestone reviews and resolve any issues that could impact schedule adherence.

Mr. Wright will serve as the primary individual responsible for day-to-day schedule management. He will develop, maintain, and monitor the County-required Critical Path Method (CPM) design schedule; coordinate activities among the County, consultants, and sub-consultants; track milestone progress; and proactively address potential schedule risks before they impact deliverables.

This dual-level management structure provides both executive accountability and hands-on project control, ensuring the design schedule is maintained from programming through 100% construction document completion.



## IV. | PROJECT CONTROL

### B. COST

#### 1. WHAT CONTROL TECHNIQUES ARE PLANNED?

RG Architects, P.A. will implement a proactive, design-focused cost control approach to support delivery of the project within the County's approved budget. Cost management will be integrated throughout all design phases through disciplined decision-making, milestone validation, and consistent coordination with the County and cost estimating partners.

#### KEY COST CONTROL TECHNIQUES INCLUDE:

1. **Design-to-Budget Discipline:** The design team will work within the established budget parameters from project initiation. Because design decisions significantly influence total project cost, cost awareness will be embedded into programming, site planning, and all subsequent design phases. Adjustments in one area will be balanced by efficiencies in another to maintain overall budget alignment.
2. **Decision-Based Cost Evaluation:** Major design decisions will be evaluated for cost implications prior to County approval. Options will be clearly presented with associated cost considerations to support informed decision-making and prevent downstream budget impacts.
3. **Milestone Cost Validation:** Cost information will be reviewed at key design milestones, with increasing levels of detail as the design progresses. Early planning assumptions will be refined as scope and systems are confirmed, ensuring continued alignment between design intent and budget expectations.
4. **Change Management and Scope Control:** A structured process will be used to document and evaluate scope changes, ensuring that potential cost impacts are identified early and reviewed with the County before implementation. This approach minimizes scope creep and protects budget stability.
5. **Risk Identification and Contingency Awareness:** Potential cost risks will be identified early through design and site evaluation. The team will work with the County to monitor contingency usage and risk exposure, maintaining transparency throughout the design process.
6. **Coordination with Construction Cost Advisors:** RGA will coordinate closely with the County's construction cost advisors and delivery partners (as applicable) by providing timely, accurate design information to support reliable cost evaluations and minimize redesign.
7. **Value Optimization and Life-Cycle Considerations:** Value optimization will be performed throughout design to identify cost-effective solutions that maintain functionality, durability, and operational efficiency. Strategies may include efficient building configuration, site utilization, durable material selection, and energy-conscious design features that support long-term life-cycle value.

Through early alignment, disciplined scope management, and continuous coordination with the County, RGA will ensure that cost control is an integral part of the design process—not a corrective measure—resulting in a well-planned project that meets budget expectations.

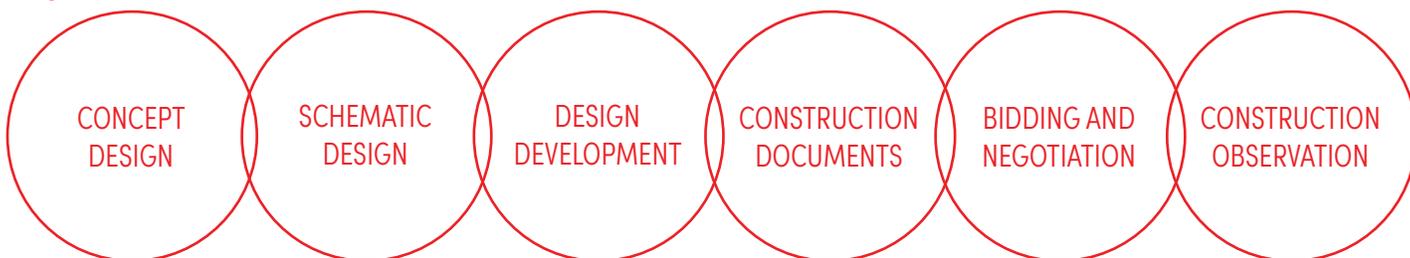


## IV. | PROJECT CONTROL

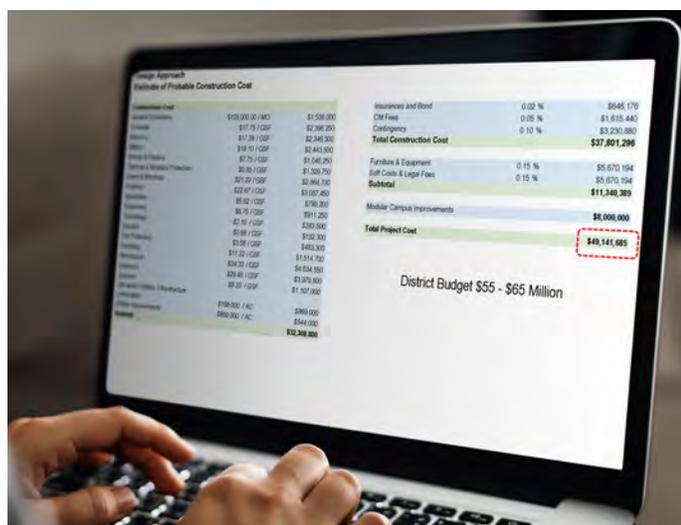
### B. COST

#### 1. WHAT CONTROL TECHNIQUES ARE PLANNED? (Cont.)

#### PROJECT LIFE CYCLE IN COST CONTROL PLANNING:



- Cost Planning & Budget Establishment.
- Set Goals and Expectations.
- Explore Big Picture Items.
- Historical Cost Data
- Cost / SF Allowances
- Preliminary Cost Advice
- Market Trends
- Systems Analysis
- Material Take – Offs
- Equipment Lists
- Long Term Energy Consumption
- Line Item Budgets
- Quantity Verifications
- Manufacturer/ Vendor Contact
- Do it once, Do it Right, Refer to it Often.
- Rapid Response Time
- Addendum Updates
- Bid Package Completeness
- Packaged Value
- Contract Documentation
- Interim Payments
- Minimize Team Generated Additions / Changes



It is worth noting that RGA places great importance on the consideration of **LOCAL MATERIAL SUPPLY CHAINS, WITH THE ULTIMATE AIM OF MAXIMIZING SAVINGS AND SURPASSING PROJECT EXPECTATIONS.**

How do we do it? We take into consideration the following:

- The different types of costs in the project,
- The tools used to manage them,
- The data structure required to track them,
- The different stakeholders impacted, and
- The reports used with a cadence for sending them to Charlotte County stakeholder



## IV. | PROJECT CONTROL

### B. COST

#### 2. DEMONSTRATE ABILITY TO MEET PROJECT COST CONTROL.

##### PROJECT EXAMPLE

Franklin Park Elementary School Rebuild

Throughout the lifecycle of this project—from conceptual design through to the completion of construction documents—our architectural team maintained a rigorous and proactive approach to construction cost control. Despite the unprecedented challenges brought on by the COVID-19 pandemic and severe storms that impacted the community and the Owner’s financial capacity, we remained committed to ensuring the project’s feasibility without compromising its design integrity or scope.

##### COST MANAGEMENT APPROACH

From the outset, our goal was to deliver a project that aligned with the Owner’s expectations while staying within the financial framework outlined in the Request for Qualifications, which established a construction budget range of \$55,000,000 to \$65,000,000. We closely monitored and refined our cost estimates at each phase of design:

- **Schematic Design Phase** – Our initial Opinion of Probable Construction Cost (OPCC) was \$52,998,169.80, capturing the full scope of the project, including four buildings, comprehensive site improvements, campus enhancements, and temporary facilities.
- **Design Development Phase** – As the design progressed and additional program and system details were defined, our updated OPCC increased to \$56,456,209.11. This adjustment reflected thoughtful coordination of building systems, material selections, and programmatic refinements.
- **90% Construction Documents Phase** – Our final OPCC at 90% CD was \$56,967,020.74, providing a complete and detailed estimate ahead of bidding and final pricing.

##### COST CONTROL OUTCOME

Over the duration of the project, our team’s cost projections remained within 5.62% of the final construction cost of \$51,110,481.49. This level of accuracy reflects our diligent oversight and strong alignment with the established budget. Our ability to maintain cost consistency throughout evolving project conditions speaks to our commitment to responsible design, fiscal discipline, and proactive project management. We are proud to have delivered a solution that met the Owner’s programmatic needs, aesthetic goals, and financial expectations.

PROJECT INFORMATION		RG ARCHITECTS, P.A.		DATE	
PROJECT NAME	PROJECT NUMBER	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP
Franklin Park Elementary School Rebuild	2020-001	12345 Main St	Fort Myers	FL	33901
OWNER	DESIGNER	CONTRACTOR	ESTIMATOR	DATE	REVISION
Franklin Park Elementary School	RG Architects, P.A.	ABC Construction Co.	John Doe	10/15/2020	1.0
ESTIMATE TYPE	ESTIMATE DATE	ESTIMATE BY	ESTIMATE FOR	ESTIMATE TOTAL	ESTIMATE PERCENT
OPCC	10/15/2020	John Doe	Franklin Park Elementary School	\$52,998,169.80	100%
ESTIMATE TOTAL	ESTIMATE PERCENT	ESTIMATE DATE	ESTIMATE BY	ESTIMATE FOR	ESTIMATE TOTAL
\$52,998,169.80	100%	10/15/2020	John Doe	Franklin Park Elementary School	\$52,998,169.80

PROJECT INFORMATION		RG ARCHITECTS, P.A.		DATE	
PROJECT NAME	PROJECT NUMBER	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP
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OWNER	DESIGNER	CONTRACTOR	ESTIMATOR	DATE	REVISION
Franklin Park Elementary School	RG Architects, P.A.	ABC Construction Co.	John Doe	11/15/2020	1.0
ESTIMATE TYPE	ESTIMATE DATE	ESTIMATE BY	ESTIMATE FOR	ESTIMATE TOTAL	ESTIMATE PERCENT
OPCC	11/15/2020	John Doe	Franklin Park Elementary School	\$56,456,209.11	100%
ESTIMATE TOTAL	ESTIMATE PERCENT	ESTIMATE DATE	ESTIMATE BY	ESTIMATE FOR	ESTIMATE TOTAL
\$56,456,209.11	100%	11/15/2020	John Doe	Franklin Park Elementary School	\$56,456,209.11

PROJECT INFORMATION		RG ARCHITECTS, P.A.		DATE	
PROJECT NAME	PROJECT NUMBER	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP
Franklin Park Elementary School Rebuild	2020-001	12345 Main St	Fort Myers	FL	33901
OWNER	DESIGNER	CONTRACTOR	ESTIMATOR	DATE	REVISION
Franklin Park Elementary School	RG Architects, P.A.	ABC Construction Co.	John Doe	12/15/2020	1.0
ESTIMATE TYPE	ESTIMATE DATE	ESTIMATE BY	ESTIMATE FOR	ESTIMATE TOTAL	ESTIMATE PERCENT
OPCC	12/15/2020	John Doe	Franklin Park Elementary School	\$56,967,020.74	100%
ESTIMATE TOTAL	ESTIMATE PERCENT	ESTIMATE DATE	ESTIMATE BY	ESTIMATE FOR	ESTIMATE TOTAL
\$56,967,020.74	100%	12/15/2020	John Doe	Franklin Park Elementary School	\$56,967,020.74



## IV. | PROJECT CONTROL

### B. COST

#### 3. WHO WILL BE RESPONSIBLE FOR COST CONTROL?

RG Architects, P.A. designates Ryan Richards, AIA, NCARB, LEED AP, Principal in Charge/Lead Designer, as the professional responsible for all aspects of project cost control. Mr. Richards will oversee budget monitoring, cost estimating, and value engineering efforts throughout design and construction phases. His responsibilities will include:

- Establishing and monitoring design-to-budget parameters throughout programming, site planning, and all design phases
- Reviewing cost information at key milestones and confirming that design scope and systems remain consistent with budget objectives
- Leading value optimization and cost-benefit evaluations to support high-quality, durable design solutions without exceeding budget limits
- Coordinating with the County and construction cost advisors or delivery partners (as applicable) by providing timely and accurate design information to support reliable cost evaluations

Participating in regular cost review discussions with the County to maintain transparency and support informed decision-making. This leadership structure ensures cost control is actively managed at the highest level of the firm while remaining fully integrated into the design process, resulting in a project that meets the County’s financial, functional, and quality objectives.

#### CONTACT INFORMATION:

Ryan Richards, AIA, NCARB, LEED AP

President, RG Architects, P.A

rsr@rgarchitectspa.com | 239.332.2040





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## IV. | PROJECT CONTROL

### C. RECENT, CURRENT, AND PROJECTED WORKLOAD

Project ID & Description	Client	Project Status	Billed %	Remaining Bill %
2015 000 CCPS - New Elementary 'Q' School (Ave Maria)	CCPS	Active	87	13
2119 000 Matern - Collier County Government Center Chiller Plant	Matern	Active	100	0
2139 001 CPS - Charlotte Technical College HVAC Replacement	TLC Engineering	Active	97	3
2159 000 HF - Heights Foundation New CareerTech Institute	Heights Land Company	Active	88	12
2206 000 CCG - New Mental Health Facility	BCC - Collier County	Active	81	19
2320 000 Stultz - Lee County Public Safety Building Front Entry Design Studies	Stultz	Active	96	4
2324 000 SDLC - New "OO Middle School"	LCSB	Active	55	45
2332 000 CCG - Barefoot Beach Restoration	BCC - Collier County	Active	69	31
2340 000 SDLC - Innovation School (BBBB)	LCSB	Active	71	29
2344 000 FGCU - Cohen Center Phase II	FGCU	Active	97	3
2347 000 FMBC - Gateway Building Master Plan and Remodel	Fort Myers Broadcasting	Active	99	1
2400 000 CFM - City Palms Parking Garage	City of Fort Myers	Active	80	20
2402 000 CCPS - Pincrest Elementary School HVAC Equipment Replacement	Matern	Active	67	33
2407 000 LCG - Lynn Hall Memorial Park	DRMP	Active	53	47
2413 000 FMBC - Wink News Phase II Remodel	Fort Myers Broadcasting	Active	90	10
2415 000 FSW - Collier Campus Building E/F Renovation	FSW	Active	87	13
2416 000 Matern - SDLC Cypress Lake Schools HVAC	Matern	Active	85	15
2417 000 RVI - City of Bonita Leitner Creek Soccer Complex Improvements	RVI PLA	Active	66	34
2419 000 FGCU - Academic Building 10	RGA/HBA a Joint Venture	Active	39	61
2420 000 CSN - Fieldhouse New Construction & Renovation	CSN	Active	92	8
2421 000 SDLC - Edgewood ES HVAC	OCI Associates	Active	92	8
2426 000 SDLC - Hector A Cafferata Jr. K-8	GulfPoint Construction	Active	91	9
2428 000 CCG - New Immokalee Government Center Master Plan	Collier County Tax Collector	Active	48	52
2429 000 CCC - City of Cape Coral Council Building/City Hall Exterior Security Upgrade	City of Cape Coral	Active	55	45
2435 000 CCPS - Golden Gate Middle & Cypress Palm Middle School Cooler Replacement	CCPS	Active	27	73
2436 000 CCPS - Golden Gate High School Cooler/Freezer	CCPS	Active	68	32
2502 000 PSRC - Redesign of Two Gatehouses at River Ridge Community Development District	Bowman Consulting Group Ltd.	Active	0	100
2503 000 FGCU - Student Union Yard Landscape & Hardscaping	FGCU	Active	64	36
2504 000 PSRC - Pelican Sound Activities and Lifestyle Center	Pelican Sound Golf & River Club	Active	65	35
2505 000 FSW - Charlotte Campus Building E Renovation	FSW	Active	0	100
2507 000 CCPS - Lorenzo Walker Technical College (LWTC) Cooler/Freezer Replacement	CCPS	Active	68	32
2509 000 LH - Peds Behavioral Health - 2500 Goodlette-Frank Road	Lee Health	Active	69	31
2510 000 LH - Interventional GI -7335 Gladiolus Dr.	Lee Health	Active	100	0
2512 000 CSN - New Middle School Building	CSN	Active	13	87
2513 000 SDLC - North Fort Myers Academy for the Arts - Shade Structure Replacement	LCSB	Active	70	30
2518 000 LH - Interventional GI at Gladiolus	Lee Health	Active	19	81
2519 000 LH - Sanibel Clinic Reno	Lee Health	Active	7	93
2525 000 CCPS - Aubrey Rogers H-S Zip Line Platform	CCPS	Active	0	100
2527 000 CLF - Christian Life Fellowship Building Ten	Christian Life Fellowship	Active	0	100



PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT



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## V. | PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

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### B. WORK PLAN

The project consists of designing a fleet maintenance facility within an active landfill environment. The building must support heavy duty equipment repair, vehicle storage, parts management, administrative functions, and integration with landfill operations. The design must address durability, corrosion resistance, environmental controls, stormwater management, and compliance with local, state, and federal regulations. Our work plan for a project of this nature would be as follows.

### A PROJECT INITIATION & DATA COLLECTION

- Conduct kickoff meeting with Owner, landfill operations staff, and maintenance supervisors
- Review existing site surveys, geotechnical reports, utility maps, and landfill master plans
- Document operational workflows, fleet types, and maintenance requirements
- Identify environmental constraints (methane migration, settlement, leachate systems, stormwater)
- Confirm applicable codes (FBC, FFPC, NFPA 30/33/70, EPA/DEP requirements)
- Establish project goals, performance criteria, and durability expectations

### B PROGRAMMING & SPACE PLANNING

- Develop a detailed Program of Requirements (POR) including:
  - Heavy equipment repair bays
  - Light vehicle service bays
  - Parts storage and tool rooms
  - Lubricant and hazardous materials storage
  - Tire storage and repair
  - Wash bay (if required)
  - Administrative offices, break rooms, restrooms, and training space
- Define circulation paths for large equipment, fuel trucks, and staff vehicles
- Establish adjacencies for efficient maintenance workflow
- Identify required clear heights, crane systems, lifts, and overhead doors

### C SITE PLANNING & CIVIL COORDINATION

- Coordinate with civil engineer on:
  - Landfill settlement considerations
  - Stormwater management and drainage
  - Access roads and turning radii for heavy equipment
  - Utilities (water, sewer, power, gas, communications)
  - Fueling station integration (if applicable)
- Plan for safe separation between maintenance operations and landfill traffic
- Incorporate environmental buffers, erosion control, and dust mitigation



## V. | PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

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### B. WORK PLAN

#### D ARCHITECTURAL DESIGN

- Develop building layout, structural grid, and bay configurations
- Select durable, corrosion resistant materials suitable for landfill environments
- Design building envelope for high wind, corrosive, and high dust conditions
- Integrate natural ventilation, mechanical ventilation, and exhaust capture systems
- Provide daylighting strategies while controlling glare and heat gain
- Design code compliant egress, fire separations, and hazardous materials areas
- Coordinate with structural engineer for crane loads, mezzanines, and equipment loads

#### E SPECIALTY SYSTEMS COORDINATION

- Coordinate with MEP/FP engineers on:
  - Vehicle exhaust extraction
  - Compressed air distribution
  - Lubrication and waste oil systems
  - Flammable liquid storage compliance
  - Emergency power and generator needs
  - High bay lighting and task lighting
- Coordinate with technology team on:
  - Wi Fi and network infrastructure
  - Fleet management systems
  - Security cameras and access control

#### F ENVIRONMENTAL & REGULATORY COMPLIANCE

- Ensure compliance with:
  - FDEP requirements for landfill structures
  - Methane gas monitoring and mitigation
  - Stormwater pollution prevention (SWPPP)
  - Spill containment and hazardous materials handling
  - Noise and dust control requirements
- Integrate sustainable and resilient design strategies where feasible

#### G COST MODELING & BUDGET MANAGEMENT

- Develop initial architectural cost model based on POR and performance criteria
- Identify cost drivers (high bay structure, cranes, ventilation, corrosion resistant materials)
- Provide budget variance analysis at each design milestone
- Support value engineering discussions without compromising durability or safety



## V. | PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

---

### B. WORK PLAN

#### H CONSTRUCTION DOCUMENTS

- Prepare complete architectural drawings including:
  - Floor plans, elevations, sections, and details
  - Door, window, and hardware schedules
  - Material specifications
  - Code compliance sheets
- Coordinate with all disciplines for a fully integrated set

#### I PERMITTING SUPPORT

- Prepare permit ready documents
- Respond to AHJ comments
- Coordinate revisions with engineering disciplines
- Support Owner during permitting meetings

#### J CONSTRUCTION OBSERVATION

- Review submittals, shop drawings, and delegated engineering
- Conduct site visits
- Respond to RFIs and provide clarifications
- Review pay applications for architectural scope
- Participate in punch list and final inspections
- Verify compliance with design intent and specifications

#### K PROJECT CLOSEOUT

- Review as built drawings
- Provide final architectural certification
- Support warranty period reviews

#### L DELIVERABLES

- Program of Requirements (POR)
- Conceptual site and building layouts
- Schematic Design package
- Design Development package
- Construction Documents
- Permit support documents
- Construction observation reports
- Final closeout documentation



## V. | PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

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### A. WHAT IS YOUR APPROACH TO CONSTRUCTIBILITY AND BIDDING?

#### CONSTRUCTABILITY-DRIVEN DESIGN AND COMPETITIVE BIDDING STRATEGY

Our approach to constructability and bidding is centered on producing clear, coordinated, and fully buildable documents that minimize risk, reduce change orders, and support competitive bidding in a challenging landfill environment.

From the earliest design phases, we incorporate constructability considerations into the development of the site, building layout, structural systems, and building systems. We work closely with County staff, operations personnel, and the Construction Manager to understand operational constraints, access limitations, phasing requirements, and safety considerations associated with constructing within an active landfill. These constraints directly inform structural bay sizing, equipment access, crane placement, material selection, and sequencing strategies.

We emphasize early coordination between architectural, structural, civil, and MEP disciplines using Building Information Modeling (BIM) to identify and resolve conflicts prior to bidding. BIM-based clash detection is utilized at key milestones to verify clearances for heavy equipment, overhead cranes, lifts, exhaust systems, and utility routing. This process significantly reduces field conflicts and allows contractors to bid the work with confidence.

Constructability is further enhanced through the selection of proven structural systems, standardized details, and materials appropriate for corrosive and high-wear landfill environments. Details are developed to address long-term durability, ease of installation, and maintenance access, reducing both initial construction risk and long-term operational impacts.

Our bidding strategy focuses on providing documents that are complete, unambiguous, and tailored to the local construction market. We clearly define scope boundaries, equipment interfaces, and performance requirements to avoid gaps between trades. Where appropriate, we utilize alternates or unit pricing to allow the County flexibility in balancing scope and budget without delaying the bid process.

We coordinate closely with the Construction Manager during cost modeling and pre-bid reviews to ensure the drawings and specifications align with current market conditions and availability of materials and subcontractors in Southwest Florida. Pre-bid constructability reviews and responses to bidder questions are handled promptly and consistently to maintain a level playing field for all bidders.

By integrating constructability analysis, BIM coordination, and cost-informed design decisions throughout the project, our approach supports a competitive bidding environment and helps ensure the project is constructed efficiently, safely, and within the established budget and schedule.

## V. | PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

### B. WHAT CHALLENGES DO YOU ANTICIPATE AND HOW DO YOU PROPOSE TO SOLVE THEM?

RG Architects, P.A. recognizes that public works and landfill-related facilities present unique planning, operational, and environmental challenges. For the Zemel Road Landfill Operations Building, RGA has identified the following anticipated challenges and corresponding strategies to address them proactively through the design process.

#### 1. Operating Within a Landfill Environment

- **Challenge:** Designing and constructing a permanent operations building within an active landfill environment requires careful consideration of vehicle traffic, staff safety, environmental conditions, odors, dust, and long-term durability.
- **Solution:** RGA will address these conditions during programming and site planning by closely coordinating with County operations staff to understand daily workflows, vehicle movements, and operational constraints.

#### 1. Maintaining Schedule Certainty for Design Delivery

- **Challenge:** The County requires timely completion of design services within a defined schedule. Delays in decision-making, coordination, or agency review could affect critical design milestones.
- **Solution:** RGA will implement a disciplined, Critical Path Method (CPM)-based design schedule that identifies all milestones, dependencies, and County review periods. The Project Manager will track progress, coordinate consultant inputs, and proactively address potential schedule risks.

#### 1. Supporting Long-Term Operational Efficiency

- **Challenge:** Beyond initial construction, the County requires an operations building that is efficient to operate, adaptable to future needs, and economical to maintain over its lifecycle.
- **Solution:** RGA will prioritize operational efficiency through clear planning, flexible layouts, and systems that support ease of maintenance and future adaptability. Energy-efficient systems, building automation strategies, and durable finishes will be evaluated to reduce long-term operating costs and support reliable facility performance.





## V. | PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

### C. WHAT METHODS WILL YOU EMPLOY TO ENSURE CHARLOTTE COUNTY RECEIVED A QUALITY PROJECT DESIGNED WITHIN BUDGET AND SCHEDULE?

RG Architects, P.A. will deliver a high-quality Zemel Road Landfill Operations Building by combining proven project management practices with disciplined cost, schedule, and quality controls. Our approach is aligned with Charlotte County's RFQ priorities for fiscal responsibility, schedule certainty, and coordinated, code-compliant design.

- 1. Critical Path Method (CPM) Scheduling:** RGA will develop and maintain a CPM-based design schedule from project kickoff through 100% Construction Documents. The schedule will be monitored weekly, updated regularly, and reviewed in recurring coordination meetings with County staff and the consultant team to identify risks early and implement corrective actions before milestones are affected.
- 2. Cost Control and Value Optimization:** RGA will apply a design-to-budget discipline throughout all phases. Cost information will be reviewed at key milestones as the design progresses, and options will be evaluated for budget impacts prior to County decisions. Value optimization efforts will focus on durable, efficient systems and constructible solutions that protect scope while maintaining performance and long-term value.
- 3. BIM Integration and Coordination:** Building Information Modeling (BIM) protocols will be employed to coordinate all disciplines, support clash detection, and improve document accuracy. Early coordination reduces rework, improves constructability, and strengthens schedule reliability by minimizing design conflicts prior to issuance.
- 4. Quality Assurance / Quality Control (QA/QC):** RGA's QA/QC process includes structured peer reviews at each phase of design. Plans and specifications will be checked for technical accuracy, code compliance, coordination between disciplines, and alignment with County requirements, with formal quality gates prior to each submittal.
- 5. Stakeholder and Agency Coordination:** RGA will conduct regular coordination meetings with County representatives and relevant agencies to support timely reviews and approvals. Stakeholder input will be documented, tracked, and incorporated in a controlled manner to reduce redesign and maintain progress toward scheduled deliverables.
- 6. Risk Management and Contingency Awareness:** Potential budget and schedule risks will be identified early and tracked throughout design. RGA will monitor market conditions and project risks at milestones and communicate emerging issues promptly so the County can make informed decisions that protect both budget and schedule.

Through these methods, RG Architects, P.A. will deliver a well-coordinated, durable, and operationally efficient Zemel Road Landfill Operations Building that meets Charlotte County's quality expectations while remaining on schedule and within budget.



AIM ENGINEERING - WEAVER HIPPS COMPLEX - EXTERIOR



FORT MYERS BROADCASTING BREAKROOM

VI.

PRESENT EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS



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RG ARCHITECTS, P.A

**PROJECT NAME: NEW IMMOKALEE GOVERNMENT CENTER  
IMMOKALEE, FL**



RG Architects, P.A. designed the New Immokalee Government Center, a 15,000-square-foot consolidated civic facility serving multiple County departments. The project required careful programming to accommodate public-facing services and secure administrative functions within a single facility, along with clear circulation, access control, and operational efficiency. The design emphasized durability, accessibility, and security while supporting daily public use and long-term County operations.

This project demonstrates RG Architects' experience delivering multi-agency government facilities through structured stakeholder engagement and disciplined project management—capabilities directly applicable to Charlotte County's landfill operations facility. The scope included facility assessment, site analysis, and master planning for future expansion, reinforcing our ability to plan adaptable facilities that support long-term operational growth. Throughout schematic design, design development, and construction documentation, RG Architects utilized BIM coordination, cost estimating, and value engineering to maintain budget control and produce clear, constructable documents. The result is a resilient, efficient public facility aligned with County standards, permitting requirements, and operational priorities.



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**PROJECT NAME: FLORIDA GULF COAST UNIVERSITY, ACADEMIC BUILDING 10  
FORT MYERS, FL**



RG Architects, P.A., in partnership with HuntonBrady Architects, served as lead designer for Academic Building 10 at Florida Gulf Coast University, a 171,750-square-foot, \$117.2M public facility delivered for a state university client. The project required extensive coordination with multiple user groups, regulatory authorities, and public stakeholders, along with disciplined management of scope, schedule, and budget on a large, complex program.

This project demonstrates RG Architects' ability to manage complex programming and stakeholder coordination while maintaining strict alignment with budget and schedule requirements—capabilities directly applicable to Charlotte County's landfill operations facility. Our team employed master planning, BIM coordination, value engineering, and Critical Path Method scheduling to deliver phased design packages coordinated with permitting authorities. The emphasis on durable systems, flexible planning, and long-term operational resilience reflects the same priorities required for a hurricane-rated, mission-critical public works facility supporting continuous County operations.



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APEX (FKA JOHNSON ENGINEERING)

**PROJECT NAME: FIRE DISTRICT #10**

**PORT CHARLOTTE, FL**



This project was particularly unique due to its location on a bridgeless barrier island, requiring full compliance with the Bridgeless Barrier Island Land Development Zoning Code and associated regulations. Extensive due diligence was conducted during property selection, which included public meetings and formal presentations to the Fire Marshal and the Board of County Commissioners.

Additionally, the site was home to gopher tortoises, necessitating detailed environmental studies, permitting, and the successful relocation of the protected species. Despite the project's complexity, it was completed on time and within budget.

**Year Completed:** 2020-2021

**Reference:**

Gary J. Burdahl | Projects Manager  
Facilities Construction & Maintenance  
18500 Murdock Circle, Building D  
Port Charlotte, Fl. 33948  
941.623.1009 | gary.burdahl@charlottecountyfl.gov





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RVi PLANNING + LANDSCAPE ARCHITECTURE  
**PUBLIC SCHOOLS & REGIONAL SPORTS PARK**  
**BABCOCK RANCH, FL**



RVi's landscape architecture staff provided professional planning and landscape architecture services during the pre-design, schematic design, design development, and construction document, permitting, and bidding stages of the Babcock Neighborhood School (grades K-8), Babcock High School and regional sports park projects in the 18,000-acre Babcock Ranch community (2018-2022). RVi staff led the design and permitting of the K-8 playground, including relocated playground equipment, new play equipment, and play hills that are very popular among students at the school. Raised garden beds for hands-on student learning, butterfly gardens, and 90 percent native plant palette were included in this project.

RVi played an integral role during construction of the Neighborhood School, a free public charter school, and provided staff on site multiple times a week to ensure landscape, grading, and planting plans were being followed closely due to a tight construction schedule. Additionally, RVi assisted in site planning to help with traffic flow during pickup/drop-off and bus stacking. Despite the tight construction deadlines for each project, the schools opened on time prior to the beginning of their respective first school years. The Neighborhood School project won an Environmental Stewardship Award from the Florida Nursery, Growers and Landscape Association (FNGLA) and was recognized for exhibiting effective environmental stewardship, ecological sustainability, and adaptation to local conditions.





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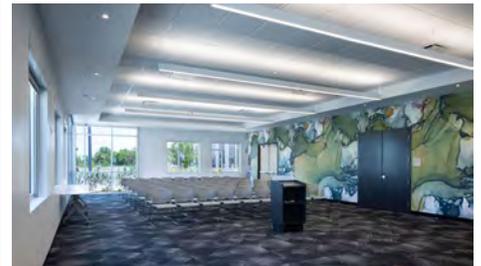
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MATERN PROFESSIONAL ENGINEERING

**PROJECT NAME: HERITAGE BAY GOVERNMENT CENTER**

**NORTH NAPLES, FL | COLLIER COUNTY**



Matern was proud to be part of the design team for Collier County’s new Heritage Bay Government Center. We provided mechanical, electrical, plumbing, and low voltage systems, including lightning protection, for this new 22,780-square foot facility. The new facility houses the County’s Tax Collector, Clerk of Courts, Property Appraiser, Supervisor of Elections, and Growth Management Community Development departments. In addition, there is a meeting space available for public meetings.

Heritage Bay was designed with sustainability in mind and is one of Collier County’s most efficient buildings built to date. It includes intelligent lighting and energy management systems. The building is designed to withstand 180 mph winds and includes a full backup generator to ensure the facility can reopen as soon as possible following a major storm event in order to provide critical services to the residents of Collier County. The 250kW generator is designed to provide 72 hours of power with a 1,300-gallon fuel tank. The building is equipped with a centralized battery backup system that both saves energy and protects the building systems from failure.

Matern provided services through construction of this \$11.7 million facility, which was completed ahead of schedule and opened in August 2022.





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SNELL ENGINEERING CONSULTANTS

**PROJECT NAME: CHARLOTTE COUNTY LANDFILL SCALE HOUSE**

**PUNTA GORDA, FL | PROJECT SIZE: 1,100 SF | ARCHITECT: C. ALAN ANDERSON, P.A. | TYPE: MASONRY**



The project delivered a landfill operations support facility directly comparable to the proposed Zemel Road Landfill Operations Building, including administrative space, scale infrastructure, equipment canopies, and supporting site elements. The design team maintained schedule and cost control through early coordination of structural systems, delegated-design components, and equipment loading criteria, and implemented efficient structural solutions that supported value engineering without compromising performance. The project was completed without additional construction costs attributable to design deficiencies.

Throughout preconstruction and construction, the structural engineer coordinated closely with the architect, County reviewers, and local subcontractors to address constructability considerations and permitting requirements. Field questions related to equipment interfaces and foundation details were resolved promptly through clear communication and timely responses to submittals and RFIs, allowing construction to proceed efficiently and without schedule impacts.





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BLUE CORD DESIGN & CONSTRUCTION, LLC

**ALTAMONTE SPRINGS CITY HALL & ANNEX – MASTER PLAN RENOVATION OF ALL FACILITIES  
SEMINOLE COUNTY, FL (ALTAMONTE SPRINGS, FL)**



**Location:** Seminole County, FL (Altamonte Springs, FL)

**Duration:** October 2022 – March 2023

Blue Cord Design & Construction, LLC served as cost estimating consultant for the master plan renovation of the Altamonte Springs City Hall complex and annex facilities. The scope included a comprehensive campus assessment and preparation of detailed cost estimates for phased renovation of multiple municipal buildings, supporting informed decision-making and long-term capital planning.

This project demonstrates the team’s ability to support County government facilities through accurate cost modeling, phased improvement planning, and lifecycle cost evaluation—capabilities directly applicable to Charlotte County’s landfill operations facility. Blue Cord’s work provided clear budget forecasting, renovation prioritization, and maintenance projections, enabling schedule alignment and cost control across multiple facilities. The experience reinforces the team’s ability to manage scope, evaluate alternatives, and support fiscally responsible delivery of public-sector projects with ongoing operational demands.



VII.

DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS



**RG**  
architects

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## VII. | DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

### A. GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS AND STAKEHOLDERS.

RG Architects, P.A. has a proven record of delivering government and institutional facilities that required **coordination across multiple agencies, departments, and user groups**. Each of the projects below demonstrates our ability to balance diverse stakeholder needs while maintaining budget and schedule discipline.

#### 1. NEW IMMOKALEE GOVERNMENT CENTER

- **Stakeholders:** Charlotte County Government, Clerk of Courts, Tax Collector, Supervisor of Elections, and community service agencies.
- **Role:** RG Architects, P.A provided architectural services for the design and development of a new 15,000 square foot facility, intended to enhance public infrastructure and operational capacity.
- **Outcome:** Delivered a flexible, updated facility that enhanced public service delivery and optimized shared spaces for multiple county departments.

#### 2. FLORIDA GULF COAST UNIVERSITY - THE WATER SCHOOL

- **Stakeholders:** FGCU administration, faculty, research staff, and state-level higher education authorities.
- **Role:** Designed a multidisciplinary academic facility requiring integration of diverse research, teaching, and administrative needs, along with specialized labs and public outreach spaces.
- **Outcome:** A state-of-the-art academic and research building supporting long-term growth, sustainability, and collaboration among varied university stakeholders.

#### 3. LEE COUNTY PUBLIC SAFETY BUILDING – SCHOOL THREAT ENFORCEMENT TEAM (S.T.E.T.) ROOM IMPROVEMENTS

- **Stakeholders:** Lee County Sheriff’s Office, Public Safety Administration, and School District representatives.
- **Role:** Provided design improvements to enhance collaboration and response capabilities for cross-agency school safety operations.
- **Outcome:** A secure, technology-enhanced space supporting inter-agency coordination in critical safety operations.

#### 4. NEW LEETRAN COUNTY PARK-N-RIDE / TRANSFER FACILITY

- **Stakeholders:** LeeTran transit authority, Lee County Department of Transportation, and community users.
- **Role:** Designed a multi-modal transit hub accommodating buses, park-and-ride functions, and public amenities.
- **Outcome:** Improved regional mobility and transit efficiency, creating a facility that balances public use, county operations, and future growth in transportation services.

**In summary**, RG Architects, P.A. has repeatedly demonstrated its ability to successfully design **government and institutional facilities with multiple organizations and stakeholders**. Through structured programming sessions, transparent coordination, and a commitment to efficient, flexible design, our team ensures that every facility we deliver supports the needs of diverse user groups while maximizing long-term value for the community.





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## VII. | DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS (CONT.)

### B. LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING.

#### VALUE ENGINEERING

RGA applies a disciplined value engineering process to maximize performance while reducing unnecessary costs, always without compromising program intent or quality. Using a structured “how-why” questioning method and function analysis, we identify opportunities for cost savings and lifecycle value. Our process is collaborative, integrating the Construction Manager at Risk (CM@R) and sub-consultants to ensure realistic, construction-ready solutions.

#### OUR STRUCTURED JOB PLAN INCLUDES

- **Information Gathering** – Define project requirements through functional analysis, identifying critical functions each system or component must, should, could, and must not do.
- **Alternative Generation** – Develop multiple design and material alternatives that meet performance requirements.
- **Evaluation** – Assess alternatives against performance, durability, constructibility, and lifecycle cost.
- **Presentation** – Provide Charlotte County with clear recommendations and cost-benefit analyses to support informed decision-making.

#### PAST PROJECT EXAMPLE – FLORIDA GULF COAST UNIVERSITY, THE WATER SCHOOL

On this \$48M academic and research facility, RGA implemented value engineering sessions with the joint venture team and the CM@R to evaluate laboratory systems, HVAC configurations, and structural options. These efforts identified **long-term cost savings without reducing academic flexibility or compromising LEED Silver goals.**

#### PAST PROJECT EXAMPLE – LEETRAN PARK-N-RIDE / MULTI-MODAL TRANSFER FACILITY

During design, RGA worked closely with Lee County and the contractor to evaluate alternative roofing and canopy systems. By adjusting specifications and leveraging competitive bid conditions, the project achieved durable, cost-effective transit infrastructure with **zero change orders.**



FGCU THE WATER SCHOOL



LEETRAN PARK-N-RIDE



## VII. | DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

### B. LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING. (CONT.)

#### CHANGE ORDERS

Change orders are common in large-scale public projects, but RGA’s philosophy is to minimize them through accurate scope definition, coordination, and proactive problem solving. When changes are necessary, we provide full documentation and transparent recommendations so that the Owner can make informed, cost-responsible decisions.

- **Positive Change Orders:** We actively seek opportunities, such as direct material purchases, to generate tax savings that return to the Owner’s contingency or can be applied toward enhancements.
- **Unforeseen Conditions:** When concealed conditions arise, we prepare detailed assessments of cost and schedule impacts, ensuring no surprises.
- **Scope Enhancements:** When Owners request additional features, RGA provides clear evaluations of implications for budget and performance.

#### PAST PROJECT EXAMPLE – LEE COUNTY PUBLIC SAFETY BUILDING S.T.E.T. ROOM IMPROVEMENTS

Completed in 2023, this sensitive facility modernization was delivered on time and within budget with zero change orders. Upfront planning, coordination with multiple County stakeholders, and careful systems design avoided costly mid-project adjustments, even in a highly technical, technology-driven environment.

#### PAST PROJECT EXAMPLE – FGCU WATER SCHOOL

Although complex program requirements and evolving academic needs could have resulted in significant changes, RGA’s thorough early-stage planning and functional analysis minimized change orders. Adjustments that did occur were limited to Owner-directed enhancements, ensuring the facility met both budget and academic objectives.

#### SUMMARY

By combining structured value engineering with proactive and transparent change order management, RGA ensures that Charlotte County receives a facility that is fiscally responsible, adaptable, and cost-effective over its entire lifecycle. Our past record on public projects with FGCU and Lee County demonstrates our ability to control costs, minimize changes, and deliver facilities that exceed Owner expectations.



LEE COUNTY PUBLIC SAFETY BUILDING S.T.E.T ROOM IMPROV.



FGCU THE WATER SCHOOL



## VII. | DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

### C. CRITICAL PATH METHOD.

RG Architects, P.A. employs the Critical Path Method (CPM) as a cornerstone of our project management strategy, ensuring that design activities remain on schedule and aligned with Charlotte County’s budget and delivery requirements. By applying CPM throughout all phases of the Zemel Road Landfill Operations Building, we provide the County with a reliable framework for progress tracking, accountability, and proactive issue resolution.

#### 1. STRUCTURED PROJECT SCHEDULING

- RGA will develop a comprehensive CPM-based design schedule at project initiation, detailing all major tasks from programming and site planning through 100% Construction Documents. Activities will be logically sequenced with identified dependencies, durations, and milestones that reflect realistic workflows and resource allocation. The schedule will be continuously updated and refined through 100% Construction Document issuance in accordance with County requirements.

#### 2. INTEGRATION WITH THE COUNTY AND CONSULTANT TEAM

- The Project Manager will coordinate with County representatives and the consultant team to align deliverables, reviews, and agency coordination activities so that permitting-related requirements and key decisions do not delay critical milestones. The CPM schedule will be shared with stakeholders as a transparent roadmap that clarifies responsibilities, review periods, and deadlines.

#### 3. PROACTIVE RISK MANAGEMENT

- Regular schedule reviews will allow early identification of potential delays, enabling timely corrective actions such as resequencing tasks, reallocating resources, or prioritizing decisions required to maintain progress. This approach protects the County’s investment by maintaining schedule certainty through the full design process and ensuring timely completion of Construction Documents.

#### 4. TECHNOLOGY-DRIVEN TRACKING

- RGA will integrate CPM scheduling with BIM coordination and milestone-based deliverable tracking to support accurate forecasting and document readiness. This combined approach strengthens interdisciplinary coordination, reduces rework, and improves schedule reliability by identifying conflicts and resolution needs early in the design process.

**In summary,** RG Architects, P.A. leverages the Critical Path Method not only as a scheduling tool, but as a management framework that ensures accountability, minimizes risk, and supports on-time delivery of the **Zemel Road Landfill Operations Building** within the County’s budget and schedule expectations.



AVA MARIA ELEMENTARY SCHOOL Q



AVA MARIA ELEMENTARY SCHOOL Q



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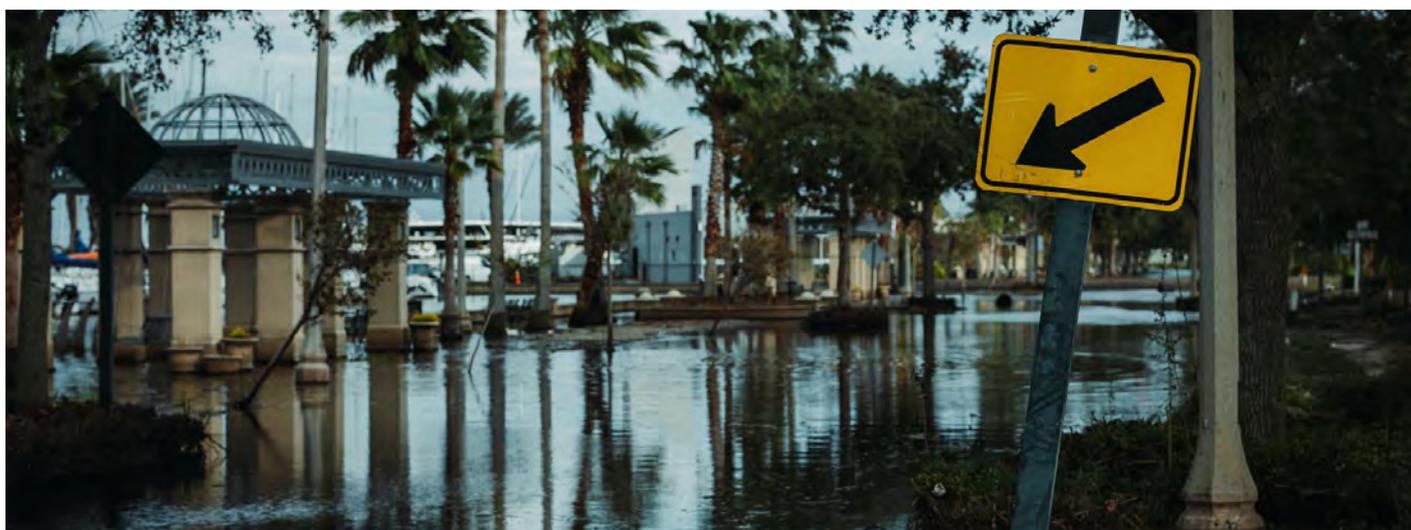
### D. ENVIRONMENTAL ASSESSMENTS AND STORMWATER

RG Architects, P.A. routinely coordinates environmental due diligence and stormwater design for public facilities and infrastructure projects throughout Florida. For the Zemel Road Landfill Operations Building, RG Architects will lead overall building and site integration while working in close collaboration with our proposed civil engineering team, **Apex Engineering (Civil)**, to evaluate existing conditions, environmental constraints, and stormwater requirements early in design to support permitting, constructability, and long-term operations.

Our team approach integrates environmental considerations into planning and design decisions, including site drainage patterns, finished floor elevations, flood resilience, soil and groundwater protection, and operational impacts typical of solid waste and public works facilities. Where required, we coordinate with specialized consultants (e.g., geotechnical, environmental testing) to confirm site assumptions and document findings that affect grading, pavement design, utilities, and building placement.

Stormwater improvements will be developed and documented in compliance with **Charlotte County** requirements and **applicable state and water management district** criteria. Through Apex Engineering, the team will prepare the stormwater strategy and supporting calculations, coordinate permitting pathways, and integrate detention/retention, conveyance, and erosion control measures with the architectural and operational needs of the facility. This includes coordination of hardscape and wash-down areas, heavy equipment circulation, and durable site surfaces appropriate for maintenance operations.

RG Architects will maintain a coordinated set of drawings and specifications that clearly define stormwater scope, responsibilities, and sequencing to reduce RFIs, minimize change orders, and support a smooth permitting and construction process.





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2070 McGregor Blvd, Suite 1, Fort Myers, FL

o 239.332.2040 f 239.332.2049

## VII. | DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREASS

### E. UTILIZATION OF BUILDING INFORMATION MODELING (BIM) TO A LEVEL.

RG Architects, P.A. employs a structured BIM Execution Plan that aligns with Charlotte County's requirements for progressive model development and interdisciplinary coordination. Our team develops BIM models incrementally, ensuring each phase is supported with an appropriate level of detail:

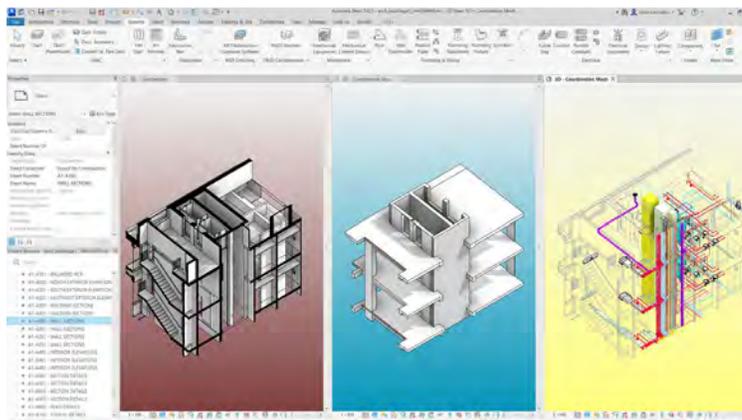
- **Schematic Design:** Establish a baseline BIM model (LOD 100) to support site and space planning, conceptual studies, and early decision-making.
- **Design Development:** Advance the model to LOD 200 and coordinate with all engineering disciplines. RGA will generate coordinated model review outputs, including clash detection reports, to identify and resolve conflicts prior to Construction Document issuance. Visualization and performance-analysis tools such as Enscape, SketchUp, and Sefaira may be utilized to evaluate systems, daylighting, and energy performance.
- **Construction Documents:** Deliver BIM models at LOD 300, coordinated across disciplines and aligned with construction-ready drawings and specifications. This level of coordination reduces ambiguities and supports fewer RFIs and field conflicts.
- **Construction Observation:** Leverage BIM to support submittal and shop drawing review, responses to RFIs, and record documentation. Closeout can be supported with an updated model for County reference and facility management needs, as appropriate.

To maximize collaboration, RGA utilizes Autodesk Revit in combination with Autodesk BIM 360 / Autodesk Construction Cloud for real-time, cloud-hosted model coordination. This enables the design team, consultants, the County, and project delivery partners (as applicable) to work from a shared, current source of information, improving communication and reducing coordination-related schedule risk.

This approach—combining appropriate BIM levels of development with targeted analysis tools—results in:

- Better-informed decisions early in design without locking into premature solutions
- Efficient clash detection and issue resolution, minimizing system conflicts
- Improved transparency and coordination that supports the County's cost and schedule objectives

Through this BIM Execution Plan, RG Architects, P.A. will provide Charlotte County with a coordinated, efficient, and high-performing design process for the Zemel Road Landfill Operations Building.





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## VII. | DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

---

### F. PERMITTING IN SOUTHWEST FLORIDA AND CHARLOTTE COUNTY.

RGA has extensive experience navigating the permitting process in **Charlotte County and across Southwest Florida**. Our portfolio includes a diverse range of project types, and we provide design, planning, and facilities programming services for governmental facilities, commercial developments, PreK-12 educational facilities, higher education campuses, hospitality venues, faith-based institutions, and non-profit organizations. This variety of work demands regular interaction with local building departments, utilities, and reviewing agencies, giving our team a thorough understanding of regional permitting requirements and expectations. By leveraging these relationships and our familiarity with local procedures, we consistently streamline submittals, resolve issues quickly, and secure approvals without delay.

#### EXPERIENCE INCLUDES, BUT NOT LIMITED TO:

- **Charlotte County:** Ongoing Continuing Services Contract with Charlotte County Public Schools, providing permitting for building additions and renovations across the district. This work has given RGA direct familiarity with County permitting staff, processes, and requirements.
- **Educational Facilities:** Projects such as Franklin Park Elementary School Rebuild, Hector A. Cafferata K-8, and the new Ave Maria Elementary School "Q." These assignments demonstrate our ability to manage permitting for complex PreK-12 projects that require coordination with multiple agencies and strict compliance with Department of Education standards.
- **Higher Education:** Ongoing architectural and planning services for Florida Gulf Coast University, Florida SouthWestern State College, and Ave Maria University. These projects often involve multi-phase permitting, utility coordination, and approvals at both local and state levels for large-scale academic and research facilities.
- **Hospitality:** Projects including Pelican Sound Golf and River Club, the Cove at Marbella, and Shell Point Retirement Community. These facilities required extensive site-related permitting, life-safety approvals, and compliance with coastal and environmental regulations.
- **Faith-Based:** Longstanding services for institutions such as Evangelical Christian School, involving expansions, classroom additions, and campus improvements requiring close coordination with permitting authorities and code officials.
- **Non-Profit Projects:** Heights Foundation, and other community-focused facilities, where RGA managed permitting for both new construction and renovation projects under constrained schedules and budgets.

#### WHY THIS MATTERS TO CHARLOTTE COUNTY:

- **Established Relationships:** Longstanding ties with permitting agencies in Charlotte, Lee, Collier, and surrounding counties.
- **Proven Track Record:** Successful approvals for projects of varying scale and complexity, delivered on time and within budget.
- **Focused Expertise:** Permitting is not incidental to our work; it is a core strength developed through decades of public-sector and institutional project delivery.

With this depth of experience – and a proven record of delivering projects under a Continuing Services Contract for Charlotte County Public Schools – RGA is prepared to guide the the Zemel Road Landfill Operations Building smoothly through all required approvals, ensuring compliance, protecting the schedule, and supporting the County's long-term goals.





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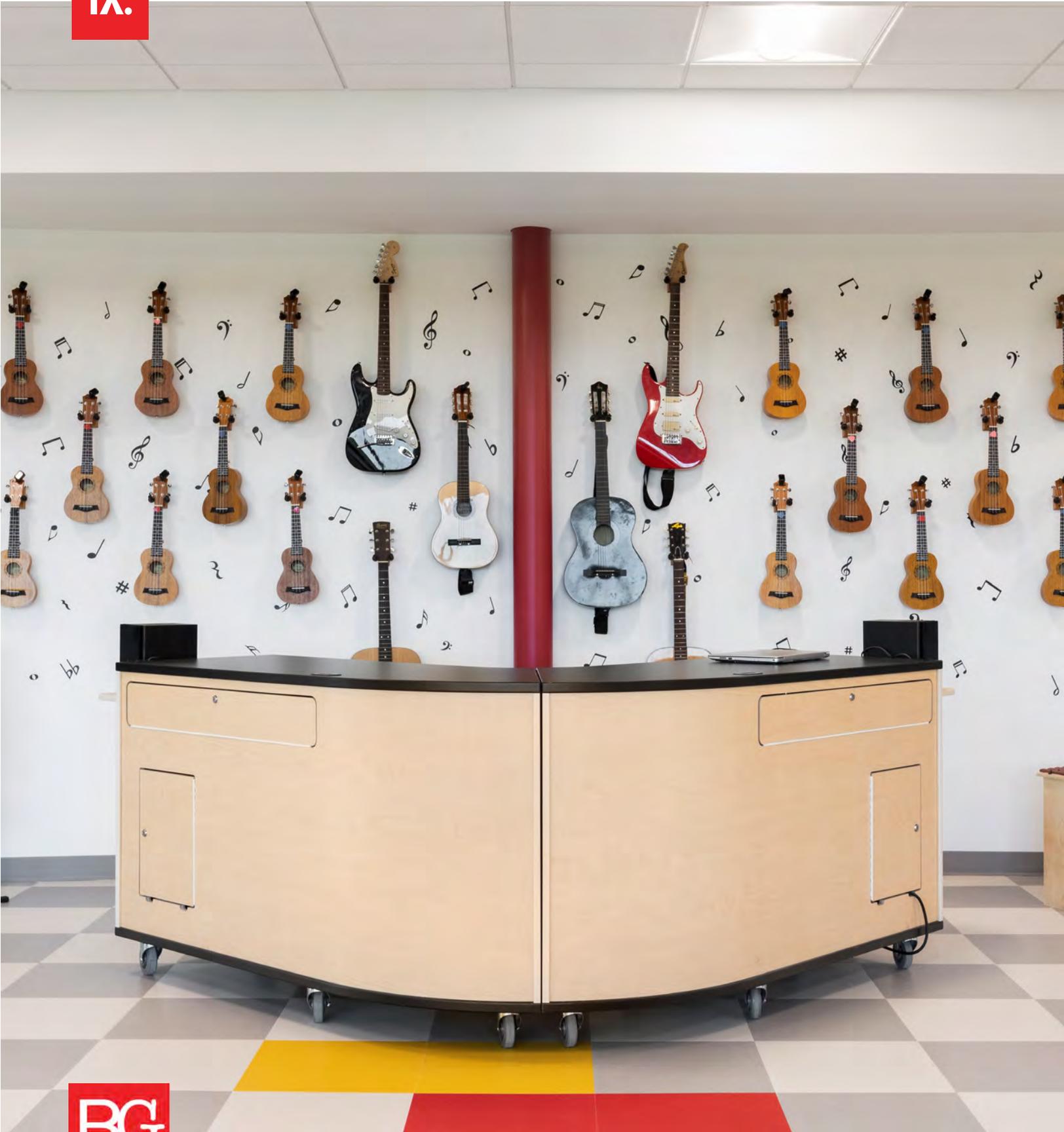
## VIII. | VOLUME OF WORK

RG Architects, P.A has had **no payment activity with Charlotte County during the past 24 months.**

\*Based upon information provided on Proposal Submittal Signature Form, Magnitude of Charlotte County Projects.

<b>\$0 - \$49,999</b>	<b>5 points</b>
\$50,000 - \$99,999	4 points
\$100,000 - \$199,999	3 points
\$200,000 - \$349,999	2 points
\$350,000 - \$499,999	1 points
\$500,000 +	0 points







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## IX. | LOCATION

### PROJECT LOCATION

#### Zemel Road Landfill Operations Building

- 29751 Zemel Road, Punta Gorda, FL, 33955

### PRIME ARCHITECT

#### RG Architects, P.A

- 2070 McGregor Blvd #1, Fort Myers, FL 33901
- 15.8.4 miles | 27 minutes away from project location

### SUB-CONSULTANTS

#### Matern Professional Engineering

- 12437 Brantley Commons Ct, Fort Myers, FL 33907
- 21.1 miles | 38 minutes away from project location

#### Snell Engineering Consultants

- 2310 First St Suite 307, Fort Myers, FL 33901
- xx miles | xx minutes away from project location

#### Apex (fka Johnson Engineering)

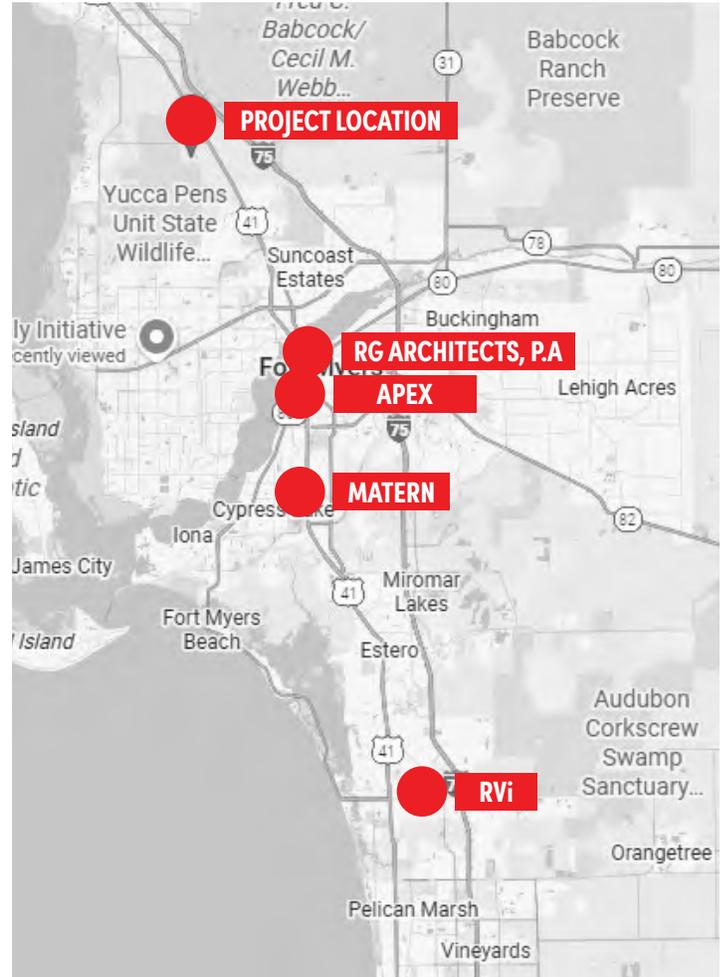
- 2122 Johnson St, Fort Myers, FL 33901
- 15.5 miles | 25 minutes away from project location

#### RVi Planning + Landscape Architecture

- 28100 Bonita Grande Drive Suite 305 Bonita Springs, FL 34135
- 51.1 miles | 52 minutes away from project location

#### Blue Cord Design & Construction

- 835 Bennett Rd, Orlando, FL 32803
- 191 miles | 3 hours 8 minutes away from project location



### DESCRIBE THE PRIME AND SUB-CONSULTANTS RESPONSIVENESS AS IT RELATES TO THE FIRM'S LOCATION TO THE PROJECT:

**RG Architects, P.A.**, the Prime Architect, is located just 24 miles (about 34 minutes) from the project site, allowing for quick response and frequent on-site presence as needed. Sub-consultants are also within close proximity, with **Apex (fka Johnson Engineering)** and **Snell Engineering** both around 24 miles away, and **Matern Professional Engineering** less than 30 miles away. Even the farthest team member, **RVi Planning + Landscape Architecture**, is only 50 miles (about 50 minutes) from the site. This geographic closeness ensures the entire project team can be highly responsive, readily available for site visits, and well-positioned to address project needs in a timely and cost-effective manner.



LITIGATION



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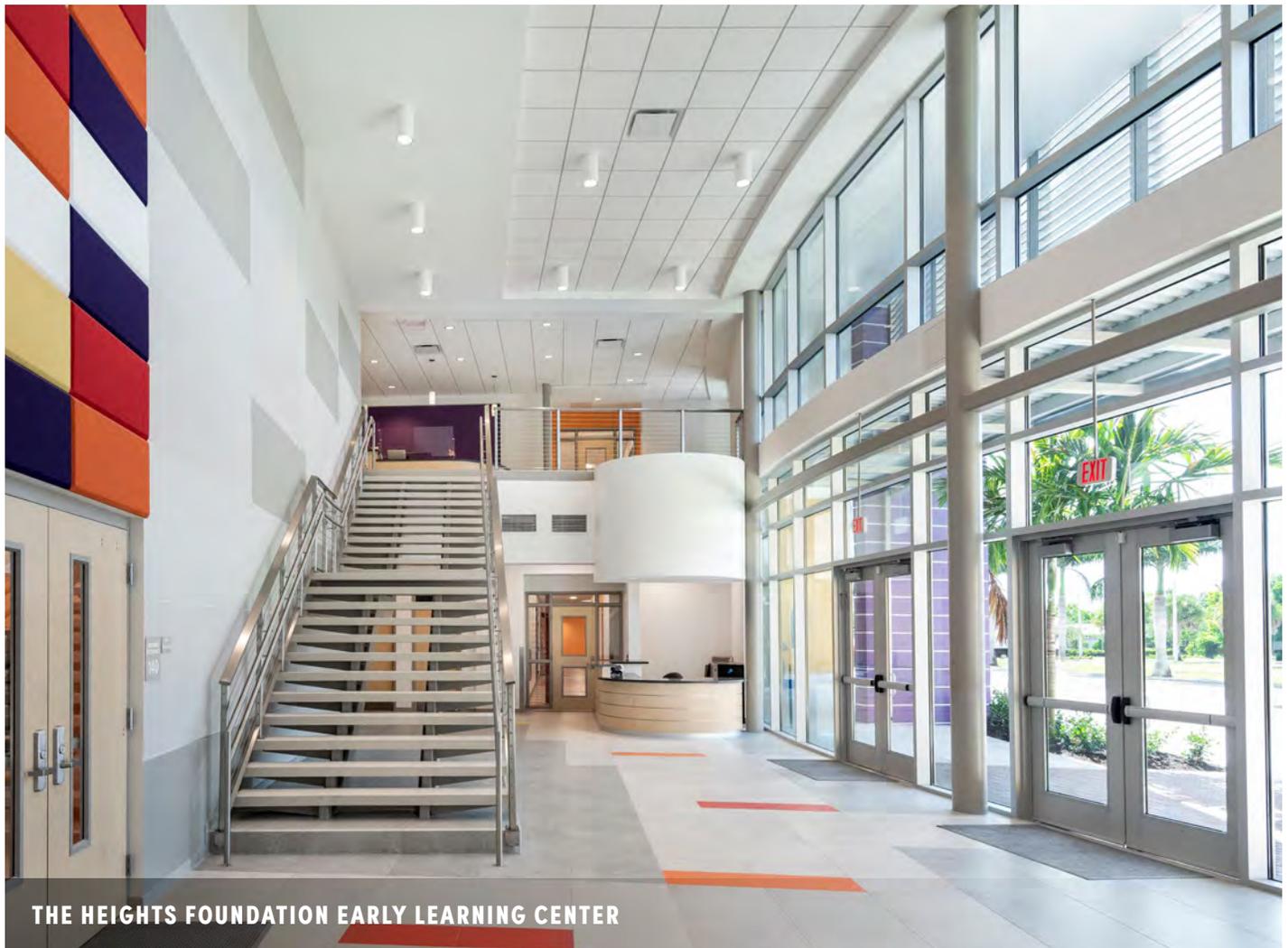
2070 McGregor Blvd, Suite 1, Fort Myers, FL

o 239.332.2040 f 239.332.2049

## X. | LITIGATION

RG Architects, P.A. affirms that it has never been named as a defendant or co-defendant in any lawsuit during the past five years, nor at any time since its establishment over thirteen years ago. Throughout its history, the firm has maintained an exemplary record of professional practice, free from legal disputes or litigation of this nature.

**Ryan Richards, President**  
RG Architects, P.A



**THE HEIGHTS FOUNDATION EARLY LEARNING CENTER**



MINORITY BUSINESS



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## XI. | MINORITY BUSINESS

RG Architects, P.A is proud to be a certified Minority Business Enterprise in the State of Florida.

State of Florida

Minority Business  
Certification

RG Architects, P.A

Is certified under the provisions of  
287 and 295.187, Florida Statutes, for a period from:

01/29/2025      to      01/29/2027



Pedro Allende  
Florida Department of Management Services



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







## XII. | SUBMITTAL FORMS

### Proposal Submittal Signature Form (Page 2)

<b>6. Minority Business:</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
The County will consider the firm's status as an MBE or a certified MBE, and also the status of any sub-contractors or sub-consultants proposed to be utilized by the firm, within the evaluation process.	
<b>Comments or Additional Information:</b>	
RG Architects, P.A is proud to be a certified Minority Business Enterprise in the State of Florida.	

The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform as per contract, if the firm is awarded the Contract by the County. The undersigned further certifies that he/she has read the Request for Proposal, Terms and Conditions, Insurance Requirements and any other documentation relating to this request and this proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

By signing this form, the proposer hereby declares that this proposal is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

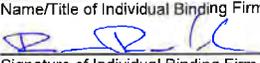
In accordance with section 287.135, Florida Statutes, the undersigned certifies that the company is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and does not have business operations in Cuba or Syria (if applicable) or the Scrutinized Companies that Boycott Israel List, or is not participating in a boycott of Israel.

As Addenda are considered binding as if contained in the original specifications, it is critical that the Consultant acknowledge receipt of same. The submittal may be considered void if receipt of an addendum is not acknowledged.

Addendum No. #1 Dated 12/04/25 Addendum No. #2 Dated 12/17/2025 Addendum No. #3 Dated 12/18/2025  
Addendum No. #4 Dated 1/5/2026 Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_ Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Type of Organization (please check one):  
 INDIVIDUAL CORPORATION  PARTNERSHIP   
 JOINT VENTURE

RG Architects, P.A \_\_\_\_\_ 239.332.2040 \_\_\_\_\_  
 Firm Name Telephone  
 N/A \_\_\_\_\_ 45-5295776 \_\_\_\_\_  
 Fictitious or d/b/a Name Federal Employer Identification Number (FEIN)  
 2070 McGregor Blvd, Suite 1 \_\_\_\_\_  
 Home Office Address  
 Fort Myers, Florida, 33901 \_\_\_\_\_ 13 \_\_\_\_\_  
 City, State, Zip Number of Years in Business

Address: Office Servicing Charlotte County, other than above  
 Rhiannon Mills, Senior Contract Specialist \_\_\_\_\_ 941.743.1549 \_\_\_\_\_  
 Name/Title of your Charlotte County Rep. Telephone  
 Ryan Richards, President \_\_\_\_\_  
 Name/Title of Individual Binding Firm (Please Print)  
 \_\_\_\_\_ 01.07.2026 \_\_\_\_\_  
 Signature of Individual Binding Firm Date  
 rsr@rgarchitectspa.com \_\_\_\_\_  
 Email Address

(This form must be completed & returned)



## XII. | SUBMITTAL FORMS

### Drug Free Workplace Form

#### DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that RG Architects, P.A  
does: (name of business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require 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. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

  
Proposer's Signature

01.07.2026  
Date

NAME OF FIRM RG Architects, P.A  
(This form must be completed and returned)



## XII. | SUBMITTAL FORMS

### Human Trafficking Affidavit

**HUMAN TRAFFICKING AFFIDAVIT  
for Nongovernmental Entities Pursuant To FS. §787.06  
Charlotte County Contract #20260129**

The undersigned on behalf of the entity listed below, (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

- I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.
- I am an officer or representative of the Nongovernmental Entity and authorized to provide this affidavit on the Company's behalf.
- Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
- This declaration is made pursuant to Section 92.525, Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.

  
Signature

Ryan Richards  
Printed Name

President  
Title

RG Architects, P.A  
Nongovernmental Entity

01.07.2026  
Date

END OF PART IV

NAME OF FIRM RG Architects, P.A  
(This form must be completed and returned)

18

RFP No. 20260129





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 o 239.332.2040 f 239.332.2049

ADDITIONAL DOCUMENTS

General Liability Insurance Certificate

ACORD®		CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY)	
						12/09/2025	
<p>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.</p> <p><b>IMPORTANT:</b> 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).</p>							
<b>PRODUCER</b> Brown & Brown Insurance Services, Inc. 500 Victory Rd Marina Bay North Quincy MA 02171				<b>CONTACT NAME:</b> Lauren Rago <b>PHONE (A/C, No, Ext):</b> (781) 245-5400 <b>FAX (A/C, No):</b> (781) 245-5463 <b>E-MAIL ADDRESS:</b> Lauren.Rago@bbrown.com			
<b>INSURED</b> RG Architects, P.A. 2070 McGregor Blvd, Suite 1 Fort Myers FL 33901				<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Twin City Fire Insurance Company NAIC # 29459 <b>INSURER B:</b> XL Specialty Insurance Company 37885 <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b>			
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER:</b> 2025		<b>REVISION NUMBER:</b>			
<p>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.</p>							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	08SBMRS5102	07/19/2025	07/19/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	08SBMRS5102	07/19/2025	07/19/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE	Y	Y	08SBMRS5102	07/19/2025	07/19/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	DPR5051308	12/04/2025	12/04/2026	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ Per Claim \$2,000,000 Aggregate \$5,000,000
<b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)</b> RFP NO. 20260129 Design - Zemel Road Landfill Operations Building The County of Charlotte is included as additional insureds per written contract on the general, auto, and umbrella liability policies subject to same terms and conditions. Coverage is primary and non-contributory. Waiver of subrogation applies to indicated policies in favor of additional insured. 30 day notice of cancellation except 10 day notice for non-payment of premium.							
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>			
The County of Charlotte Purchasing Division 18500 Murdock Circle, Ste 344 Port Charlotte FL 33948-1094				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) <span style="float: right;">© 1988-2015 ACORD CORPORATION. All rights reserved.</span> The ACORD name and logo are registered marks of ACORD							



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 o 239.332.2040 f 239.332.2049

ADDITIONAL DOCUMENTS

Worker's Compensation Insurance Certificate

ACORD®		CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY)	
						01/07/2026	
<p>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.</p> <p><b>IMPORTANT:</b> 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).</p>							
<b>PRODUCER</b> Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland NJ 07068				<b>CONTACT NAME:</b> Automatic Data Processing Insurance Agency, Inc. <b>PHONE (A/C, No, Ext):</b> 1-800-524-7024 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b>			
<b>INSURED</b> Rg Architects Pa 2070 McGregor Blvd Ste 3 Fort Myers FL 33901				<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Hartford Casualty Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>		<b>NAIC #</b> 29424	
<b>COVERAGES</b> <b>CERTIFICATE NUMBER:</b> 4760967 <b>REVISION NUMBER:</b>							
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
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		76WEGPI7647	10/01/2025	10/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
<b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)</b> Job Reference: RFP NO. 20260129 Design - Zemel Road Landfill Operations Building							
<b>CERTIFICATE HOLDER</b> The County of Charlotte Purchasing Division 18500 Murdock Circle, Ste 344 Port Charlotte FL 33948				<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			
ACORD 25 (2016/03)      © 1988-2015 ACORD CORPORATION. All rights reserved.      The ACORD name and logo are registered marks of ACORD							



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ARCHITECTURE | PLANNING | PROGRAMING

2070 McGregor Blvd, Suite 1, Fort Myers, FL

o 239.332.2040 f 239.332.2049

## ADDITIONAL DOCUMENTS

Florida Corporation Certificate

# State of Florida Department of State

I certify from the records of this office that RG ARCHITECTS, P.A. is a corporation organized under the laws of the State of Florida, filed on May 15, 2012.

The document number of this corporation is P12000045441.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 8, 2026, and that its status is active.

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

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



  
Secretary of State

Tracking Number: 5643714858CC

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

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

## ADDITIONAL DOCUMENTS

Architect Professional License - Ryan Richards



Architect Professional License - Javier Salazar



Architect Professional License - Trevor Wright



ADDITIONAL DOCUMENTS

LEED Accredited Professional Certification - Ryan Richards



LEED Accredited Professional Certification - Natali Garcia





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## ADDITIONAL DOCUMENTS

National Institute of Crime Prevention Certificate - Natali Garcia

*National Institute of Crime Prevention*

**Certificate of Completion**

This is to certify that

***Natali Garcia***

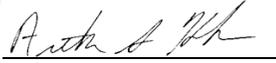
Has completed a twenty-four hour course of study in

**Advanced Crime Prevention Through  
Environmental Design**

This course is approved for 24 Hours of LU|HSW through the  
American Institute of Architects.  
Provider:10021444  
Course Number: CPTED02 Live/ CPTED04 On Demand



**NATIONAL INSTITUTE  
OF CRIME PREVENTION**



Arthur S. Hushen - Founder of NICP, Inc.

Issued On: November 1, 2023  
Credential ID: 85827344

## ADDITIONAL DOCUMENTS

Ryan Richards AIA Profile



### Mr. Ryan Scott Richards, AIA

AIA number: 30491061

About me	Education	My member info
<p><b>Home</b> 557 Keenan Ave Fort Myers, Florida 33919 2397288303</p> <p><b>Work</b> 2070 McGregor Blvd Ste 1 Fort Myers, FL 33901 2393322040  <a href="mailto:rsr@rgarchitectspa.com">rsr@rgarchitectspa.com</a> </p> <p><b>DOB</b> December 29, 1975</p>	<p>University of Miami B.Arch May 1998</p>	<p><b>Membership type</b> Architect</p> <p><b>Expiration date</b> December 31, 2025</p>

Javier Salazar AIA Profile



### Mr. Javier E. Salazar, AIA

AIA number: 38491890

About me	Education	My member info
<p><b>Home</b> 1320 SE 15th Pl Cape Coral, Florida 33990 2396912648  <a href="mailto:jes@rgarchitectspa.com">jes@rgarchitectspa.com</a> </p> <p><b>Work</b> 2070 McGregor Blvd , Ste 1 Fort Myers, FL 33901</p> <p><b>DOB</b> March 28, 1981</p>	<p>University of Louisiana at Lafayette B.Arch Jun 2005</p>	<p><b>Membership type</b> Architect</p> <p><b>Expiration date</b> December 31, 2025</p>



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## ADDITIONAL DOCUMENTS

### 2025-2026 City of Fort Myers Business Tax Receipt

**FORTMYERS** *quality of place* **City of Fort Myers**  
Community Development Department  
1825 Hendry Street, #101  
Fort Myers, Florida 33901  
Email: [businesstax@fortmyers.gov](mailto:businesstax@fortmyers.gov)

**SERVICES**  
EFFECTIVE 08/12/2025 - EXPIRING 09/30/2026

RG Architects, P.A  
2070 MCGREGOR BLVD  
1  
FORT MYERS, FL 33901

Business Tax #: BUS-001807-2022

The City of Fort Myers wishes you success with your business. The Business Tax Receipt below is valid from 08/12/2025 until 09/30/2026.

If you need to change the business name, mailing address, contact data, location and/or closing the business, please contact our office:

**Description:** ARCHITECT OFFICE

**FORTMYERS** *quality of place* **CITY OF FORT MYERS FLORIDA**  
Business Tax Receipt

2070 MCGREGOR BLVD 1  
RG ARCHITECTS PA  
Business Tax#: BUS-001807-2022

(397) b. Service Establishments: **General**  
ALCOHOL SALES PERMITTED: No HOMEBASED: No

Owner: RG Architects, P.A, 2070 MCGREGOR BLVD 1 FORT MYERS, FL, 33901

**POST THIS RECEIPT IN A CONSPICUOUS PLACE AT YOUR BUSINESS LOCATION**

\*Any violation of applicable chapter of the City Code of Ordinances may cancel this receipt

### 2025-2026 Lee County Local Business Tax Receipt

**2025-2026**  
**LEE COUNTY BUSINESS TAX RECEIPT**

**Account Number: 1026840** **Account Expires: September 30, 2026**  
**Receipt Number: 1204185**  
**State License Number:**

**Location:**  
2070 MCGREGOR BLVD STE 1  
FT MYERS, FL 33901

May engage in the business of:  
**ARCHITECT FIRM**

**THIS BUSINESS TAX RECEIPT IS NON REGULATORY**

RG ARCHITECTS PA  
RG ARCHITECTS PA  
2070 MCGREGOR BLVD STE 1  
FT MYERS, FL 33901

**Payment Information:**

**PAID** INT-00-03610075 07/18/2025  
\$ 50.00



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## ADDITIONAL DOCUMENTS

### Apex (fka Johnson Engineering) Certifications & Licenses

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

January 28, 2025

**CHRISTOPHER D BEERS**  
17833 MURDOCK CIR  
PORT CHARLOTTE, FL 33948-4000

**SUBJECT: Professional Surveyor and Mapper License # LS6664**  
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](http://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  
LS6664  
Professional Surveyor and Mapper  
CHRISTOPHER D BEERS  
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 Pkwy Tallahassee, Florida 32399-6500

License No.: **LS6664**  
Expiration Date: February 28, 2027

**Professional Surveyor and Mapper License**  
Under the provisions of Chapter 472, Florida Statutes

**CHRISTOPHER D BEERS**  
17833 MURDOCK CIR  
PORT CHARLOTTE, FL 33948-4000

  
WILTON SIMPSON  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address as 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 Pkwy Tallahassee, Florida 32399-6500  
800HELPFLA(435-7352) or (850) 488-2221

February 15, 2025

**RICHARD G DANIELS**  
21009 EVANSTON AVE  
PORT CHARLOTTE, FL 33952-1416

**SUBJECT: Professional Surveyor and Mapper License # LS7229**  
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](http://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  
LS7229  
Professional Surveyor and Mapper  
RICHARD G DANIELS  
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 Pkwy Tallahassee, Florida 32399-6500

License No.: **LS7229**  
Expiration Date: February 28, 2027

**Professional Surveyor and Mapper License**  
Under the provisions of Chapter 472, Florida Statutes

**RICHARD G DANIELS**  
21009 EVANSTON AVE  
PORT CHARLOTTE, FL 33952-1416

  
WILTON SIMPSON  
COMMISSIONER OF AGRICULTURE

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

Ron DeSantis, Governor  
Mariane S. Griffin, Secretary

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

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

**BEERS, CHRISTOPHER DAVID**  
524 W. VIRGINIA AVE  
PUNTA GORDA FL 33950-4843

LICENSE NUMBER: PE64594  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Ron DeSantis, Governor  
Mariane S. Griffin, Secretary

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS

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**TROUTEAUD, DAVID BRICE**  
6475 P.C.A. DRIVE  
NORTH FORT MYERS FL 33917

LICENSE NUMBER: PE69783  
EXPIRATION DATE: FEBRUARY 28, 2027  
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## ADDITIONAL DOCUMENTS

### Matern Professional Engineering Certifications & Licenses

**State of Florida**  
**Department of State**

I certify from the records of this office that MATERN PROFESSIONAL ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on March 4, 1988, effective February 29, 1988.

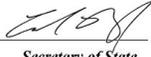
The document number of this corporation is M71298.

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: 877288924CC

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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

**MATERN, DOUGLAS PAUL**  
130 CANDACE DRIVE  
MAITLAND FL 32751

LICENSE NUMBER: PE19942  
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

**GRIFFITH, K. TODD**  
8805 CYPRESS PRESERVE PLACE  
FORT MYERS FL 33912

LICENSE NUMBER: PE67083  
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

**LAIN, SCOTT M.**  
13885 BALD CYPRESS CIRCLE  
FORT MYERS FL 33907

LICENSE NUMBER: PE69099  
EXPIRATION DATE: FEBRUARY 28, 2027

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# ADDITIONAL DOCUMENTS

## RvI Planning + Landscape Certifications & Licenses

**ACORD**  
**CERTIFICATE OF LIABILITY INSURANCE** (DATE: 09/02/2025)

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:** RMA, Inc. - Wichita Division  
PO Box 2992  
Wichita KS 67201

**AGENT:** RVI Planning + Landscape Architecture  
1011 West 5th Street, Suite 175  
Austin, TX 78703

**INSURANCE INFORMATION:**  
 - **INSURER #1:** RMA Certificate Team  
 - **INSURER #2:** Old Republic Insurance Company  
 - **INSURER #3:** The Continental Insurance Company  
 - **INSURER #4:** Underwriters at Lloyd's, London  
 - **INSURER #5:**  
 - **INSURER #6:**

**COVERAGES:** CERTIFICATE NUMBER: 353456718 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.

LINE	TYPE OF INSURANCE	DESCRIPTION	POLICY NUMBER	START DATE	END DATE	COVERAGES	LIMITS
A	COMMERCIAL GENERAL LIABILITY		MMZY1246025	3/1/2025	3/1/2026	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (TA) \$500,000 MED. EXP. (Any one person) \$10,000 PERSONAL & ADV. SERVICE \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP. OP. AGG. \$4,000,000	
	CLAIMS MADE	<input checked="" type="checkbox"/>					
	OCCUR	<input checked="" type="checkbox"/>					
	CONTRACTUAL	<input checked="" type="checkbox"/>					
	ADDITIONAL COVERAGES						
	GEN. AGGREGATE LIMIT APPLIC. PER. POLICY	<input checked="" type="checkbox"/>					
	LOC.	<input checked="" type="checkbox"/>					
	OTHER:						
A	AUTOMOBILE LIABILITY		MMYB1246025	3/1/2025	3/1/2026	Personal Aggregate \$5,000,000 COMBINED SINGLE LIMIT \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per occurrence) \$ PROPERTY DAMAGE (Per accident) \$	
	ANY AUTO	<input checked="" type="checkbox"/>					
	OWNED	<input checked="" type="checkbox"/>					
	NON-OWNED	<input checked="" type="checkbox"/>					
	AUTOS ONLY	<input checked="" type="checkbox"/>					
	SCHEDULED AUTOS ONLY	<input type="checkbox"/>					
	OTHER:						
B	UMBRELLA LIABILITY		6011538932	3/1/2025	3/1/2026	EACH OCCURRENCE \$15,000,000 AGGREGATE \$15,000,000	
	OCCUR	<input checked="" type="checkbox"/>					
	CLAIMS MADE	<input checked="" type="checkbox"/>					
	OTHER:						
A	PROFESSIONAL LIABILITY AND EMPLOYERS LIABILITY (EMPLOYERS LIABILITY IS SEPARATE FROM PROFESSIONAL LIABILITY)		MMWC1246125	3/1/2025	3/1/2026	E. & O. S. \$1,000,000 E. & O. S. \$1,000,000 E. & O. S. \$1,000,000 E. & O. S. \$1,000,000 E. & O. S. \$1,000,000 See Below	
	EMPLOYERS LIABILITY	<input checked="" type="checkbox"/>					
	PROFESSIONAL LIABILITY	<input checked="" type="checkbox"/>					
C	Professional/Pollution Liability		80146LUSA2505179	3/1/2025	3/1/2026	See Below	

**DEFINITION OF OPERATIONS - LOCATIONS - EXCLUDED ACTIVITIES:** See the attached Form 999-B for details.  
 - Professional and Pollution Liability: \$2,000,000 Per Claim, \$2,000,000 Aggregate, \$35,000 Per Claim Retention.  
 - General Liability Policy does not contain an exclusion for residential construction, condominiums, multi-family or multi-unit dwellings, coverage is subject to the terms and conditions of the policy.  
 - General Liability policy contains CO 2417-10-01 Contractual Liability - Railroads endorsement and the Automobile Liability contains CA 2070 10 13 Coverage for Certain Operations in Connection with Railroads endorsement.

**CERTIFICATE HOLDER:** Sample  
**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.

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THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida Department of Business & Professional Regulation

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4:34:04 PM 9/24/2025

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 AB&T Delinquent Invoice & Activity List Search

**LICENSEE DETAILS**  
 This is a business tracking record only. Click here for information on how to verify that this business is properly licensed.  
 Licensee Information

Name: RVE, INC. (Primary Name)  
 RVI PLANNING & LANDSCAPE ARCHITECTURE, INC. (DBA Name)  
 Main Address: TWO TOWNE SQUARE SUITE 200 SOUTHFIELD Michigan 48076  
 County: OUT OF STATE  
 License Location: 712 CONGRESS AVE SUITE 200 AUSTIN TX 78701  
 County: OUT OF STATE

License Information  
 License Type: Landscape Architecture Business Information  
 Rank: Business Info  
 License Number:  
 Status: Current  
 License Date: 08/15/2017  
 Expires:

Special Qualifications Qualification Effective  
 Corporation 08/15/2017

Alternate Names

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2601 Blair Stone Road, Tallahassee FL 32309 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1365

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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 850.487.1365. Pursuant to Section 655.276(1), Florida Statutes, effective October 1, 2012, licenses issued under Chapter 455, F.S. must provide the Department with an email address if they have one. The email address 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

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

WALKER, LAURAH  
 14520 AERIES WAY DRIVE  
 FORT MYERS FL 33912

LICENSE NUMBER: LA6667582  
 EXPIRATION DATE: NOVEMBER 30, 2025  
 Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/04/2023  
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ARCHITECTURE | PLANNING | PROGRAMING

2070 McGregor Blvd, Suite 1, Fort Myers, FL

o 239.332.2040 f 239.332.2049

## ADDITIONAL DOCUMENTS

### Snell Engineering Certifications & Licenses

## State of Florida Department of State

I certify from the records of this office that AXIS STRUCTURAL GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on January 19, 2016, effective January 12, 2016.

The document number of this corporation is P16000006080.

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 Fourteenth day of April, 2025*



  
Secretary of State

Tracking Number: 4511698723CU

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



**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: 67580

**VAN NOSTRAND, CORDELL SEILER**  
3773 COUNTRYSIDE ROAD  
SARASOTA FL 34233

LICENSE NUMBER: PE67580  
EXPIRATION DATE: FEBRUARY 28, 2027

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Ron DeSantis, Governor Melanie S. Griffin, Secretary



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

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

SPECIAL INSPECTOR NUMBER: 90821

**STEVENS ON, CRAIG**  
7123 35TH ST E  
SARASOTA FL 34243

LICENSE NUMBER: PE90821  
EXPIRATION DATE: FEBRUARY 28, 2027

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RG ARCHITECTS, P.A.

ARCHITECTURE | PLANNING | PROGRAMING

2070 McGregor Blvd, Suite 1, Fort Myers, FL

o 239.332.2040 f 239.332.2049

## ADDITIONAL DOCUMENTS

### Blue Cord Certifications & Licenses

## State of Florida Department of State

I certify from the records of this office that BLUE CORD DESIGN AND CONSTRUCTION, LLC is a limited liability company organized under the laws of the State of Florida, filed on January 4, 2010.

The document number of this limited liability company is L10000000311.

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 9, 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 Ninth day of January, 2025*



  
Secretary of State

Tracking Number: 8342102534CC

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**THANK YOU**  
for your consideration!



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