RFP NO. 20260129
ZEMEL ROAD LANDFILL OPERATIONS BUILDING

Due Date: January 13, 2026

CHARLOTTE COUNTY PURCHASING DIVISION
18500 Murdock Cir, Ste. 344
Port Charlotte, Fl 33948-1094

HEADQUARTERS:
3820 Colonial Blvd., Ste. 100
Fort Myers, Fl 33966
SARASOTA BRANCH:
1990 Main Street, Ste 750,
Sarasota, Fl 34236

Please note that images are conceptual for presentation purposes only and are not representative of the final design.

Kindly note that clicking the cursor icon will take you to the ADG 360 application for further details and visuals.

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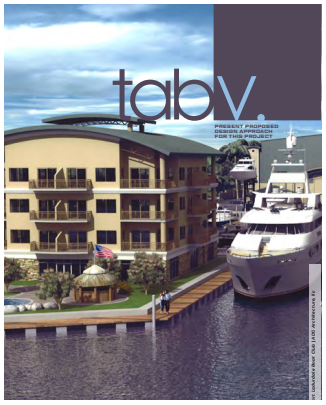

01 LETTER OF INTEREST

RFP NO. 20260129

January 13 th, 20256
Alisa L. True, CPPB | Senior Contract Specialist
Charlotte County Purchasing Division
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948-1094

Dear Ms. True and Members of the Professional Services Committee,
RE: RFP No. 20260129 – Design of Zemel Road Landfill Operations Building

ADG Architecture, llc (ADG) is pleased to submit our qualifications in response to RFP No. 20260129 for the design of the Zemel Road Landfill Operations and Maintenance Building. With more than 35 years of experience serving municipal and county governments throughout Southwest Florida, ADG brings a clear understanding of the operational, regulatory, and environmental requirements associated with essential public works facilities.

UNDERSTANDING THE COUNTY OBJECTIVES

Charlotte County's objective to replace the existing Operations and Maintenance buildings with a single, consolidated, hurricane-rated facility aligns directly with ADG's experience delivering durable, operationally focused buildings that support daily service functions, emergency readiness, and long-term reliability. We recognize this project is not a typical municipal building; it is an industrial operations facility within an active landfill, requiring careful planning to address subsurface conditions, environmental constraints, heavy equipment movement, staff safety, and operational continuity throughout design and construction.

ADG's APPROACH

ADG's approach emphasizes early due diligence, proactive risk identification, and disciplined project controls to support predictable outcomes. Environmental and geotechnical considerations will be evaluated early and integrated into building placement, foundation strategies, and building system design, with particular attention to the operational constraints of an active landfill environment. Our management methodology prioritizes milestone-based reviews, documented decision-making, and clear communication with County staff, providing transparency, accountability, and consistent County oversight at each phase of the project. Throughout the design process, ADG also emphasizes constructability, life-cycle cost awareness, and coordination of building systems, supporting efficient construction, long-term maintainability, and reliable facility performance.

OUR HIGHLY QUALIFIED TEAM

The proposed ADG team offers continuity, capacity, and direct accountability, supported by a focused group of engineering and technical consultants selected specifically for the requirements of this project.

- **ATWELL Engineering | Civil**
- **CMTA Inc. | Mechanical Electrical Plumbing**
- **RIB U.S.COST | Cost Estimating Management**
- **UES Professional Solutions, LLC | Geo-tech and Environmental**
- **TRC Worldwide Engineering| Structural**

ADG ARCHITECTURE, llc
a STONEWALL GROUP studio

LICENSE NO.: AR0012668

HEADQUARTERS:
3820 Colonial Blvd., Suite. 100
Fort Myers, Florida 33966

SARASOTA BRANCH:
1990 Main Street, Suite 750,
Sarasota, 34236

01 LETTER OF INTEREST

ADG's qualifications reflect our ability to manage scope, schedule, cost awareness, and quality while delivering coordinated, constructible construction documents. Our experience with operational facilities and environmentally constrained sites positions us to provide Charlotte County with a reliable design partner focused on risk mitigation, fiscal responsibility, and long-term value.

We appreciate the opportunity to submit our qualifications and welcome the opportunity to further discuss our understanding of the project, our team, and our approach. As part of ADG's firm philosophy, we are committed to continuous improvement and purposeful creativity, regularly strengthening our technical resources, project controls, and team capacity while incorporating enhanced digital design tools to better support our public-sector clients. We are well prepared to apply these capabilities in collaboration with Charlotte County staff to deliver a disciplined, operationally focused, and constructible design solution that supports operational continuity, regulatory compliance, and long-term facility performance. We look forward to the possibility of partnering with Charlotte County on this essential public works project.

Respectfully submitted,
ADG Architecture, llc

Robert Taylor, AIA, NCARB, LEED AP BD+C
Principal-In-Charge
239-277-0554
BobT@alliancedesigngroup.com

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a STONEWALL GROUP studio

LICENSE NO.: AR0012668

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PART IV - SUBMITTAL FORMS
PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence
	Robert Taylor, Principal	50	Fort Myers	Fort Myers	Alva
	Clarisa Parodi, Principal	30	Fort Myers	Fort Myers	Alva
	Frederick Koenig, Dir. of Architectural Services	30	Fort Myers	Fort Myers	Port Charlotte
	Claude Pullen, Staff Architect	30	Fort Myers	Fort Myers	Babcock Ranch
	Timothy Griffin, Project Manager	10	Fort Myers	Fort Myers	Cape Coral
	Sherese Powell, Interior Designer	07	Fort Myers	Fort Myers	Fort Myers

2.	Magnitude of Company Operations	
	A) Total professional services fees received within last 24 months:	$ 13,898,457
	B) Number of similar projects started within last 24 months:	18
	C) Largest single project to date:	$ 72 Million

3.	Magnitude of Charlotte County Projects	
	A) Number of current or scheduled County Projects	01
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).	$ 138,935

4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided
	ATWELL	Fort Myers	15	Civil
	CMTA Inc.	Port Charlotte	28	Mechanical & Electrical Engineering
	RIB U.S.COST	Fort Myers	2.5	Cost Estimate
	UES	Fort Myers	2.5	Geo-tech Environmental
	TRC	Fort Myers	5	Structural

5.	**Disclosure of interest or involvement:** List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.	
	Firm	Address
	Phone #	Contact Name
	Start Date	Ending Date
	Project Name/Description	

N/A

6. Minority Business: 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.	**Yes** _____ **No** X
Comments or Additional Information:	

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 Dec 4 Addendum No. 2 Dated Dec 17 Addendum No. 3 Dated Dec 18

Addendum No. 4 Dated Jan 5 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

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

ADG Architecture, llc
Firm Name

239-277-0554
Telephone

N/A
Fictitious or d/b/a Name

45-4265882
Federal Employer Identification Number (FEIN)

3820 Colonial Boulevard, Suite 100
Home Office Address

Fort Myers, 33966
City, State, Zip

35
Number of Years in Business

3820 Colonial Boulevard, Suite 100, Fort Myers, Fl 33966
Address: Office Servicing Charlotte County, other than above

Robert Taylor, Principal
Name/Title of your Charlotte County Rep.

239-277-0554
Telephone

Robert Taylor, Principal
Name/Title of Individual Binding Firm (Please Print)

Signature of Individual Binding Firm

12.01.2026
Date

BobT@alliancedesigngroup.com
Email Address

(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that ADG Architecture, llc (name of business) does:

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

01.13.2026

Date

NAME OF FIRM ADG Architecture, llc

(This form must be completed and returned)

HUMAN TRAFFICKING AFFIDAVIT
for Nongovernmental Entities Pursuant To FS. §787.06

Charlotte County Contract #20250587

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

1. I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.

2. I am an officer or representative of the Nongovernmental Entity and authorized to provide this affidavit on the Company's behalf.

3. Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. This declaration is made pursuant to Section 92.525, 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

Robert Taylor
Printed Name

President
Title

Yes
Nongovernmental Entity

01.13.2026
Date

END OF PART IV

NAME OF FIRM ADG Architecture, llc

(This form must be completed and returned)

tab.

TEAM PROPOSED FOR THIS PROJECT

Veterans' Park Academy for the Arts | ADG Architecture, llc

PRINCIPAL-IN-CHARGE ▪ ROBERT TAYLOR, AIA, NCARB, LEED AP BD+C
The Principal-in-Charge will provide executive-level oversight throughout the Design Phase. Responsibilities include:

- Establishing project goals and performance expectations
- Maintaining compliance with Charlotte County standards
- Providing strategic guidance on risk, scope, and major design decisions
- Serving as the primary escalation point for County leadership
- He will remain actively engaged at key milestones & County review points.

LEAD PROJECT DESIGNER ▪ CLARISA PARODI, AIA Assoc., ADA Specialist
The Lead Project Designer will be responsible for architectural design leadership and technical integration throughout the Design Phase. Responsibilities include:

- Leading programming and operational validation efforts
- Developing and refining building layouts and design concepts
- Integrating site constraints, constructability, and operational requirements into the design
- Coordinating architectural design with structural and MEP systems
- Ensuring design solutions align with long-term operational performance

HEAD OF ARCHITECTURAL SERVICES ▪ FREDERICK KOENIG, AIA, NCARB
The Head of Architectural Services will be responsible for architectural leadership, technical oversight, and design integration throughout the Design Phase. Responsibilities include:

- Leading architectural programming and operational validation
- Establishing architectural design standards and quality
- Guiding development of building layouts and architectural systems
- Integrating site, constructability, and operational requirements
- Coordinating architectural design with structural and MEP disciplines
- Overseeing architectural quality control at key milestones
- Aligning design solutions with long-term performance of project

CONSULTANT TEAM RESPONSIBILITIES

All consultants will work under ADG's direction and coordination. Key responsibilities include:·

- **GEO TECH AND ENVIRONMENTAL ENGINEERING:** Engineers provides full solid-waste engineering support, including landfill planning, environmental compliance, and operations management tailored to facilities like Zemel Road.
- **STRUCTURAL ENGINEERING | TRC WORLDWIDE ENGINEERING**: Structural system design, hurricane-rated performance, and foundation coordination
- **MEP ENGINEERING | CMTA:** Mechanical, electrical, and plumbing systems designed for operational reliability and environmental conditions
- **RESEARCH | GROWTH DEVELOPMENT RESEARCH:** focuses on understanding how a community, organization, or market is changing so we can identify opportunities, anticipate needs, and make informed strategic decisions.
- **COST CONTROL | RIB US COST** : Utilize RIB U.S. Cost for accurate cost modeling, real-time estimating, and continuous budget alignment throughout all phases of design.changing so we can identify opportunities, anticipate needs, and make informed strategic decisions.

ADG will lead coordination meetings to ensure seamless integration across all disciplines, align design intent, resolve technical issues early, and maintain clear communication between the County, consultants, and the project team throughout the entire process.

tab II.

PROPOSED MANAGEMENT PLAN

Veterans Park Academy for the Arts Theater and Multi-Use Facility | ADG Architecture, llc

ADG'S MANAGEMENT PLAN

ADG Architecture, llc has assembled a project team and management structure designed to provide Charlotte County with clear leadership, accountability, and continuity throughout the design of the Zemel Road Landfill Operations Building. The proposed management plan establishes defined roles, responsibilities, and lines of authority to ensure effective coordination, timely decision-making, and disciplined execution, particularly important for a project involving operational facilities and landfill-related site constraints.

ADG will serve as the Prime Consultant and will be responsible for overall project management, coordination of all subconsultants, and delivery of architectural services in accordance with the RFQ requirements. ADG will act as the single point of responsibility for schedule control, scope coordination, and quality management across all disciplines. The team organization is structured to provide direct and consistent access to senior leadership for Charlotte County, while maintaining dedicated day-to-day project management and technical oversight to support timely decision-making, clear communication, and coordinated document delivery. This structure supports efficient consultant integration, disciplined quality control, and alignment with County standards throughout all phases of the project.

ORGANIZATIONAL STRUCTURE OVERVIEW

- **Principal-in-Charge |** Executive oversight and authority
- **Project Manager |** Day-to-day management and coordination
- **Lead Project Designer |** Architectural leadership and design integration
- **Consultant Team |** Discipline-specific technical services under ADG direction

This structure ensures that decisions are made at the appropriate level and that County staff have consistent points of contact throughout the project.

CHARLOTTE COUNTY PROJECT OWNER

PRIME FIRM KEY PERSONNEL

ROBERT TAYLOR
AIA, NCARB, LEED AP BD+C | Certified CPTED Practitioner| President
PRINCIPAL IN CHARGE
50 YEARS OF EXPERIENCE

CLARISA PARODI
AIA Associate, Certified CPTED Practitioner | Principal
LEAD DESIGNER
30 YEARS OF EXPERIENCE

FREDERICK KOENIG
AIA- NCARB | Director of Architectural Services
PROJECT MANAGER
30 YEARS OF EXPERIENCE

CLAUDE PULLEN
AIA, NCARB, LEED AP BD + C
STAFF ARCHITECT
30 YEARS OF EXPERIENCE

CONSULTANT KEY TEAM MEMBER

JASON SMITH
MECHANICAL ENGINEER
27 YEARS OF EXPERIENCE

TODD R REBOL
CIVIL ENGINEER
20 YEARS OF EXPERIENCE

PAUL MORSHELL
STRUCTURAL ENGINEERING
30 YEARS OF EXPERIENCE

ADAM DORNACKER
ENVIRONMENTAL CONSULTANT
30 YEARS OF EXPERIENCE

LEIGH SHAW
CCP, LEED BD+C, VMA
LEAD ESTIMATOR
18 YEARS OF EXPERIENCE

MATTHEW ELMORE
GEO-TECH CONSULTANT
14 YEARS OF EXPERIENCE

CONSULTANT FIRMS

ADG ARCHITECTURE, llc
ATWELL
CMTA
UES
TRC
RIB U.S.COST

No Changes To Designated Key Personnel May Occur Without Charlotte County's Permission

During the Design Phase, ADG utilizes a coordinated suite of industry-standard digital design and management tools to support accuracy, collaboration, and quality control. Architectural and multidisciplinary coordination is developed using Building Information Modeling (BIM) platforms, including Autodesk Revit, to integrate architectural, structural, and MEP systems and to identify conflicts early in the design process.

AutoCAD is used where appropriate for detailed documentation, consultant coordination, and existing-conditions integration. Design review, drawing coordination, and document control are supported through Bluebeam Revu, enabling structured markups, interdisciplinary reviews, and clear tracking of comments and resolutions.

Project communication, milestone tracking, and document sharing are managed through secure, cloud-based collaboration platforms to maintain version control and provide transparency to County stakeholders as required. These tools support ADG's quality control procedures by facilitating interdisciplinary coordination, constructability reviews, and consistent documentation standards throughout all phases of design, while maintaining compliance with Charlotte County standards and RFQ requirements.

ADG ARCHITECTURE, llc
ARCHITECTURE, PRIME
OVER 35 YEARS OF EXPERIENCES

ROBERT TAYLOR, AIA, NCARB, LEED AP BD+C | Certified CPTED Practitioner | President

Robert founded ADG Architecture, llc in 1989 and brings more than 46 years of experience in architectural design, master planning, and municipal facilities, including extensive work with city and county governments and coordination with federal agencies such as the U.S. Army Corps of Engineers. His expertise includes leading multidisciplinary teams on complex public works and infrastructure facilities that require durability, regulatory compliance, and long-term operational performance.

For the Zemel Road Landfill Operations Building, Robert will serve as Principal in Charge, providing strategic leadership during programming and design to align the facility with solid waste operational needs, site and landfill constraints, and long-term County objectives. He will guide space planning and functional adjacencies for administrative, maintenance, and fleet operations; integrate resilience, continuity-of-operations, and safety considerations appropriate for a landfill environment; and oversee phased implementation to maintain uninterrupted operations while supporting future expansion and evolving regulatory requirements.

EDUCATION : Bachelors of Architecture Lawrence Technological University Southfield, MI

PROJECT ROLE: Principal in Charge

RELEVANT EXPERIENCES

- City of North Port Family Services, City of North Port, Florida
- City of Sanibel Public Safety Complex, City of Sanibel, Florida
- Charlotte County Community Development Expansion, Charlotte County, Florida
- Dr Ann Murphy S.T.A.R.S Complex, Fort Myers, Florida
- Desoto County Family Complex, Arcadia, Florida

CLARISA PARODI, AIA Associate, Certified CPTED Practitioner | Principal

Clarisa joined ADG Architecture, llc in 2002 and brings more than 22 years of experience in public sector design, operational planning, and complex facility programming. Her work spans municipal, public safety, and infrastructure-support facilities throughout Southwest Florida, with a strong focus on translating operational requirements into durable, efficient, and resilient built environments.

For the Zemel Road Landfill Operations Building, Clarisa will serve as Lead Designer, guiding programming, space stacking, and functional adjacencies for administrative, operations, maintenance, and support areas within an active landfill setting. She will work closely with County staff and operations personnel to validate workflows, vehicle and equipment interfaces, and staff safety requirements. Her role will include integrating accessibility, industrial safety, CPTED principles appropriate to secured facilities, and sustainable design strategies using high-performance building systems and materials selected for longevity, maintainability, and environmental exposure common to landfill operations.

EDUCATION : Bachelor of Architecture School of Architecture Urbanism and Design, Universidad Nacional de Mar del Plata, Buenos Aires

PROJECT ROLE: Lead Designer

RELEVANT EXPERIENCES

- Collier County Medical Examiner, Naples, Florida
- City of Sanibel Public Safety Complex, City of Sanibel, Florida
- Charlotte County Community Development Expansion, Charlotte County, Florida
- Dr Ann Murphy S.T.A.R.S Complex, Fort Myers, Florida
- Desoto County Family Complex, Arcadia, Florida

ADG ARCHITECTURE, llc
ARCHITECTURE, PRIME
OVER 35 YEARS OF EXPERIENCES

FREDERICK J. KOENIG, AIA- NCARB | Director of Architectural Services

Fred is an architect with nearly 30 years of experience in public safety, community, and government facilities. He has led master planning and delivery for major initiatives public safety complexes and fire stations from concept through construction closeout. For the South County Annex Replacement, Fred will drive programming, operational workflows, stakeholder facilitation, and phased implementation, pairing code and life-safety rigor with durable, resilient building systems. His work is known for being functional, innovative, and community-centered.

EDUCATION : Bachelors of Science in Design, Clemson University | Associated in Applied Science in Architectural Technology, Suny Delhi, NY

PROJECT ROLE: Senior Project Manager

RELEVANT EXPERIENCES

- Utilities Department New Buildings, City of Sarasota, Florida
- County Clerks Renovation, City of Sarasota, Florida
- Department of Health Renovation, Madison County, NY
- West Coast Inland Navigation District Offices, Venice, Florida

CLAUDE PULLEN, AIA, NCARB, LEED AP BD + C | Senior Staff Architect

Claude joined ADG Architecture, llc in 2006. He brings deep experience in architectural design, construction, and project management for government and public-sector facilities. His strengths include facility assessments, space-utilization studies, and master planning; developing clear construction standards; optimizing layouts and workflows; and ensuring compliance with the Americans with Disabilities Act and the Florida Building Code. As a building-envelope specialist, he focuses on durability, energy performance, moisture control, and lifecycle value delivering practical, code-rigorous, and user-focused solutions.

EDUCATION : Bachelor of Architecture, Catholic University of America, Washington, D.C.

PROJECT ROLE: Staff Architect and Project Specifications

RELEVANT EXPERIENCES

- North Fort Myers High School Re-Roof, North Fort Myers, Florida
- C and D Building, Waste Water Management, Marco Island, Florida
- City of Sanibel Public Safety Complex, City of Sanibel, Florida
- Dr Ann Murphy S.T.A.R.S Complex, Fort Myers, Florida
- Lee County Public Education Center, Re-Roof

Sherese Powell | Interior Designer

Sherese holds a B.A. in Interior Design from The Art Institute of Tampa and specializes in coastal and resort projects. She blends smart space planning, color strategy, and resilient material choices to create functional, refined environments that perform in coastal conditions. She's known for an innovative, detail-driven approach and a calm, collaborative process. Her expertise spans space planning, color theory, and material selection, with a strong emphasis on durability and performance in coastal conditions favoring resilient finishes, moisture-tolerant assemblies, and low-maintenance systems that elevate both beauty and longevity.

EDUCATION : Bachelor of Arts, Interior Design of University of Tampa, Florida

PROJECT ROLE: Lead Designer

RELEVANT EXPERIENCES

- Cape Coral Technical College Expansion, Cape Coral, Florida
- West Coast Inland Navigation District Offices, Venice, Florida
- Veterans Academy for the Arts, Lehigh Acres, Florida

ATWELL
CIVIL ENGINEERING
CONSULTANT WITH ADG FOR 20 YEARS

TODD R. REBOL, P.E., | Vice President

Todd is a Vice President with over 20 years of comprehensive experience in the design, permitting, management, and construction of an extensive range of projects. He manages the Port Charlotte branch office, which services Charlotte County, DeSoto County, Sarasota County, and the City of North Port. As a manager, he is responsible for the office's everyday operations. He uses his experience to place individuals on a project that will draw upon the team's best engineering and/or surveying skills for each project.

EDUCATION : Bachelors of Science Mechanical Engineering, University of South Florida

PROJECT ROLE: Senior Civil Engineer

RELEVANT EXPERIENCES

- Sidewalks - Year Three Improvements, Charlotte County, Florida
- Family Services Center - Phase 1, Charlotte County, Florida
- District One Sheriff's Office, Charlotte County, Florida
- District Three Sheriff's Office, Charlotte County, Florida
- Harbor Boulevard Improvements, Charlotte County , Florida

CLAYTON W. REBOL, P.E., | Director

As a Project Manager Mr. Clay manages the design, permitting, and construction of diverse development projects. He brings expertise in civil engineering design, permitting, and construction inspection, with experience in wastewater systems, roadway and utility improvements, cost estimating, and design modeling. His strong knowledge of regulatory requirements ensures efficient and successful project delivery He is committed to providing, cost-effective solutions that meet client goals and standards.

EDUCATION : Bachelors of Science Civil Engineering, University of South Florida

PROJECT ROLE: Civil Engineer

RELEVANT EXPERIENCES

- Family Services Center - Phase 1, Charlotte County
- District Three Sheriff's Office, Charlotte County
- West County Annex Building, Charlotte County
- Charlotte County Community Development Expansion Project

TRC WORLDWIDE ENGINEERING
STRUCTURAL DESIGN AND CONSULTING SERVICES

PAUL MOERSCHEL, P.E., S.I. | President | Structural Engineer of Record

Mr. Moerschel has had a major role in the design and detailing of various projects and structure types including municipal, educational, residential, office buildings, healthcare, and small commercial buildings. He has developed an extensive background in design utilizing various types of structural systems. Mr. Moerschel has proven his ability to produce cost-effective structural system designs by demonstrating effective management techniques and utilizing experience to overcome project constraints.

EDUCATION : Masters of Science in Civil Engineering and Structural Engineering Georgia Institute of Technology

PROJECT ROLE: Senior Structural Project Manager

RELEVANT EXPERIENCES

- Gulf Coast Medical Center Expansion, Fort Myers
- Naples Fire Department, Station #1 & Administration, Naples
- Passenger Terminal, Charlotte County Airport (PGD), Naples
- Page Field Terminal Building, Fort Myers

CMTA INC. ELECTRICAL AND MECHANICAL ENGINEERING
ZERO ENERGY CONSULTING

JASON SMITH, P.E, LEED AP BD + C, CEM | Partner, Senior Electrical Engineer

Jason develops mechanical scopes, leads rigorous QA/QC, and delivers cost-effective, innovative solutions. A LEED Accredited Professional and Certified Energy Manager, he brings deep expertise in high-performance civic systems, with experience across K-12 and higher education, government, healthcare, and commercial buildings. He will lead the mechanical team with a focus on humidity control, energy performance, resilience, and maintainability. His approach evaluates DOAS with energy recovery; high-efficiency heat-pump or chilled-water options; right-sized distribution and zoning for public-facing and staff areas; and integrated DDC/BMS. He provides appropriate redundancy (N+1), corrosion-resistant selections and wind-rated louvers, outside-air pretreatment, and emergency ventilation with rapid-restart sequences.

EDUCATION : B.S., Electrical Engineering, University of Central Florida

PROJECT ROLE: Mechanical Engineer of Record

RELEVANT EXPERIENCES

- Charlotte County Sheriff's Office District 3 Administration Support Headquarters, Punta Gorda
- Hillsborough County Public Safety Operations Center, Tampa
- Volusia County Sheriff's Office Sheriff's Evidence Facility & Forensics Lab, Daytona Beach
- Police Headquarters, Hollywood
- Supervisor of Elections, West Palm Beach
- Supervisor of Elections Renovations & Additions, Fort Lauderdale
- New Police Department & Emergency Operations Center, Jupiter
- New Evidence Facility, Bradenton
- New Emergency Operations Center, North Port
- New Police Department Headquarters, North Port

GARY WYDOCK, EI | Partner, Senior Mechanical Engineer

Gary leads the Fort Myers region and oversees office operations, client relations, project management, and design. His principal areas of practice include HVAC, plumbing, and fire protection systems for new construction, renovations, replacements, and upgrades. He has managed and designed facility studies/assessments, replacements, renovations, and new construction across K-12, higher education, local government and federal government, healthcare, and commercial facilities. Gary develops clear MEP bases of design, conducts milestone QA/QC reviews, and directs BIM coordination to maintain constructability and reduce change orders. His approach emphasizes energy performance, maintainability, and coastal resilience corrosion-resistant selections, wind-rated components, thoughtful access, and right-sized redundancy. He is adept at phasing and occupied renovations, planning temporary systems and cutovers to keep departments operational.

EDUCATION : B.S., Mechanical Engineering, The Pennsylvania State University

PROJECT ROLE: Senior Mechanical Engineer

RELEVANT EXPERIENCES

- Charlotte County Sheriff's Office District 4 Office & Training Center and K-9 Kennel, Englewood
- Charlotte County Sheriff's Office District 3 Administration Support Headquarters, Punta Gorda
- Charlotte County Sheriff's Office Interior Renovations Feasibility Study & Concept Design, Naples
- Hillsborough County Public Safety Operations Center, Tampa
- Manatee County Sheriff's Office New Evidence Facility, Bradenton
- City of North Port New Emergency Operations Center, North Port
- City of North Port New Police Department Headquarters, North Port
- Lee County Sheriff's Office Headquarters Building STET Renovations, Naples

UES GEOTECH ENGINEERING
NATIONAL GEOTECHNICAL, MATERIALS TESTING, INSPECTION, AND ENVIRONMENTAL

ADAM DORNACKER, PE | Geotechnical Department Manager, Professional Engineer

Mr. Dornacker is a licensed Professional Engineer with over 12 years of experience in geotechnical engineering. He manages UES' Fort Myers Geotechnical Department, overseeing staff, drilling operations, and report preparation. His expertise includes foundation design and monitoring, soil and concrete testing, and geotechnical instrumentation review.

EDUCATION : BS, Civil Engineering, Florida Gulf Coast University
PROJECT ROLE: Geotech Project Manager
RELEVANT EXPERIENCES
- Charlotte County Fire Stations #3, #6 & #17, Punta Gorda And Port Charlotte
- Charlotte County Beach Recreation Center, Port Charlotte
- Castaways Condos Charlotte County, Englewood
- Multiple Fire Station/Training Facilities, Lee County & Collier County
- Sanibel Island Causeway, Sanibel

MATTHEW ELMORE, PE | Engineering Services Manager

Mr. Elmore oversees geotechnical investigations, construction materials testing, and related technical services for both public and private projects. A licensed professional civil engineer with 14 years of experience, he specializes in geotechnical engineering, foundation design, and materials testing for a wide range of facilities including transportation, industrial, and municipal projects. His expertise spans soil and site improvement, seismic analysis, pavement design, and inspection of concrete, foundations, and deep foundation systems.

EDUCATION : BS, Civil Engineering, Trine University
PROJECT ROLE: Project Manager
RELEVANT EXPERIENCES
- Punta Gorda Airport Inspection Servies, Charlotte County
- Charlotte Behavioral CSU Addition Punta Gorda, Charlotte County
- Sabal Springs Irrigation Water Storage Tank North Fort Myers, Lee County
- Fort Myers Shores Fire Station, Alva

RIB U.S.COST
NATIONAL COST ESTIMATOR

LEIGH SHAW, CCP, LEED AP BD+C, VMA | Lead Cost Estimator

Leigh Shaw has 18 years of experience providing construction cost control services. She is currently a Project Manager and Senior Cost Estimator where she performs cost estimating along with QA/QC specifically for our South Florida projects. Leigh is also responsible for the preparation of detailed quantity take-offs; labor, material, and equipment pricing; and summarizing cost estimates for projects of all types. She serves various clients in a broad range of industry, namely in, healthcare, civic, and government.

EDUCATION : Masters of Science, Construction Management
PROJECT ROLE: Lead Cost Estimator
RELEVANT EXPERIENCES
- ATF Compound, Bureau of Alcohol, Tobacco, Firearms & Explosives, U.S. Department of Homeland Security, Glynco, GA
- West Matheson Hammock Nursery / Dade-County Nursery, Miami, FL

TEAM RESPONSIBILITY MATRIX	ADG	ATWELL	CMTA	TRC	UES	RIB USA
PROGRAMMING PLANNING PHASE						
Industry Standard | Operational Analysis	●	●				
Community Resource Analysis	○	●			●	
Stakeholder Meetings	●	●	●	●		○
Conceptual Site Planning	○	●	○	○		
Programming	●	○	○	○		
Site Security Planning	●	●				
Facility Condition Surveys	●	○	●	○	○	
Site Inventory & Analysis	●	○				○
Growth & Space Forecast Inputs	●					
Preliminary Cost Model (ROM)	●	○	○	○	○	●
SITE ANALYSIS						
Site Analysis	○	●				
Mobility & Parking Demand	●	●				○
Crime Prevention Through Environmental Design (CPTED) | Site Security	●	●				
DESIGN PHASE						
Civil Engineering	●	●	○			
Geo-Technical Study	●	○	○		●	
Schematic Design	●		○	○		
Design Development	●		●	●	●	
Construction Cost Estimate	●		○	○	○	●
Construction Documents	●		●	●	●	
Structural Documents	○		●		●	
MEP Documents	○		○	●	○	
Crime Prevention Design Documents	●					
BIM Coordination	●	○	●	●		
Sustainability	●	●	○	○		
Ff&E, Signage Design	●					
Cost Control	●		○	○	○	●
CONSTRUCTION PHASE FUTURE PHASE						
Construction Administration	●		●	●	●	
Construction Contract Support	●					
State Agency System Coordination	●		●	○		

CLICK HERE
INTERACTIVE PHASE AVAILABILITY

● LEAD ○ SUPPORT

TEAM MEMBER NAME	ORGANIZATION IN CHARGE	ROLE RESPONSIBILITY	PROGRAMING	MASTER PLANNING	DESIGN	CONSTRUCTION
Robert Taylor	ADG	Principal in Charge	A	A	A	A
Claude Pullen	ADG	Project Manager	A	A	L	L
Clarisa Parodi	ADG	Lead Designer	L	L	L	A
Frederick Koenig	ADG	Project Architect	A	A	L	L
Todd R. Rebol	Atwell	Civil Principal-in-Charge	L	L	L	L
Paul Morshell	TRC	Structural Engineer (EOR)	A	A	L	L
Jason Smith	CMTA	MEP/FP Engineer (EOR)	A	A	L	L
Adam Doornacker	UES	Environmental	L	L	L	L
Mathew Elmore	UES	Geotechnical Consultant	A	A	A	A
Leigh Shaw	RIB U.S. Cost	Chief Estimator	A	A	A	A

LEGEND	
L	LEAD ROLE
A	ASSIST ROLE

TEAM MEMBER NAME	ORGANIZATION IN CHARGE	ROLE RESPONSIBILITY	PROGRAMING %	SCHEMATIC DESIGN %	DESIGN DEVELOPMENT %	CONSTRUCTION DOCUMENT %	CONSTRUCTION OBSERVATION %	AVALABILITY | PHASES %
Robert Taylor	ADG	Principal in Charge	85	65	40	30	15	55.00
Clarisa Parodi	ADG	Lead Designer	100	85	85	70	60	70.00
Frederick Koenig	ADG	Project Manager	95	85	85	85	75	81.00
Claude Pullen	ADG	Project Architect	20	60	85	100	100	79.00
Todd R. Rebol	Atwell	Civil Principal-in-Charge	85	85	75	70	50	73.00
Paul Morshell	TRC	Structural Engineer (EOR)	10	75	85	85	65	64.00
Jason Smith	CMTA	MEP / FP Engineer (EOR)	15	80	85	85	70	67.00
Matthew Elmore	UES	Geotechnical Consultant	40	20	30	25	15	26.00
Leigh Shaw	RIB U.S. Cost	Chief Estimator	30	65	80	70	30	55.00

Method
Weights (emphasize involvement): P=10%, SD=25%, DD=30%, CD=25%, CO=10%.
Weighted score: 0.10·P + 0.25·SD + 0.30·DD + 0.25·CD + 0.10·CO.
Scaled-to-top (0–100): (Weighted / MaxWeighted) × 100 (top person = 100).

CLICK HERE
INTERACTIVE PHASE AVAILABILITY

tab III.

PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

C and D Building, Marco Island Waste Water Managemenmt

ADG Architecture, llc's proposed project team is intentionally structured around professionals who have worked together on similar government facilities and operational buildings. This continuity of leadership and collaboration allows the team to operate efficiently, anticipate coordination challenges, and apply proven delivery methods rather than learning processes during the project. The team's collective experience with Florida government agencies, multi-department facilities, and fixed-budget projects ensures that design decisions are informed by regulatory requirements, operational realities, and fiscal responsibility.

A. PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

The ADG Architecture, LLC team has a long history of working with the same engineering and specialty consultants on Florida public-sector projects. This consistent partnership allows us to deliver complex operational and maintenance facilities with clear communication and strong coordination across all disciplines.

For projects similar to the Zemel Road Landfill Operations Building, ADG has served as the prime consultant, leading the project and coordinating closely with the core consulting disciplines needed for successful delivery.

CIVIL ENGINEERING | ATWELL, LLC

Responsible for site planning, grading, drainage, utility coordination, stormwater management, and regulatory agency coordination. Atwell has worked with ADG on facilities requiring careful site planning and infrastructure coordination, including projects with constrained or environmentally sensitive sites.

STRUCTURAL ENGINEERING | TRC WORLDWIDE

Responsible for structural systems design, foundation coordination, and integration of structural solutions responsive to site and loading conditions. TRC has collaborated with ADG on facilities requiring durable, hardened structures and large clear-span spaces for operational and maintenance functions.

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING | CMTA

Responsible for HVAC, plumbing, electrical, and building automation systems. CMTA has worked closely with ADG to design efficient, right-sized systems for operational facilities, including fleet maintenance spaces, laboratories, and administrative areas, with emphasis on lifecycle cost and long-term performance.

GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING – UES

Responsible for subsurface investigations, environmental assessments, and coordination of site-specific mitigation strategies. These consultants have supported ADG on projects where early understanding of subsurface conditions was critical to minimizing risk and controlling construction costs.

ADG establishes the project framework at the outset by clearly defining consultant roles, scopes of work, communication protocols, and coordination milestones. Regular interdisciplinary coordination meetings are conducted throughout programming, schematic design, design development, and construction documents to ensure alignment across all disciplines.

B. RELEVANT WORK HISTORY WITH GOVERNMENT FACILITIES IN FLORIDA (CHARLOTTE COUNTY–FOCUSED)

ADG Architecture, llc has a long-standing and well-established history of providing architectural and planning services to government clients throughout the State of Florida, with specific experience working under Charlotte County standards, review processes, and Facilities Management expectations. The proposed project team is familiar with the County's approach to project oversight, phased reviews, and documentation requirements, allowing ADG to deliver projects efficiently while maintaining compliance and accountability.

ADG's government-sector experience includes the planning, design, and construction administration of public works facilities, fleet maintenance and service centers, utility and infrastructure-support buildings, and multi-department administrative facilities—project types that align directly with the operational and technical requirements of the Zemel Road Landfill Operations Building. These projects typically involve coordination with multiple County departments and require disciplined management of scope, schedule, and budget.

construction document phases. ADG is accustomed to preparing clear, complete submission packages that support efficient County review, minimize comment cycles, and facilitate timely approvals. This includes coordination of architectural and engineering documents prior to submission to ensure internal consistency and responsiveness to County standards.

ADG is well-versed in applying the Florida Building Code as adopted and enforced by Charlotte County, including requirements related to:

- Hurricane and wind-resistance design
- Floodplain and site-related considerations
- Accessibility and life safety compliance
- Durability expectations for public operational facilities
- ADG routinely coordinates directly with Charlotte County building officials, fire review staff, and other reviewing authorities to address code interpretations early in the design process. This proactive approach reduces permitting delays and avoids late-stage redesign.

C. RELEVANT WORK HISTORY WITH GOVERNMENT FACILITIES IN FLORIDA (CHARLOTTE COUNTY–FOCUSED)

The proposed ADG Architecture, LLC project team has extensive experience delivering public-sector projects within fixed or closely managed budgets by embedding cost awareness into every design decision and coordinating closely with all design disciplines from project initiation through construction. Budget control is treated as a continuous management responsibility rather than a single milestone exercise.

ADG's approach to multi-use facility design emphasizes early planning, disciplined coordination, and compliance with Charlotte County standards and review processes. During programming, ADG works closely with County departments and Facilities Management staff to clearly define operational adjacencies, security separations, and circulation patterns. This ensures that administrative and public-facing functions are appropriately separated from fleet maintenance, laboratory, and operational areas, while still maintaining efficient workflows.

The proposed team has extensive experience coordinating complex building systems across multi-use facilities, including:

- HVAC zoning strategies that respond to varied occupancy patterns and operational requirements
- Plumbing and drainage systems designed to accommodate laboratory, wash-down, and maintenance functions
- Electrical and data infrastructure supporting administrative, operational, and IT spaces
- Building automation systems integrated across multiple functional zones

D. WORKING WITH DESIGNERS TO KEEP PROJECTS WITHIN A FIXED BUDGET

The proposed ADG Architecture, LLC project team has extensive experience delivering public-sector projects within fixed or closely managed budgets by embedding cost awareness into every design decision and coordinating closely with all design disciplines from project initiation through construction. Budget control is treated as a continuous management responsibility rather than a single milestone exercise.

EARLY PROGRAM VALIDATION AND COST ALIGNMENT

At the outset of each project, ADG works collaboratively with County representatives and engineering consultants to validate the program against the approved project budget. This includes confirming space sizes, functional adjacencies, and operational requirements before design alternatives are developed. By establishing clear cost parameters early, ADG prevents incremental scope expansion that can erode budget control later in the design process.

The following table is provided in response to the Criteria III requirements, Sections A, B, C, and D.

LIST OF LATEST PROJECTS IN RESPONSE TO CRITERIA III	A*	B*	C*	D*
PROJECT NAME				
Harold Park Recreation Expansion	●	●	●	●
South County Recreation Center Expansion	●	●	●	●
Community Development Building Expansion	●	●	●	●
Charlotte County Government - Tringali Recreation Center Expansion	●	●	●	●
Cape Coral Government Complex	●	●	●	●
Collier County Public Schools – Alternative School New Clinic	●	●		●
Collier County Public Schools – Bethune Education	●	●		●
Collier County Public Schools - Immokalee High School Ticket Booth	●	●		●
Collier County Public Schools - LWTC Design Café Renovation	●	●		●
School Board of Lee County - J Elementary School (New)	●	●	●	●
School Board of Lee County - Lehigh Acres Middle School	●	●	●	●
School Board of Lee County - Bonita Springs Elementary School	●	●	●	●
School Board of Lee County – VPAA Renovation AS2 & New Theater	●	●	●	●
Charlotte County SD - Lemon Bay New Greenhouse	●	●		●
School Board of Lee County - Cape Coral High School Re-Roof	●	●		●
School Board of Lee County - Fort Myers High School Re-Roof	●	●		●
School Board of Lee County - Cape Coral Technical College Expansion	●	●	●	●
School Board of Lee County - Bonita Springs Elementary School	●	●	●	●
School Board of Lee County - L Elementary School (New)	●	●	●	●
School Board of Lee County - Bayshore K-8 Expansion	●	●	●	●

✱ *A. Describe previous projects the team worked on together*
B. Relevant work history with government facilities in Florida
C. Construction of multi-use facilities with proposed team.
D. Working with designers keeping project within a fixed budget

LIST OF LATEST PROJECTS IN RESPONSE TO CRITERIA III	A*	B*	C*	D*
PROJECT NAME				
School Board of Lee County - Skyline Elementary School – Roof	●	●		●
School Board of Lee County - Challenger Middle School Roof	●	●		●
School Board of Collier County - Barron Collier HS New Ticket Booth	●	●		●
Charlotte County Government - Public Safety Complex	●	●	●	●
School Board of Lee County - Alva School	●	●		●
Charlotte County Government - YMCA ADA Upgrades	●	●		●
School Board of Lee County - East Zone Staging School	●	●		●
City of Fort Myers - S.T.A.R.S. Complex	●	●	●	●
City of Marco Island - City Hall Annex	●	●		●
Charlotte County SD - Cape Coral Technical College	●	●	●	●
LCEC Service Center - Immokalee Warehouse	●	●	●	●
DeSoto County - Fire Station #4 - MEP Services	●	●		●
City of Cape Coral - Sign Shop Building	●	●		●
City of North Port Family Services Center	●	●	●	●
Lee County Mosquito Control Operations Building	●	●	●	●

✱ *A Describe previous projects the team worked on together*
B. Relevant work history with government facilities in Florida
C. Construction of multi-use facilities with proposed team.
D. Working with designers keeping project within a fixed budget

tab IV.

PROJECT CONTROL

City of North Port Family Center Services
ADG Architecture, llc

A SCHEDULE

A. SCHEDULE

1. WHAT TECHNIQUES ARE PLANNED TO ENSURE THAT THE SCHEDULE WILL BE MET?

ADG Architecture, LLC employs a proactive, management-driven approach to schedule control that integrates planning, coordination, and accountability throughout all phases of design and construction administration. The schedule is treated as an active project management tool and is continuously monitored and adjusted to respond to project conditions, regulatory requirements, and County review processes

CRITICAL PATH METHOD (CPM)–BASED SCHEDULING

ADG will develop and maintain a Critical Path Method (CPM)–based design schedule from project initiation through issuance of 100% Construction Documents. The schedule identifies key milestones, interdependencies, and activities that directly affect project completion. This allows the project team to focus attention on tasks that, if delayed, would impact the overall delivery timeline.

Example:

Early activities such as site analysis, geotechnical coordination, and permitting strategy development are identified as critical-path tasks and initiated immediately to avoid downstream delays during design development or permitting.

PHASE-BASED MILESTONES WITH COUNTY REVIEW DATES

The project schedule is organized around clearly defined phases—Programming, Schematic Design, Design Development, and Construction Documents—with formal County review and approval gates at each milestone. Internal deadlines are established in advance of County submission dates to allow for quality control and coordination.

Example:

ADG schedules internal interdisciplinary reviews two to three weeks before each County submission, ensuring documents are coordinated and responsive prior to Facilities Management review, reducing the likelihood of extended comment cycles.

EARLY IDENTIFICATION AND MANAGEMENT OF SCHEDULE RISKS

Potential schedule risks are identified early and tracked throughout the project. These risks may include site constraints associated with landfill conditions, regulatory review durations, or coordination of specialized building systems. Mitigation strategies are developed and incorporated into the schedule as needed.

Example:

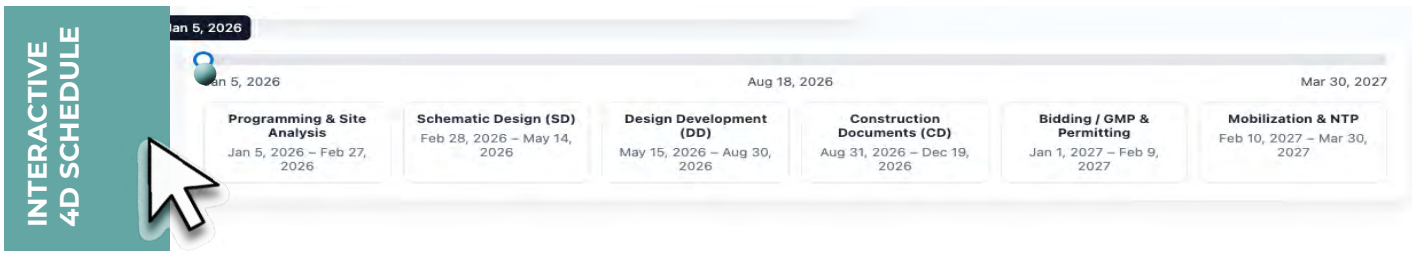
Recognizing that subsurface and environmental conditions can affect design decisions, ADG initiates geotechnical and environmental coordination early in the process and incorporates conservative assumptions into early design phases to prevent redesign later.

PARALLEL TASK COORDINATION

Where appropriate, ADG performs design tasks in parallel rather than sequentially to maintain momentum and reduce overall duration. This approach is coordinated carefully to avoid conflicts between disciplines.

Example:

While architectural programming is being finalized, civil and structural consultants begin preliminary site and foundation evaluations, allowing design development to proceed without delay once the program is approved.



CLEAR ASSIGNMENT OF RESPONSIBILITIES AND ACCOUNTABILITY

Each task within the project schedule is assigned to a specific team member or consultant, with clear expectations for deliverables and deadlines. The Project Manager is responsible for monitoring progress, coordinating task completion, and addressing issues that could impact schedule.

Example:

If a consultant deliverable is at risk of delay, the Project Manager escalates the issue immediately and reallocates resources or adjusts sequencing to maintain the overall schedule.

REGULAR SCHEDULE MONITORING AND COMMUNICATION

Schedule progress is reviewed regularly during coordination meetings, and updates are communicated to County representatives. Adjustments are made proactively rather than reactively.

Example:

Monthly schedule updates are provided to the County, highlighting completed milestones, upcoming tasks, and any potential impacts to the critical path, allowing informed decision-making.

QUALITY CONTROL TO PREVENT SCHEDULE IMPACTS

ADG integrates quality assurance and quality control reviews into the schedule to prevent delays caused by incomplete or conflicting documents.

Example:

By resolving coordination issues internally prior to submission, ADG reduces RFIs, redesign, and comment cycles that can extend both design and construction timelines.

SUMMARY

Through disciplined CPM scheduling, phased milestones, early risk identification, parallel task execution, and clear accountability, ADG concerns that the project schedule is realistic, actively managed, and consistently met. This approach aligns with Charlotte County's expectations for timely delivery, predictable outcomes, and effective project management.

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

The Project Manager, Clarisa Parodi, will be responsible for day-to-day schedule management and milestone tracking. The Principal-in-Charge, Robert Taylor, AIA, will provide executive oversight to ensure adequate staffing and resources are maintained to meet schedule commitments.

1. WHAT CONTROL TECHNIQUES ARE PLANNED?

ADG Architecture, LLC employs a disciplined and continuous cost control methodology that is integrated into each phase of the project, from initial programming through construction administration. Cost control is treated as an active management responsibility and is coordinated closely with schedule and scope decisions to protect Charlotte County's financial interests.

ESTABLISHMENT OF A CLEAR COST BASELINE

At project initiation, ADG works with County representatives and engineering consultants to establish a clear cost baseline tied to the approved project budget. This baseline is aligned with the validated program, site constraints, and operational requirements and serves as the reference point for all subsequent design decisions.

Example:

During programming, ADG documents cost-sensitive elements such as laboratory systems, fleet maintenance bays, hardened building requirements, and site mitigation measures and confirms their inclusion within the approved budget parameters to prevent unplanned cost growth later in design.

CONTINUOUS EVALUATION OF COST IMPACTS DURING DESIGN

Throughout all design phases, ADG evaluates the cost implications of major design decisions as they are developed. Architectural, structural, civil, and MEP systems are reviewed not only for technical performance but also for their impact on construction cost and long-term operations.

Example:

When evaluating HVAC strategies for administrative offices versus maintenance and laboratory spaces, ADG works with the MEP engineer to right-size systems based on actual usage and zoning needs rather than conservative assumptions that could increase first cost.

INTERDISCIPLINARY COORDINATION TO PREVENT OVER-DESIGN

Cost control is reinforced through structured interdisciplinary coordination. ADG conducts regular coordination reviews with consultants to make sure systems are appropriately sized, compatible, and aligned with operational needs, preventing over-design and redundant infrastructure.

Example:

In high-wear areas such as maintenance bays, wash-down areas, and locker rooms, ADG evaluates durable material alternatives that may have slightly higher initial cost but significantly lower long-term maintenance and replacement costs.

CLEAR DOCUMENTATION TO SUPPORT ACCURATE PRICING

ADG emphasizes complete, coordinated, and unambiguous construction documents to support accurate contractor pricing and minimize contingencies. Clear documentation reduces the risk of change orders caused by unclear scope or conflicting information.

Example:

Landfill-related requirements, including soil mitigation measures and foundation assumptions, are clearly defined in drawings and specifications so contractors can price the work accurately without adding excessive contingency.

DEMONSTRATE ABILITY TO MEET PROJECT COST CONTROL.

ADG Architecture, LLC demonstrates its ability to meet project cost control through a disciplined, repeatable approach that integrates budget management into every phase of project delivery. Rather than treating cost control as a single milestone, ADG manages cost as an ongoing process supported by early validation, continuous monitoring, and proactive decision-making.

PROVEN DELIVERY WITHIN ESTABLISHED BUDGETS

Across public-sector projects of similar scale and complexity, ADG has consistently delivered facilities that meet operational requirements while remaining within approved budgets. This performance is achieved by establishing realistic cost expectations early and maintaining alignment between scope, schedule, and budget throughout design and construction.

Example:

On operational and maintenance facilities with complex program requirements, ADG validated the program against available funding during programming and adjusted adjacencies, shared-use spaces, and circulation strategies early before schematic design preventing later reductions that could impact functionality.

COST VALIDATION AT EVERY DESIGN PHASE

ADG performs formal cost validation at key design milestones, ensuring that the evolving design remains aligned with the approved project budget. Each phase includes a review of cost-sensitive systems and building components, with adjustments made before advancing to the next phase.

Example:

During schematic design, ADG reviewed building massing, structural systems, and site layouts to confirm alignment with cost targets. Design development further refined these elements, incorporating value engineering recommendations to maintain budget compliance without reducing program scope.

EFFECTIVE MANAGEMENT OF SITE AND RISK-DRIVEN COSTS

ADG has demonstrated particular strength in managing projects with site-driven cost risks, including environmentally sensitive sites and facilities requiring specialized foundations or mitigation measures. Early identification and documentation of these risks allows costs to be addressed deliberately rather than reactively.

Example:

For projects involving challenging subsurface conditions, ADG coordinated early with geotechnical consultants to establish foundation assumptions and mitigation strategies during schematic design, reducing the likelihood of costly redesign or construction change orders.

VALUE ENGINEERING FOCUSED ON OPERATIONAL PERFORMANCE

ADG's value engineering approach emphasizes best-value outcomes rather than simple cost reduction. Recommendations are evaluated based on performance, durability, lifecycle cost, and compatibility with operational needs.

Example:

In high-use areas such as fleet maintenance bays and locker rooms, ADG has successfully recommended material and system adjustments that reduced long-term maintenance costs while maintaining durability, safety, and operational efficiency.

CLEAR, COORDINATED DOCUMENTS TO MINIMIZE CONSTRUCTION COST GROWTH

ADG's ability to meet cost control objectives extends into construction through the delivery of clear, coordinated documents that support accurate contractor pricing and minimize change orders. Thorough coordination across disciplines reduces ambiguity and scope gaps that often lead to cost growth.

Example:

By clearly documenting scope, sequencing assumptions, and system responsibilities—particularly for site-related and specialized systems—ADG reduces contractor contingencies and avoids change orders caused by unclear design intent.

RESPONSIVE COST MANAGEMENT DURING CONSTRUCTION

During construction administration, ADG actively supports cost control by reviewing proposed changes,

substitutions, and claims for cost and scope impacts. The team provides clear recommendations to the County, supporting informed decision-making.

Example:

When contractors propose substitutions, ADG evaluates them for lifecycle impact and operational compatibility, ensuring that short-term cost savings do not create long-term maintenance or operational issues.

3. WHO WILL BE RESPONSIBLE FOR COST CONTROL?

Responsibility for cost control on the Zemel Road Landfill Operations Building will be clearly defined, shared appropriately among key team members, and actively managed throughout all phases of the project. ADG Architecture, LLC assigns cost control accountability at multiple levels to ensure continuous oversight and timely decision-making.

PRINCIPAL-IN-CHARGE – EXECUTIVE OVERSIGHT

The Principal-in-Charge will have ultimate responsibility for ensuring that the project remains aligned with Charlotte County's approved budget. In this role, the Principal-in-Charge provides executive oversight, confirms that adequate staffing and resources are assigned, and ensures that cost control remains a priority in all major design decisions.

The Principal-in-Charge participates in key milestone reviews and is engaged when cost-related risks or scope decisions require strategic direction or County input.

PROJECT MANAGER – DAY-TO-DAY COST MANAGEMENT

The Project Manager is responsible for day-to-day cost control and serves as the primary point of contact for budget-related coordination with the County. This role includes:

- Monitoring alignment between the evolving design and the approved budget
- Tracking cost-sensitive elements and scope changes
- Coordinating cost-related discussions with consultants
- Identifying potential budget impacts early and developing mitigation strategies
- Communicating cost implications to the County in a clear and timely manner

LEAD PROJECT DESIGNER – DESIGN-LEVEL COST ACCOUNTABILITY

The Lead Project Designer is responsible for ensuring that architectural design decisions support cost control objectives. This includes evaluating building form, materials, systems integration, and detailing to avoid unnecessary complexity or over-design.

The Lead Project Designer works closely with engineering consultants to ensure that design intent aligns with operational needs and budget constraints.

CONSULTANT TEAM – DISCIPLINE-SPECIFIC COST CONTROL

Engineering consultants are responsible for managing cost within their respective disciplines and coordinating closely with ADG to ensure system sizing and complexity are appropriate. ADG leads this coordination and consolidates consultant input to maintain overall budget alignment.

ESCALATION AND DECISION-MAKING PROCESS

When cost issues are identified that cannot be resolved at the working level, they are escalated promptly to the Principal-in-Charge and discussed with County representatives. The cost-related decisions are made transparently and with full understanding of impacts to scope, schedule, and operations.

Conceptual Design for Fire Station Babcok Ranch | ADG

ADG Architecture, LLC maintains staffing levels and internal resources sufficient to support this project without impacting existing commitments. The proposed project team is currently engaged in-whole or in-part public-sector work of similar scale and complexity, demonstrating the firm's capacity to manage multiple projects concurrently while maintaining quality and responsiveness. ADG's projected workload allows for the allocation of senior-level personnel throughout the duration of this project.

tabv.

PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

Fort Ladurdale Boat Club | ADG Architecture, llc

South County Recreation Center | ADG

ADG Architecture, LLC approaches constructability and bidding as an integrated, continuous process that begins at project initiation and carries through issuance of Construction Documents. The goal is to deliver clear, coordinated, and buildable documents that support competitive bidding, minimize contractor risk, and reduce the potential for change orders during construction, particularly critical for a facility located on an active landfill site.

CONSTRUCTABILITY EMBEDDED EARLY IN DESIGN

Constructability considerations are incorporated from the earliest phases of the project. ADG evaluates building form, structural systems, site access, and sequencing assumptions early to ensure that design solutions can be constructed efficiently and safely within the constraints of ongoing landfill operations. During site planning and schematic design, ADG coordinates with civil, structural, and geotechnical consultants to establish foundation strategies and building placement that minimize interaction with landfill materials, reduce excavation complexity, and support predictable construction sequencing.

INTERDISCIPLINARY COORDINATION TO REDUCE FIELD CONFLICTS

ADG leads structured interdisciplinary coordination throughout design, ensuring that architectural, structural, civil, and MEP systems are fully integrated before documents are issued. This coordination reduces conflicts that often result in RFIs, delays, and cost growth during construction.

Example:

For fleet maintenance bays and laboratory spaces, ADG coordinates structural clearances, mechanical exhaust, electrical distribution, and plumbing systems to avoid clashes that would otherwise require field modification.

CLEAR DEFINITION OF ASSUMPTIONS AND RESPONSIBILITIES

ADG clearly documents design assumptions, construction sequencing considerations, and scope boundaries within the drawings and specifications. This clarity allows bidders to understand the full extent of work and price it accurately, reducing contingencies and bid disparities.

Example:

Landfill-related requirements such as soil gas mitigation, settlement allowances, and coordination with ongoing operations are clearly defined so contractors can price these elements without uncertainty.

USE OF BIM TO SUPPORT CONSTRUCTABILITY

ADG utilizes Building Information Modeling (BIM) as a tool to support constructability review and coordination. BIM models are used to identify conflicts, confirm system integration, and support clear communication among disciplines. BIM coordination reviews are conducted at Design Development and Construction Document phases to identify and resolve conflicts between structural systems, mechanical ductwork, piping, and electrical infrastructure before documents are issued for bidding.

DEVELOPMENT OF COMPLETE, COORDINATED BIDDING DOCUMENTS

ADG places strong emphasis on producing complete and coordinated construction documents that meet Charlotte County's standards and support fair, competitive bidding. Internal quality assurance and quality control reviews are conducted prior to issuing documents for bid. Prior to bidding, ADG performs a constructability and coordination review to confirm consistency between drawings, specifications, schedules, and details, reducing the risk of scope gaps or ambiguities.

SUPPORT OF COMPETITIVE AND RESPONSIVE BIDDING

ADG supports the County during the bidding process by responding promptly to bidder questions, issuing clarifications as needed, and assisting in the evaluation of bids or proposals. The firm's experience with public procurement ensures that bidding is conducted in a fair, transparent, and efficient manner. During bidding, ADG prepares clear addenda in response to bidder inquiries, ensuring that all bidders receive the same information and that pricing reflects a common understanding of the scope.

ALIGNMENT WITH CHARLOTTE COUNTY PROCUREMENT PRACTICES

ADG's approach aligns with Charlotte County's procurement and Facilities Management practices, including clear documentation, well-defined scope, and timely responses during bidding. This familiarity supports efficient bid review and award processes.

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

ADG Architecture, LLC recognizes that the Zemel Road Landfill Operations Building presents complex environmental, operational, and regulatory challenges. ADG's strategy is to identify these risks early, integrate mitigation measures directly into design, and coordinate closely with County staff and consultants to avoid deferring critical decisions to construction.

INTEGRATION OF DIVERSE OPERATIONAL FUNCTIONS

Challenge:
The facility must support offices, labs, fleet maintenance, training, IT, and staff support spaces each with different safety and environmental needs.

ADG's Approach:
Detailed early programming to define adjacencies, circulation, separation, and system requirements.
Potential Solutions:

- Zoning separation between office, lab, and maintenance areas
- Independent ventilation and safety systems for technical spaces
- Secure and serviceable IT and systems rooms

CONSTRUCTION SEQUENCING ON AN ACTIVE OPERATIONAL SITE

Challenge:
Construction must occur without disrupting ongoing landfill operations.

ADG's Approach:
Sequencing considerations are integrated into site planning and design.
Potential Solutions:

- Dedicated construction access routes
- Phased utility and building work
- Sequencing requirements documented in construction documents

HURRICANE RESILIENCE AND LONG-TERM DURABILITY

Challenge:
The facility must remain operational during extreme weather events.

ADG's Approach:
Hardened design strategies aligned with Florida Building Code and County standards.
Potential Solutions:

- Enhanced wind and impact resistance
- Durable, corrosion-resistant materials
- Systems supporting continuity of operations

REGULATORY COORDINATION AND PERMITTING

Challenge:
Landfill sites require multi-agency regulatory coordination.

ADG's Approach:
Early engagement with permitting agencies to define pathways and timelines.

Potential Solutions:

- Early identification of permitting requirements
- Complete, coordinated submittals
- Early resolution of code and environmental issues

SUMMARY

By resolving these challenges during design, ADG reduces risk, protects schedule and budget, and avoids costly construction-phase impacts.

C WHAT METHODS WILL YOU EMPLOY TO ENSURE CHARLOTTE COUNTY RECEIVES A QUALITY PROJECT WITHIN BUDGET AND SCHEDULE?

ADG employs an integrated quality management approach that treats quality, cost, and schedule as interdependent. This approach is essential for a mission-critical facility located on an active landfill site.

EARLY ALIGNMENT OF QUALITY, SCOPE, AND BUDGET

The facility must support offices, labs, fleet maintenance, training, IT, and staff support spaces each with different safety and environmental needs.
Quality expectations are established during programming by validating scope, durability, and performance requirements against budget constraints, avoiding late-stage upgrades.

PHASE-BASED DESIGN WITH COUNTY REVIEW GATES

Design progresses through Programming, Schematic Design, Design Development, and Construction Documents, with County concurrence required at each milestone. Internal QA/QC reviews precede County submissions.

INTEGRATED QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

Structured interdisciplinary reviews confirm coordination, code compliance, and constructability. A comprehensive pre-CD review minimizes RFIs and change orders.

CONTINUOUS COST MONITORING AND BEST-VALUE DECISIONS

Design decisions are evaluated for cost and lifecycle value. Durable solutions are prioritized in high-use areas to reduce long-term operating costs.

ACTIVE SCHEDULE MANAGEMENT

CPM principles are used to identify critical-path tasks and mitigate schedule risks early.

CLEAR COMMUNICATION AND DOCUMENTATION

ADG provides agendas, minutes, action items, and monthly progress updates summarizing scope, cost, and schedule status.

CONSTRUCTION PHASE QUALITY AND COST PROTECTION

During construction, ADG promptly reviews RFIs, submittals, and proposed changes to protect quality, budget, and schedule.

OUR TEAM'S WORK PLAN (Aligned with RP-21 and RP-22)

ADG's work plan is task-based, structured for a project with no public input, and organized to deliver complete, coordinated services within a $500,000 design budget, 240-day design duration, and CPM-based schedule.

PHASE A – PROGRAMMING AND PLANNING (RP-21.A)
Objective: Validate the program and establish an aligned cost baseline.
Key Tasks:

- Project kickoff and coordination meetings
- Programming sessions with Solid Waste, Utilities, Fleet, and Facilities
- Identification of high-cost functions
- Preparation of a Requirements Manual

Deliverables:

- Space Program and Adjacency Diagrams
- Requirements Manual with cost constraints
- Initial cost baseline and CPM schedule
  Duration: 30–40 days

PHASE B – SITE ANALYSIS (RP-21.B)
Objective: Identify site-related cost and risk drivers early.

Key Tasks:

- Review subsurface, environmental, and utility data
- Evaluate building placement and access
- Define permitting pathways

Deliverables:

- Site Analysis Report

- Conceptual Site Plan
- Cost Risk Register

Duration: 30–40 days

PHASE C – SCHEMATIC DESIGN (RP-21.C)

Objective: Confirm scope alignment with the construction budget.

Key Tasks:

- Develop schematic design alternatives
- Evaluate structural and massing options
- Perform schematic-level cost validation

Deliverables:

- Plans, sections, elevations
- SD cost validation summary
- BIM Model (LOD 100)

Duration: 45–60 days

PHASE D – DESIGN DEVELOPMENT (RP-21.D)

Objective: Refine the design while maintaining budget compliance.

Key Tasks:

- Advance coordinated architectural and engineering systems
- Perform value engineering and lifecycle cost analysis
- Finalize DD documents

Deliverables:

- 50% and 100% DD documents
- VE log and cost impact matrix
- BIM Model (LOD 200)

Duration: 60–70 days

PHASE E – CONSTRUCTION DOCUMENTS (RP-21.E)

Objective: Produce complete, coordinated, permit-ready documents that minimize bidding uncertainty and construction cost growth.

Cost Control Integration: Elimination of Ambiguity and Change Order Risk

ADG focuses on clarity and coordination to reduce contractor contingencies, RFIs, and change orders—particularly critical for landfill-related construction.

Key Strategies:

- Clear detailing of landfill mitigation measures, including soil gas systems, slab reinforcement & settlement allowances
- Cross-discipline coordination to align architectural, structural, civil, and MEP scopes
- Early identification and resolution of discrepancies before bid issuance

Key Tasks:

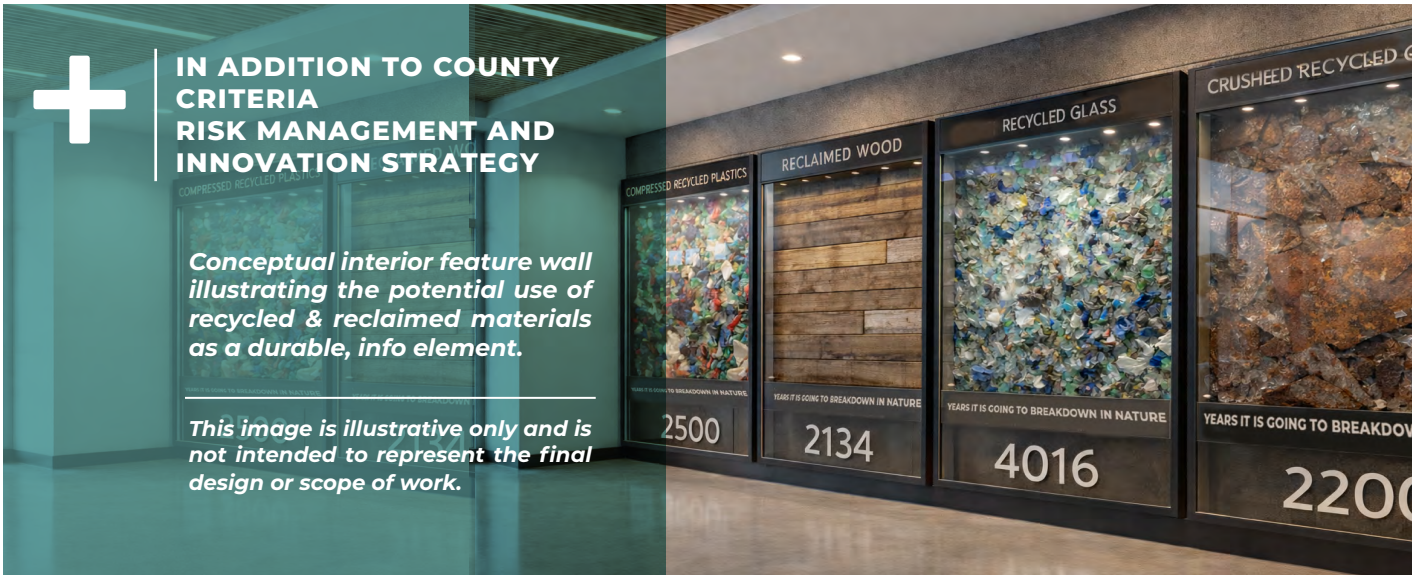
- Prepare coordinated drawings and specifications
- Conduct QA/QC and constructability reviews focused on cost risk
- Finalize BIM model at LOD 300
- Prepare Opinion of Probable Construction Cost
- Confirm scope consistency across documents
- Develop submittal and asset management logs

Deliverables:

- 50% Construction Documents
- 100% Construction Documents
- BIM Model – LOD 300
- Opinion of Probable Construction Cost
- Submittal Log and Asset Management List
- Updated CPM Design Schedule

Duration: 60–70 calendar days

- Critical Path: Permit-ready document completion



IN ADDITION TO COUNTY CRITERIA RISK MANAGEMENT AND INNOVATION STRATEGY

Conceptual interior feature wall illustrating the potential use of recycled & reclaimed materials as a durable, info element.

This image is illustrative only and is not intended to represent the final design or scope of work.

ADG Architecture, llc integrates innovation through practical, performance-driven design strategies that support durability, education, and long-term value. For the Zemel Road Landfill Operations Building, innovation is reflected in the thoughtful incorporation of recycled and reclaimed materials as architectural elements that reinforce the facility's purpose while meeting operational and maintenance requirements.
Conceptual interior and exterior features—such as entry markers, feature walls, or educational displays—illustrate how recycled materials can be repurposed into durable, low-maintenance components that serve both functional and informational roles, reinforcing the County's commitment to sustainability and responsible resource management.

All innovative strategies are evaluated for constructability, code compliance, lifecycle performance, and maintenance impacts, allowing ADG to integrate meaningful innovation without added risk and in alignment with County standards, operational needs, and long-term resilience goals.

ADG DOOR HANGER™ PROJECT COMMUNICATION APP PURPOSE-BUILT FOR PUBLIC SAFETY PROJECTS

ADG will deploy its proprietary ADG Door Hanger™ project communication platform to support transparent, real-time coordination for the Pasco County Fire Station.

KEY FUNCTIONS

- Provide real-time project dashboards and milestone tracking
- Document progress through field-based photo and video updates
- Streamline communication among Pasco County, the CMAR & the design team
- Offer a public-facing portal for community updates and feedback

tab VI.

PRESENT EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

Lee County Mosquito Control | ADG Architecture, llc

1. CITY OF MARCO ISLAND – COLLECTIONS & DISTRIBUTION (C&D) BUILDING

1) DELIVERING SIMILAR GOVERNMENT FACILITIES

This project is a mission-critical municipal utility facility supporting the City of Marco Island's Water and Sewer Department. The one-story, 7,250-square-foot Collections and Distribution Building supports administrative, training, and field operations while remaining fully functional during extreme weather events. ADG provided architectural services for a hardened public works facility emphasizing resilience, operational reliability, and continuous service consistent with essential government infrastructure.

2) REQUIRING SCHEDULE AND COST CONTROL

Delivered within a defined municipal schedule through close coordination with the City, design team, and construction partners. Design decisions considered constructability, resilience requirements, and long-term operational value. Early integration of elevation, structural hardening, and emergency power allowed these features to be incorporated efficiently without impacting budget or delivery timelines.

3) PLANNING AND PROGRAMMING OBJECTIVES

Programming supported daily utility operations and emergency response needs. The facility includes offices, training, locker rooms, work areas, a kitchen, and a storage garage with workshop space for field crews. Planning emphasized efficient adjacencies, clear circulation, equipment access, separation of administrative and operational functions, and extended staff occupancy during emergency events.

4) EVALUATION OF ALTERNATIVES, SCOPE ADJUSTMENTS, AND OUTCOMES

Early design efforts evaluated alternative approaches to building elevation, structural systems, and site organization to address flood risk, hurricane exposure, and operational continuity. The selected solution incorporated an elevated finished floor, a reinforced building envelope, and protected placement of critical systems. These decisions resulted in a facility capable of maintaining operations during hurricanes, flooding, and prolonged power outages.

5) FUNCTIONAL AND RESILIENT DESIGN SOLUTIONS

Design solutions prioritized resilience, durability, and staff safety within a coastal environment. The building features a hardened structural shell designed to resist hurricane winds and storm impacts, with materials selected for longevity and resistance to moisture and corrosion. A covered open storage facility was also designed to support heavy equipment and materials, providing protected yet accessible storage essential to utility operations.

6) INTEGRATED VALUE ENGINEERING AND COST OPTIMIZATION

Value considerations were integrated throughout design development through evaluation of building systems, material selections, and long-term maintenance implications. The team balanced durability and resilience with cost efficiency, allowing critical performance goals to be met while maintaining fiscal responsibility and minimizing lifecycle costs.

7) DESIGN TEAM INVOLVEMENT DURING PRE-CONSTRUCTION AND CONSTRUCTION

ADG supported the City throughout programming, design development, and construction coordination, aligning facility performance goals with municipal standards and operational requirements. Ongoing collaboration with City staff and consultants supported clear decision-making, effective issue resolution, and successful project delivery.

CHALLENGE | Resilience requirements increased complexity across structural systems, material selection, and building systems coordination.

SOLUTIONS | Resilience strategies were integrated early in design to align structural, architectural, and MEP systems efficiently. By addressing wind, flood, and power resilience holistically, ADG delivered a cost-effective solution that met the City's performance goals without unnecessary scope escalation.

CHALLENGE | As a critical municipal utility facility, the building needed to reflect durability, professionalism, and long-term operational reliability.

SOLUTIONS | ADG delivered a durable, purpose-built civic facility that supports the City's Water and Sewer Department operations while meeting municipal standards for safety, resilience, and functionality.

2. DESOTO COUNTY MILLS COMPLEX

1) DELIVERING SIMILAR GOVERNMENT FACILITIES

The DeSoto County Mills Complex represents a mixed-use civic government facility housing multiple constitutional offices within a single building. The project involved redevelopment of an existing medical office building into a consolidated government service center, requiring careful integration of public-facing functions, secure departmental operations, and shared support spaces.

2) REQUIRING SCHEDULE AND COST CONTROL

The renovation required disciplined schedule and cost management to accommodate phased occupancy, stakeholder coordination, and adaptive reuse of an existing structure. Design decisions were evaluated in the context of existing building systems, infrastructure constraints, and County budget parameters.

3) PLANNING AND PROGRAMMING OBJECTIVES

Programming focused on consolidating several constitutional offices into a cohesive facility while maintaining clear functional separation between departments. Planning efforts addressed spatial organization, circulation, shared service areas, public lobbies, secure staff zones, and department-specific operational needs.

4) EVALUATION OF ALTERNATIVES, SCOPE ADJUSTMENTS, AND OUTCOMES

Early planning evaluated alternative space allocations, circulation patterns, and zoning strategies to balance shared resources with departmental independence. These alternatives tested how public traffic, staff circulation, and secure functions could coexist within a single building. The selected approach allowed the County to centralize services while preserving privacy, security, and operational clarity for each constitutional office.

5) FUNCTIONAL AND RESILIENT DESIGN SOLUTIONS

Design solutions emphasized adaptability and long-term functionality through flexible layouts, shared support spaces, and clearly defined public and secure zones. The adaptive reuse approach extended the building's service life while delivering a professional civic environment aligned with County expectations.

6) INTEGRATED VALUE ENGINEERING AND COST OPTIMIZATION

Value considerations were embedded throughout the renovation through evaluation of existing building systems, reuse opportunities, and selective upgrades. The design team focused on optimizing space utilization and leveraging existing infrastructure where feasible, reducing unnecessary construction while maintaining performance, code compliance, and operational effectiveness for multiple agencies.

7) DESIGN TEAM INVOLVEMENT DURING PRE-CONSTRUCTION AND CONSTRUCTION

The ADG team assigned to this project previously collaborated on the DeSoto County Mills Complex renovation, including the same project manager, lead designer, and engineering partners.

CHALLENGE | Consolidating multiple constitutional offices with differing public, operational, and security requirements into a single facility, while managing schedule, cost, and the constraints of an adaptive reuse project.

SOLUTIONS | ADG implemented a comprehensive planning and zoning strategy that clearly separated public, staff, and secure functions while supporting shared resources. Early evaluation of space allocation, circulation, and phasing allowed the County to centralize services efficiently, maintain departmental independence, and deliver the project within established budget and schedule parameters.

CHALLENGE | Delivering a durable, flexible, and professional civic environment within an existing building, while maintaining performance, code compliance, and long-term operational effectiveness for multiple agencies.

SOLUTIONS | ADG leveraged existing systems and selective upgrades to support multiple departments, using flexible layouts and targeted value engineering to extend the building's life while meeting County operational standards.

3. LEE COUNTY MOSQUITO CONTROL WAREHOUSE

1) DELIVERING SIMILAR GOVERNMENT FACILITIES

This project supports the operational and administrative needs of the Lee County Mosquito Control District, a mission-critical public health agency. The facility was designed to accommodate administrative functions, operational support, and specialized program needs while maintaining reliability, durability, and compliance with County and district standards.

2) REQUIRING SCHEDULE AND COST CONTROL

The project was delivered within established public-sector budget and schedule constraints. Design decisions were evaluated with consideration for constructability, operational continuity, and long-term maintenance, supporting efficient delivery without unnecessary scope expansion.

3) PLANNING AND PROGRAMMING OBJECTIVES

Programming focused on supporting day-to-day mosquito control operations, administrative functions, and staff needs. Planning emphasized efficient adjacencies, clear circulation, separation of public and operational areas, and accommodation of specialized equipment and workflows unique to mosquito control services.

4) EVALUATION OF ALTERNATIVES, SCOPE ADJUSTMENTS, AND OUTCOMES

Early planning evaluated alternative layouts, building configurations, and system approaches to balance operational efficiency, safety, and cost. The selected solution optimized space utilization while supporting current operations and allowing flexibility for future program adjustments.

5) FUNCTIONAL AND RESILIENT DESIGN SOLUTIONS

Design solutions emphasized durability, functionality, and ease of maintenance appropriate for an operational public health facility. The building supports varied departmental functions through practical layouts, robust material selections, and clearly defined operational zones aligned with district workflows.

6) INTEGRATED VALUE ENGINEERING AND COST OPTIMIZATION

Value considerations were integrated throughout design development through evaluation of building systems, material selections, and reuse opportunities. The design balanced performance and durability with cost efficiency, supporting long-term operational value and reduced lifecycle costs.

7) DESIGN TEAM INVOLVEMENT DURING PRE-CONSTRUCTION AND CONSTRUCTION

ADG supported the District throughout planning, design development, and coordination, aligning facility performance goals with operational requirements and County standards. Continuous collaboration supported clear decision-making and effective project execution.

CHALLENGE | Designing a facility that supports specialized mosquito control operations while meeting public-sector budget, durability, and regulatory requirements.

SOLUTIONS |ADG developed an operationally driven layout with clearly defined zones, durable materials, and efficient workflows. Early coordination with District staff allowed the design to align closely with operational needs while maintaining cost control and code compliance.

CHALLENGE | Balancing current operational demands with flexibility for future program and equipment changes.

SOLUTIONS | Flexible planning strategies and adaptable layouts were incorporated to support evolving district operations. This approach allowed the facility to remain functional and relevant over time while minimizing the need for future modifications.

4. SUBURBAN PROPANE NAPLES, FLLAKELAND, FL

1) DELIVERING SIMILAR GOVERNMENT FACILITIES

This project involved the design and construction of a new 1,525-square-foot Suburban Propane facility in Naples, Florida. The building supports both public-facing and operational functions and was delivered as a pre-engineered metal building consistent with Collier County architectural design standards.

2) REQUIRING SCHEDULE AND COST CONTROL

The project was delivered within a defined schedule and budget appropriate for a small-footprint commercial facility. Design decisions prioritized constructability, efficient detailing, and streamlined coordination to support timely delivery without unnecessary cost escalation.

3) PLANNING AND PROGRAMMING OBJECTIVES

Programming focused on efficient office operations, customer service access, and operational support. The layout balances administrative space with service and storage functions, supporting day-to-day business operations within a compact and efficient footprint.

4) EVALUATION OF ALTERNATIVES, SCOPE ADJUSTMENTS, AND OUTCOMES

Alternative building configurations, exterior treatments, and material selections were evaluated to balance durability, appearance, and cost. The selected solution met operational needs while achieving compliance with local design standards and maintaining a professional commercial presence.

5) FUNCTIONAL AND RESILIENT DESIGN SOLUTIONS

Design solutions emphasized durability, simplicity, and long-term performance. The pre-engineered metal building system was paired with architectural finishes compatible with Collier County requirements, resulting in a facility that is functional, resilient, and visually consistent with surrounding development.

6) INTEGRATED VALUE ENGINEERING AND COST OPTIMIZATION

Design solutions emphasized durability, simplicity, and long-term performance. The pre-engineered metal building system was paired with architectural finishes compatible with Collier County requirements, resulting in a facility that is functional, resilient, and visually consistent with surrounding development.

7) DESIGN TEAM INVOLVEMENT DURING PRE-CONSTRUCTION AND CONSTRUCTION

ADG supported the project through design, permitting, and construction coordination, working closely with the client and project team to address regulatory requirements, resolve issues efficiently, and support successful project completion.

CHALLENGE | Delivering a new public-facing and operational facility within a small footprint while meeting Collier County architectural standards and budget constraints.

SOLUTIONS |ADG utilized a pre-engineered metal building system paired with compliant architectural finishes to balance efficiency, durability, and appearance, resulting in a cost-effective facility aligned with County standards.

CHALLENGE | Balancing operational functionality with long-term durability and ease of maintenance.

SOLUTIONS | The design emphasized simple, efficient layouts and durable materials, supporting daily operations while minimizing long-term maintenance and lifecycle costs.

5. NAPLES AIRPORT

1) DELIVERING SIMILAR GOVERNMENT FACILITIES

This project supports the operational and administrative needs of the Naples Municipal Airport. The project consisted of the design and construction documents for a new 4,000 SF, pre-engineered metal building warehouse, and the renovation to the existing Facility Maintenance offices building. The renovation was designed to accommodate administrative functions, operational support, new accessible restrooms and locker rooms, common work areas and training, conference rooms.
The project also included a large pre-engineered exterior covered work area.

2) REQUIRING SCHEDULE AND COST CONTROL

The project was delivered within budget and schedule through disciplined project management and proactive coordination. Design alternatives were evaluated with a focus on cost efficiency, value engineering, and long-term maintenance. Schedule control was supported through early identification of long-lead items, regular coordination meetings, clear phasing strategies, and continuous schedule monitoring.

3) PLANNING AND PROGRAMMING OBJECTIVES

Programming supported Municipal Airport Maintenance operations by evaluating workflows, space needs, equipment requirements, and future growth. Planning emphasized efficient adjacencies, safe circulation, and direct access between maintenance bays, storage, vehicle staging, and administrative areas.

4) EVALUATION OF ALTERNATIVES, SCOPE ADJUSTMENTS, AND OUTCOMES

Early planning included a thorough evaluation of alternative layouts, building configurations, and system approaches to balance operational efficiency, safety, and overall project cost. Each option was reviewed not only for functional performance but also for its implications on construction duration, procurement complexity, and long-term maintenance expenses.The selected solution optimized space utilization while supporting current operations and providing flexibility for future program adjustments. In addition, it contributed to maintaining strict schedule and budget control by minimizing rework, reducing site impacts, streamlining construction sequencing, and avoiding unnecessary material or system upgrades. This approach allowed the project team to move forward with a design that met operational needs while remaining cost-effective, buildable, and aligned with the established project timeline.

5) FUNCTIONAL AND RESILIENT DESIGN SOLUTIONS

Design solutions emphasized durability, functionality, and ease of maintenance appropriate for an operational public health facility. The building supports varied departmental functions through practical layouts, robust material selections, and clearly defined operational zones aligned with district workflows.

6) INTEGRATED VALUE ENGINEERING AND COST OPTIMIZATION

Value considerations were integrated throughout design by evaluating systems, materials, and reuse opportunities to balance performance, durability, and cost. A structured value engineering process, early stakeholder coordination, and proactive management of long-lead items supported both budget and schedule control.

7) DESIGN TEAM INVOLVEMENT DURING PRE-CONSTRUCTION AND CONSTRUCTION

ADG supported the project throughout planning, design development, and construction documents. Construction administration was not included in the scope of work.performance goals with operational requirements and County standards. Continuous collaboration supported clear decision-making and effective project execution.

CHALLENGE | Designing a facility without interruption of the daily operations while meeting public-sector budget, durability, and regulatory requirements.

SOLUTIONS |ADG developed an operationally driven layout with clearly defined zones, durable materials, and efficient workflows. Early coordination with all stakeholders allowed the design to align closely with operational needs and client expectations.

CHALLENGE | Balancing current operational demands with flexibility for future program and equipment changes. Budget constraints
SOLUTIONS | Constant communication between all stakeholders, flexible planning strategies and adaptable layouts were incorporated to support evolving maintenance operations. Value engineering alternatives were part of the planning process.

tab VII.

DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

City of Sanibel Police Department | ADG Architecture, llc

ADGovernment facility design plan

OUR -G-PLAN

A... Align stakeholders (multi-agency governance & decision gates)
B... Build life-cycle value (LCCA + VE at SD/DD/CD)
C... Control the critical path (CPM with risk triggers)
D .. Drive preconstruction cost certainty (RIB + CM@R reconciliations)
E ... Execute in BIM (BEP, LOD 100–300, clash detection, asset data)
F ... Fast-track permitting (SWFL/Charlotte routing & early releases)
G... Guard resilience (COOP: high-wind/flood, elevated MEP, 72-hr power)

A. GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS AND STAKEHOLDERS

ADG Architecture, LLC has extensive experience planning and delivering complex public works facilities that require coordination among multiple County departments, operational divisions, and regulatory stakeholders. The Zemel Road Landfill Operations Building similarly demands alignment between Solid Waste Operations, Utilities, Fleet Maintenance, Facilities Management, environmental consultants, and permitting agencies each with distinct functional, safety, and compliance requirements.

ADG leads structured stakeholder workshops, operational interviews, and adjacency mapping to document workflows, resolve conflicts, and establish clear decision-making paths. This approach ensures that administrative functions, laboratory spaces, fleet maintenance, training areas, and support facilities are integrated into a single, efficient building while maintaining appropriate separation, safety, and operational clarity.

B. LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING

For the Zemel Road project, ADG together with engineering partners such as CMTA, TRC, and UES applies life-cycle cost analysis (LCCA) to balance first cost with long-term operational and maintenance impacts in a demanding landfill environment. During Design Development and Construction Documents, ADG evaluates HVAC system efficiency, building envelope performance, drainage and wash-down systems, water and heating systems, and material durability to reduce long-term utility costs and maintenance exposure.

This approach is particularly important for facilities with heavy use, corrosive conditions, and specialized operational systems. LCCA findings are used to support informed value engineering decisions that prioritize durability, resilience, and predictable long-term performance rather than short-term cost reduction

C. CRITICAL PATH METHOD

ADG employs Critical Path Method (CPM) scheduling to manage complexity, maintain schedule discipline, and identify risk early for the Zemel Road Landfill Operations Building. Each design phase Programming, Schematic Design, Design Development, and Construction Documents is tied to defined deliverables within the CPM network, identifying dependencies, float, and critical tasks.

Consultant scopes such as civil engineering, geotechnical analysis, environmental coordination, and cost modeling are fully integrated into the CPM logic to avoid bottlenecks related to subsurface conditions, permitting, or utility coordination. This disciplined approach produces realistic, transparent schedules that are actively monitored and adjusted as conditions evolve.

D. PRE-CONSTRUCTION SERVICES WITH A FOCUS ON MINIMIZING COST WHILE MAXIMIZING SCOPE

ADG has a proven record delivering public works facilities under CM-at-Risk and similar delivery models, with a strong emphasis on early cost validation and constructability. For Zemel Road, ADG will coordinate closely with RIB U.S. Cost, the Construction Manager, and engineering consultants to provide independent cost opinions at SD, DD, and CD milestones, reconciled to current market conditions.

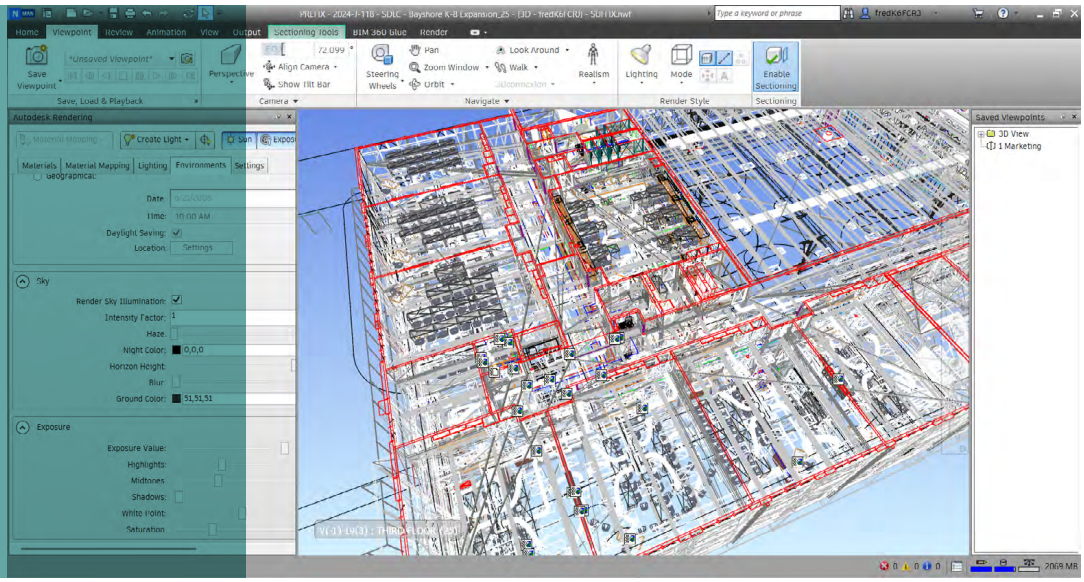
ADG facilitates value engineering and alternatives that protect critical performance requirements—such as foundation systems, ventilation, laboratory infrastructure, fleet maintenance functionality, and site mitigation while maintaining budget alignment. Phasing strategies, right-sized program elements, and shared-use spaces are evaluated to maximize operational value within a fixed construction budget, delivering a durable, flexible facility that supports long-term landfill operations..

E. BIM EXECUTION PLAN

Our team has developed a robust BIM Execution Plan (BEP) tailored for government facilities. Deliverables progress from LOD 100 (SD) to LOD 200 (DD) and LOD 300 (CD). Clash detection is performed in Navisworks at each milestone to minimize conflicts. A Common Data Environment (CDE) hosts models for County and CM@R access, ensuring transparency. The final LOD 300 BIM model is linked to County asset management templates to support long-term operations. ADG and CMTA have successfully applied this method on civic and K-12 projects, delivering cost savings through early coordination.

BAYSHORE K-8 EXPANSION

ADG BIM Management Sectioned Federated BIM View Integrated architectural, structural, and MEP systems shown to support clash detection, constructability review, and interdisciplinary coordination.



F. PERMITTING IN SOUTHWEST FLORIDA AND CHARLOTTE COUNTY

ADG Architecture has decades of direct experience with permitting in Charlotte County, the City of Punta Gorda, and neighboring jurisdictions. Our staff has long-standing relationships with County reviewers, building officials, and City planning staff. We have successfully permitted projects in Charlotte, Lee, Sarasota, and Collier Counties, including civic, educational, and healthcare facilities. Atwell will lead site-related permitting for utilities, access, and stormwater, while ADG coordinates architectural approvals. We are highly experienced with barrier-free requirements, coastal high-wind standards, FEMA floodplain issues, and concurrency management specific to this region. This expertise ensures the Annex project will navigate permitting efficiently without unnecessary delays.

G. RESILIENCE & CONTINUITY OF OPERATIONS (COOP)

ADG, with CMTA and TRC, designs for coastal high-wind and flood conditions to keep government services running during and after events. We harden the envelope (impact protection, roof uplift resistance, wind-borne debris zones), elevate or flood-proof critical MEP, and right-size emergency power with load-shed priorities for at least 72-hour operation. Redundant communications and protected egress are planned early, and our re-occupancy/rapid restart checklist is built into the CPM and BEP so resilience is verified at each gate. This approach has been applied on civic and education projects in SWFL, delivering durable facilities with predictable recovery.

tab VIII.

VOLUME OF WORK – TOTAL OF PAYMENTS RECEIVED FROM COUNTY WITHIN THE PAST 24 MONTHS*

Dr Ann Murphy, S.T.A.R.S. Complex | ADG

ADG Architecture, llc hereby affirms that, during the twenty-four (24) months preceding the date below, our firm was awarded the East Port Operations Building architectural project.

In addition, during this period ADG Architecture, llc has been working as a consultant (subconsultant) to the Charlotte County Library.

Authorized representative: Robert Taylor

Title: Principal

Date: January 13, 2026

Signature:

Based upon information provided on Proposal SubmittalSignature Form, Magnitude of Charlotte County Projects

tablx.

LOCATION

Veterans Park Academy for the Arts | ADG

KEY BENEFITS OF THE ADG ZEMEL PROJECT TEAM LOCATION INCLUDE:

Rapid Response and On-Site Availability

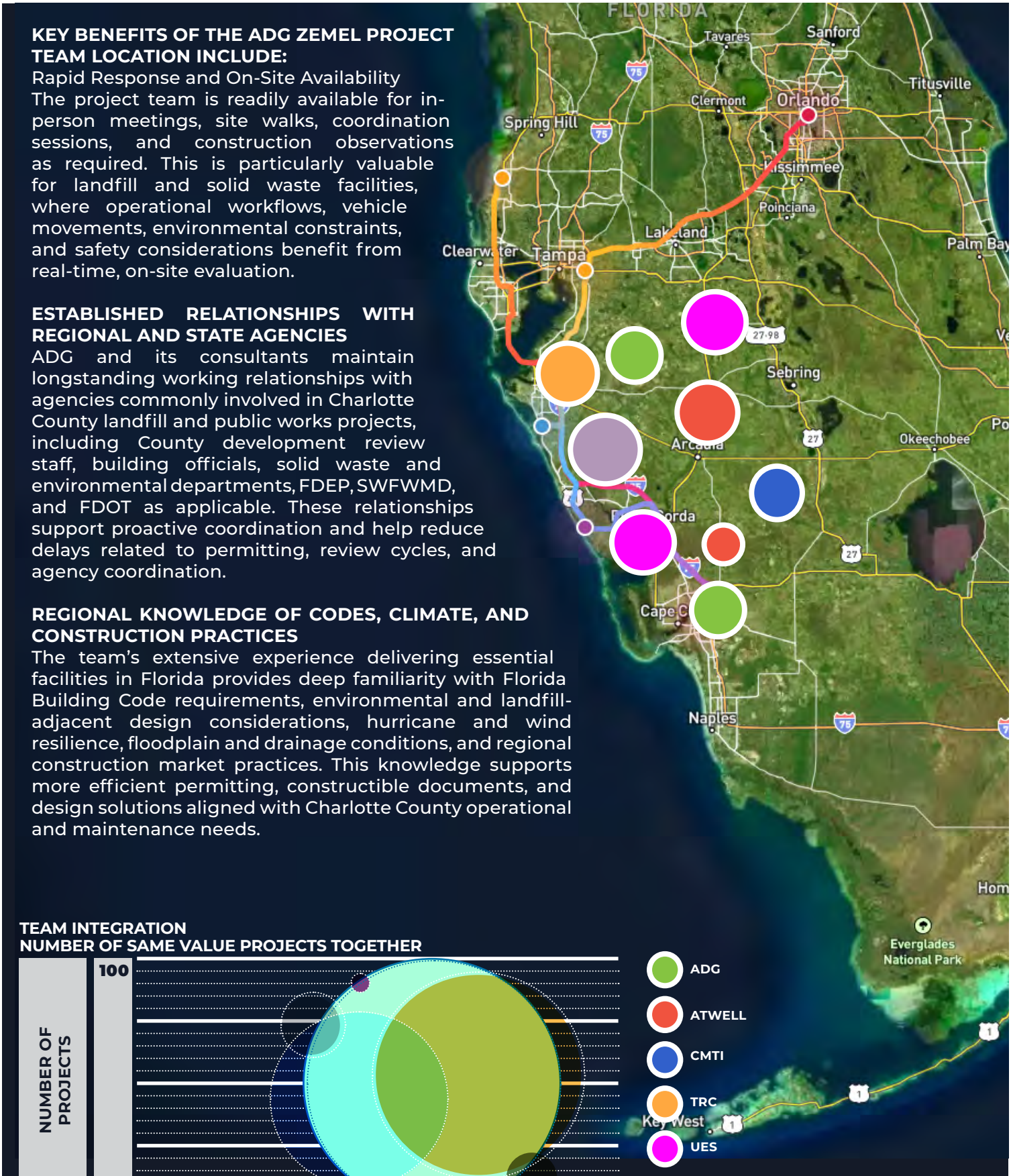
The project team is readily available for in-person meetings, site walks, coordination sessions, and construction observations as required. This is particularly valuable for landfill and solid waste facilities, where operational workflows, vehicle movements, environmental constraints, and safety considerations benefit from real-time, on-site evaluation.

ESTABLISHED RELATIONSHIPS WITH REGIONAL AND STATE AGENCIES

ADG and its consultants maintain longstanding working relationships with agencies commonly involved in Charlotte County landfill and public works projects, including County development review staff, building officials, solid waste and environmental departments, FDEP, SWFWMD, and FDOT as applicable. These relationships support proactive coordination and help reduce delays related to permitting, review cycles, and agency coordination.

REGIONAL KNOWLEDGE OF CODES, CLIMATE, AND CONSTRUCTION PRACTICES

The team's extensive experience delivering essential facilities in Florida provides deep familiarity with Florida Building Code requirements, environmental and landfill-adjacent design considerations, hurricane and wind resilience, floodplain and drainage conditions, and regional construction market practices. This knowledge supports more efficient permitting, constructible documents, and design solutions aligned with Charlotte County operational and maintenance needs.



tabx.

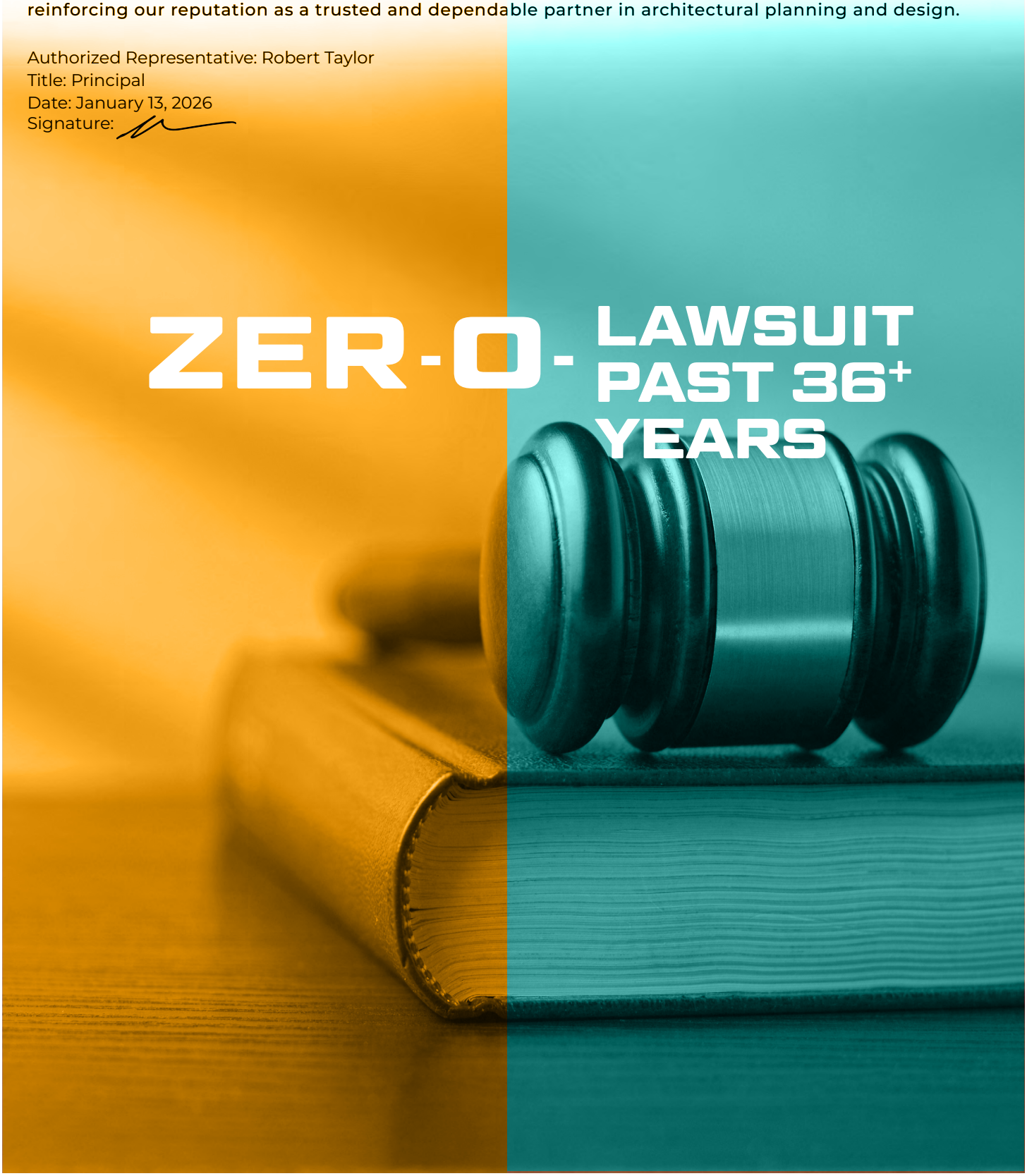
LITIGATION

Cooper Street Rec. Center | ADG Architecteure, llc

In response to the inquiry regarding litigation: We confirm that ADG Architecture, llc. has not been named as a defendant or co-defendant in any lawsuit in the last five years. Our firm maintains a strong commitment to ethical business practices, professional integrity, and client satisfaction, ensuring that our projects are executed with the highest standards of quality, compliance, and accountability.

With a 36-year track record of successfully delivering over 500 projects in the region, we have consistently met client expectations while adhering to all regulatory and contractual requirements. Our proactive approach to risk management, thorough documentation, and open communication helps mitigate potential disputes, reinforcing our reputation as a trusted and dependable partner in architectural planning and design.

Authorized Representative: Robert Taylor
Title: Principal
Date: January 13, 2026
Signature:



tabXI.

MINORITY BUSINESS

Ulman Commercial Building | ADG Architecture, llc

While ADG Architecture, llc is not a designated minority-owned business, we actively uphold a culture grounded in fairness, inclusion, and respect. Our firm embraces diversity in people, thought, and experience, fostering an environment where collaboration, mentorship, and professional growth are encouraged across all levels of the organization.

State of Florida
Department of State

I certify from the records of this office that ADG ARCHITECTURE, LLC is a limited liability company organized under the laws of the State of Florida, filed on January 20, 2012.

The document number of this limited liability company is L12000010249.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 7, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of January, 2025

Secretary of State

Tracking Number: 8099744731CU

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

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

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

THRESHOLD BUILDING INSPECTOR

TAYLOR, ROBERT T

ADG ARCHITECTURE, LLC
ALLIANCE DESIGN GROUP P A
3820 COLONIAL BOULEVARD
SUITE 100
FORT MYERS FL 33966

LICENSE NUMBER: AR0012668

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/25/2025

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LEED AP BD+C

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Robert Taylor

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® green building program.

10392227-AP-BD+C
CREDENTIAL ID

29 JUL 2011
ISSUED

26 JUL 2027
VALID THROUGH

PETER TEMPLETON
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

ATLAS SAFETY & SECURITY DESIGN, INC.

and

ICA ACCREDITED COURSE - CLASS B

Clarisa Parodi

has been awarded this certificate after completing
the 40-hour CPTED Certified Practitioner Seminar:

Crime Prevention Through Environmental Design

30 AIA LU/HSW Credits & State of Florida CEUs, 40 CEU FL DPR Credits,
and 17 AICP CM Credits have been awarded on this
10th day of May, 2021 in Fort Lauderdale, Florida

Randall I. Atlas, Ph.D., FAIA, CPP
Instructor

AIA Continuing Education Provider

Certificate of Completion

Clarisa Parodi
has completed
Procore Certification: Architect
offered by
Procore Technologies

PROCORE
Issued: September 17, 2020
Certificate No: 2ihsdw9diksd
View: https://verify.skilljar.com/c/2ihsdw9diksd

Tooey Courtemanche, CEO

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

KOENIG, FREDERICK JOHANNES

KOENIG DESIGN COLLABORATIVE LLC
1435 VERMOUTH LN
PUNTA GORDA FL 33983

LICENSE NUMBER: AR99709

EXPIRATION DATE: FEBRUARY 28, 2027

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ISSUED: 01/08/2025

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

PULLEN, CLAUDE JOHN

43210 BOARDWALK LOOP
PUNTA GORDA FL 33982

LICENSE NUMBER: AR93455

EXPIRATION DATE: FEBRUARY 28, 2027

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ISSUED: 12/29/2024

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PURCHASING DIVISION

Charlotte County Administration Center
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Phone 941.743.1378
Fax 941.743.1384

TO: PROSPECTIVE PROPOSERS

DATE: December 4, 2025

RE: ADDENDUM #1, RFP NO. 20260129, DESIGN – ZEMEL ROAD LANDFILL OPERATIONS BUILDING

PROPOSAL DUE DATE: 3:00 p.m. (EST), JANUARY 7, 2026

Firms are hereby notified that this addendum shall be made a part of the above-named proposal and contract documents. The following are issued to revise/clarify the proposal and contract documents, and these items shall have the same force and effect as the original proposal and contract documents. Proposals to be submitted on the above-specified date at Purchasing shall conform to the revisions and clarifications as listed herein.

ITEM # 1 QUESTIONS/ANSWERS

Q1: Because this is a landfill site, are there any special requirements related to environmental mitigation or similar consideration?
A1: As this is an active landfill site, the County expects the selected design consultant to evaluate any environmental considerations that may affect the project. Any required mitigation, permitting, or design accommodations should be identified and addressed as part of your firm's proposed scope and approach.

Q2: Since the proposed building is located on a former landfill, will the site require any specialized geotechnical design or engineering services beyond what is typical for light commercial construction?
A2: Similarly, the County expects the design consultant to determine the geotechnical needs for the project. If specialized geotechnical evaluation or engineering is necessary based on the site's landfill conditions, your proposal should include how your team will address these requirements.

Q3: Does this project include any grant funding? If so, can you provide what type.
A3: There is no grant funding associated with this project.

This addendum is binding and is to be considered as if contained within the original proposal documents of RFP No. 20260129. Firms are required to acknowledge receipt of this addendum on their proposal forms.

Kimberly A Corbett, C.P.M., CPPB
Senior Division Manager - Purchasing

PURCHASING DIVISION

Charlotte County Administration Center
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Phone 941.743.1378
Fax 941.743.1384

TO: PROSPECTIVE PROPOSERS

DATE: December 17, 2025

RE: ADDENDUM #2, RFP NO. 20260129, Design – Zemel Road Landfill Operations Building

PROPOSAL DUE DATE: 3:00 p.m. (EST), January 13, 2026

Firms are hereby notified that this addendum shall be made a part of the above-named proposal and contract documents. The following are issued to revise/clarify the proposal and contract documents, and these items shall have the same force and effect as the original proposal and contract documents. Proposals to be submitted on the above-specified date at Purchasing shall conform to the revisions and clarifications as listed herein.

ITEM # 1 QUESTIONS/ANSWERS

Q1: Would the County consider extending the proposal due date?
A1: Yes, we have extended the due date to **3:00 p.m. (EST), January 13, 2026.**

Q2: Can the County please provide clarification on the expected Construction Phases' services? Is full-time CQA required for items such as soil compaction, concrete testing, etc., or will these be the responsibility of the Contractor constructing the facility? (Reference Part II RP-21)
A2: The County will not be providing inspection services for this project. Therefore, the design consultant will need to ensure QA/QC to certify that the project has been constructed in accordance with the plans and specifications. Soil and concrete testing must be completed by a certified testing firm and included in the contractor's quote, with the tests reviewed and approved by the design EOR.

Q3: It is my understanding that we are not to use/display the Charlotte County Seal within our proposal without written approval. Does this also apply to the County's logo?
A3: Yes, no use of the seal/logo should be used in proposal per RP-06.

Q4: Can you confirm if its ok to visit the site?
A4: No, the project area is not open to the public for visiting. You can look at the location using GIS mapping from the Charlotte County website.

This addendum is binding and is to be considered as if contained within the original proposal documents of RFP No. 20260129. Firms are required to acknowledge receipt of this addendum on their proposal forms.

Kimberly Corbett

Kimberly A. Corbett, C.P.M., CPPB
Senior Division Manager - Purchasing

KAC/cas

cc: Professional Services Committee
Clerk
File

PURCHASING DIVISION

Charlotte County Administration Center
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Phone 941.743.1378
Fax 941.743.1384

TO: PROSPECTIVE PROPOSERS

DATE: December 18, 2025

RE: ADDENDUM #3, RFP NO. 20260129, Design – Zemel Road Landfill Operations Building

PROPOSAL DUE DATE: 3:00 p.m. (EST), January 13, 2026

Firms are hereby notified that this addendum shall be made a part of the above-named proposal and contract documents. The following are issued to revise/clarify the proposal and contract documents, and these items shall have the same force and effect as the original proposal and contract documents. Proposals to be submitted on the above-specified date at Purchasing shall conform to the revisions and clarifications as listed herein.

ITEM # 1 QUESTIONS/ANSWERS

Q1: Is there a current survey of the property that can be utilized, or is a new survey required for RFP requirements?
A1: A new survey will be required as part of the RFP.

Q2: Could you clarify RP-27, Item D, what exactly is needed?
A2: Yes, please revise RP-27, Item D to the following:

> D. Experience and References – Each submitter shall supply references indicative of experience in other projects of similar size and complexity. Said reference list shall include the Company name, a contact name, a project description and telephone number. A reference list is also required for the lead designer that will be assigned specifically to this project and shall include the Company name, a contact name, a project description and telephone number

This addendum is binding and is to be considered as if contained within the original proposal documents of RFP No. 20260129. Firms are required to acknowledge receipt of this addendum on their proposal forms.

Kimberly Corbett
Kimberly A. Corbett, C.P.M., CPPB
Senior Division Manager - Purchasing

KAC/cas

cc: Professional Services Committee
Clerk
File

PURCHASING DIVISION

Charlotte County Administration Center
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Phone 941.743.1378
Fax 941.743.1384

TO: PROSPECTIVE PROPOSERS

DATE: January 5, 2026

RE: ADDENDUM #4, RFP NO. 20260129, Design – Zemel Road Landfill Operations Building

PROPOSAL DUE DATE: 3:00 p.m. (EST), January 13, 2026

Firms are hereby notified that this addendum shall be made a part of the above-named proposal and contract documents. The following are issued to revise/clarify the proposal and contract documents, and these items shall have the same force and effect as the original proposal and contract documents. Proposals to be submitted on the above-specified date at Purchasing shall conform to the revisions and clarifications as listed herein.

ITEM # 1 QUESTIONS/ANSWERS

Q1: Question related to the programming/site analysis scope of services; have there been any preliminary drawings prepared by Charlotte County staff on potential site or building analysis plans for the Zemel Road Landfill project?
A1: At this time, no preliminary drawings have been prepared by Charlotte County staff. As part of the programming and site analysis phase, the design team will evaluate the project needs and determine a suitable building footprint, which may include utilizing the existing footprint or identifying an alternative location on the site, as appropriate.

This addendum is binding and is to be considered as if contained within the original proposal documents of RFP No. 20260129. Firms are required to acknowledge receipt of this addendum on their proposal forms.

Kimberly Corbett

Kimberly A. Corbett, C.P.M., CPPB
Senior Division Manager - Purchasing

KAC/cas

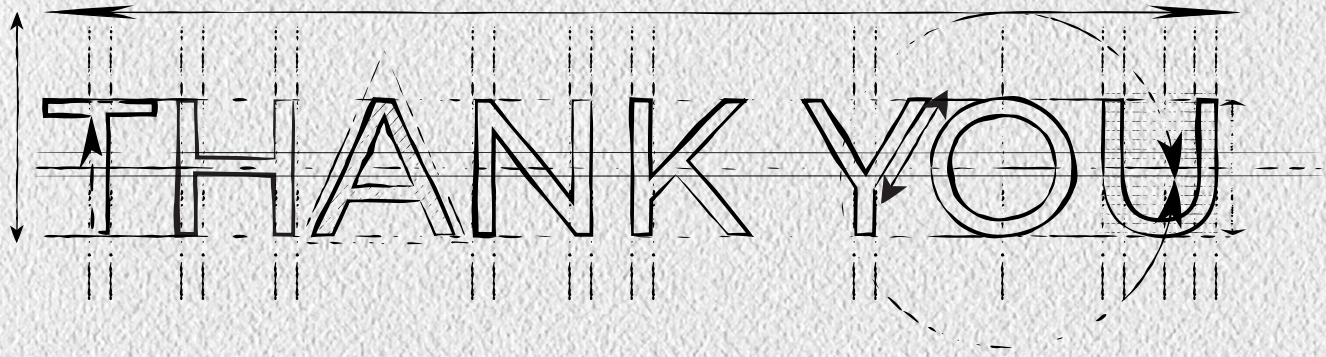
cc: Professional Services Committee
Clerk
File

ADDITIONAL INFO

CRITERIA	RESPONSE – ADG ARCHITECTURE, LLC
A. TEAM ORGANIZATION, MANAGEMENT & GENERAL QUALIFICATIONS	ADG Architecture, llc will serve as the Prime Consultant and is responsible for overall project management, coordination, and delivery. The project team structure clearly defines roles and responsibilities for architectural, engineering, and specialty consultants. Senior leadership will remain directly involved throughout the project. The Principal-in-Charge and Project Manager identified for this project will not be substituted without the express written permission of the County. The team demonstrates extensive experience delivering similar landfill, public works, and essential facilities in Florida.
B. WORK PLAN	ADG demonstrates a clear understanding of the Zemel Road Landfill Operations Building and its operational, environmental, and regulatory requirements. The work plan includes programming and operational validation, site and building design, consultant coordination, permitting, construction documents, bidding support, and construction administration. Anticipated deliverables are provided at each phase, along with a general project schedule appropriate for a facility of this complexity.
C. INDIVIDUAL QUALIFICATIONS	Resumes for key personnel are provided, including the Principal-in-Charge, Project Manager, and Lead Designer. The Lead Designer has direct experience with public works and operational facilities of similar scale and complexity. The designated Lead Designer will not be substituted without the express written permission of the County.

D. EXPERIENCE & REFERENCES

LEAD DESIGNER | CLARISA PARODI, AIA Associate, Certified CPTED Practitioner	
Miss Camden Smith, Project Manager Collier County	239-682-0082 | camden.smith@colliercountyfl.gov
Mr. Stephen Hanna, Project Manager The School District of Lee County	239-707-3885 | Stephenh@leeschools.net
Miss Cindy Tamalez, Project Manager Desoto County	863-993-4816 x 349 | c.talamantez@desotobocc.com
ADG ARCHITECTURE, llc	
Miss Camden Smith, Project Manager Collier County	239-682-0082 | camden.smith@colliercountyfl.gov
Mr. Stephen Hanna, Project Manager The School District of Lee County	239-707-3885 | Stephenh@leeschools.net
Miss Cindy Tamalez, Project Manager Desoto County	863-993-4816 x 349 | c.talamantez@desotobocc.com
Mr. JD Heuther, Vice President	239-229-2784 | jd@gpconstruction.com
ATWELL	
Mr. Rob Humpel, President	(941) 205-1400 | rhumpel@fpcbuilds.com
Mr. Scott Edwards, President	(239) 278-1177; scott.edwards@lennar.com
CMTA	
Mr. Michael Manos, PE, LEED AP	(703) 228-4430
Mr. Pete Berdovich, Director of Construction	(502) 636-4400
UES	
Mr. Bill Morris	(239) 337-3993
Mr. Henery Gerrero	(239) 357-4456



ADG Team