



City of Palmetto 14th Ave Park

**FAWLEY BRYANT** ARCHITECTURE

## **MCGUIRE PARK PHASE II**

CHARLOTTE COUNTY

ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362**

June 9, 2025

# CONTENTS

---

|    |                   |
|----|-------------------|
| 1  | PROPOSED TEAM     |
| 2  | MANAGEMENT PLAN   |
| 3  | TEAM EXPERIENCE   |
| 4  | PROJECT CONTROL   |
| 5  | DESIGN APPROACH   |
| 6  | SIMILAR PROJECTS  |
| 7  | CAPABILITIES      |
| 8  | VOLUME OF WORK    |
| 9  | LOCATION          |
| 10 | LITIGATION        |
| 11 | MINORITY BUSINESS |



June 9, 2025

Charlotte County  
18500 Murdock Cir  
Port Charlotte, FL 33948

Dear Selection Committee,

On behalf of Fawley Bryant Architecture (FBA), we are pleased to submit our proposal for professional planning and design services for McGuire Park – Phase II. Our team is excited for the opportunity to collaborate with Charlotte County once again and continue building on the legacy of thoughtful, community-centered recreational spaces and public amenities.

We understand the County's commitment to delivering a vibrant, functional, and enduring park facility that reflects the needs of its residents. Our approach emphasizes early coordination, practical constructability, and cost certainty. We are prepared to bring creative problem-solving, clear communication, and technical excellence to each stage of the project—from initial planning to construction closeout.

Our experienced, tried and true team includes Kimley-Horn & Associates for civil, landscape, structural, and MEP services. Our long-lasting partnership offers deep experience in delivering successful parks and public spaces across Southwest Florida, and we bring the added value of local knowledge, strong relationships, and BIM-integrated workflows that keep design aligned with schedule and budget.

We appreciate your consideration of our qualifications. We look forward to the opportunity to contribute to McGuire Park's next phase and to continue supporting Charlotte County's commitment to high-quality public spaces.

Thank you for your consideration.

Sincerely,



Stu Henderson  
President & Principal



Amanda Parrish  
Partner, COO

**PROPOSAL REPRESENTATIVE**  
**CAROLINE ODELL**

Marketing Coordinator

**E** [codell@fawleybryant.com](mailto:codell@fawleybryant.com)

**N** (941) 343-4070 x2129

**PART IV - SUBMITTAL FORMS**  
**PROPOSAL SUBMITTAL SIGNATURE FORM**

| 1. | Project Team<br>Name and Title               | Years<br>experience | City of office<br>individual will<br>work out of for<br>this project | City<br>individual's<br>office is<br>normally<br>located | City of<br>individual's<br>residence |
|----|--|---------------------|--|--|--------------------------------------|
|    | Stu Henderson, Architect, Director of Design | 26                  | Sarasota   | Sarasota   | Lakewood Ranch                       |
|    | Kirk Bauer, Principal-in-Charge              | 25                  | Sarasota   | Sarasota   | Sarasota                             |
|    | Javier Hernandez, Project Manager            | 8                   | Sarasota   | Sarasota   | North Port                           |
|    | Brian Slator, Technical Lead, Architect      | 26                  | Sarasota   | Sarasota   | Sarasota                             |
|    | Jay Grollman, QAQC Specialist                | 48                  | Sarasota   | Sarasota   | Sarasota                             |
|    | Patty Klemm, Interior Designer               | 13                  | Sarasota   | Sarasota   | Sarasota                             |
|    |  |                     |  |  |                                      |
|    |  |                     |  |  |                                      |
|    |  |                     |  |  |                                      |

|    |   |  |  |                            |  |
|----|---|--|--|----------------------------|--|
| 2. | <b>Magnitude of Company Operations</b>                              |  |  |                            |  |
|    | A) Total professional services fees received within last 24 months: |  |  | \$ \$11,340,776.5 A/E Fees |  |
|    | B) Number of similar projects started within last 24 months:        |  |  | 1                          |  |
|    | C) Largest single project to date:                                  |  |  | \$ 6,103,034 A/E Fees      |  |

|    |   |  |  |                       |  |
|----|---|--|--|-----------------------|--|
| 3. | <b>Magnitude of Charlotte County Projects</b>   |  |  |                       |  |
|    | A) Number of current or scheduled County Projects   |  |  | 0                     |  |
|    | B) Payments received from the County over the past 24 months (based upon executed contracts with the County). |  |  | \$ \$551,568 A/E Fees |  |

| 4. | Sub-Consultant(s)<br>(if applicable) | Location                  | % of Work to<br>be Provided | Services to be Provided           |
|----|--------------------------------------|---------------------------|-----------------------------|-----------------------------------|
|    | Kimley-Horn & Associates             | Sarasota & Port Charlotte | 30                          | Civil, Landscape, Structural, MEP |
|    |                                      |                           |                             |                                   |
|    |                                      |                           |                             |                                   |
|    |                                      |                           |                             |                                   |
|    |                                      |                           |                             |                                   |

|    |   |              |  |  |  |
|----|---|--------------|--|--|--|
| 5. | <b>Disclosure of interest or involvement:</b> 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  |              |  |  |  |
|    |   |              |  |  |  |
|    |   |              |  |  |  |
|    |   |              |  |  |  |
|    |   |              |  |  |  |

NAME OF FIRM Fawley Bryant Architecture  
(This form must be completed and returned)



|  |                       |
|--|-----------------------|
| <b>6. Minority Business:</b><br>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 <u>X</u> |
| <b>Comments or Additional Information:</b>   |                       |
|  |                       |

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. _____ Dated _____ | Addendum No. _____ Dated _____ | Addendum No. _____ Dated _____ |
| Addendum No. _____ Dated _____ | Addendum No. _____ Dated _____ | Addendum No. _____ Dated _____ |

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

|                                |                  |
|--------------------------------|------------------|
| Fawley Bryant Architects, Inc. | (941) 343 - 4070 |
|--------------------------------|------------------|

|           |           |
|-----------|-----------|
| Firm Name | Telephone |
|-----------|-----------|

|                            |            |
|----------------------------|------------|
| Fawley Bryant Architecture | 65-0504213 |
|----------------------------|------------|

|                          |   |
|--------------------------|---|
| Fictitious or d/b/a Name | Federal Employer Identification Number (FEIN) |
|--------------------------|---|

|                                    |  |
|------------------------------------|--|
| 5391 Lakewood Ranch Blvd N Ste 300 |  |
|------------------------------------|--|

|                     |  |
|---------------------|--|
| Home Office Address |  |
|---------------------|--|

|                    |    |
|--------------------|----|
| Sarasota, FL 34240 | 31 |
|--------------------|----|

|                  |                             |
|------------------|-----------------------------|
| City, State, Zip | Number of Years in Business |
|------------------|-----------------------------|

Same as above

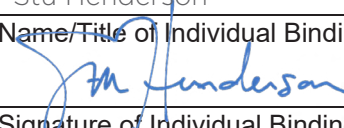
|  |  |
|--|--|
| Address: Office Servicing Charlotte County, other than above |  |
|--|--|

|                  |                  |
|------------------|------------------|
| Javier Hernandez | (941) 249 - 0414 |
|------------------|------------------|

|  |           |
|--|-----------|
| Name/Title of your Charlotte County Rep. | Telephone |
|--|-----------|

|               |  |
|---------------|--|
| Stu Henderson |  |
|---------------|--|

|  |  |
|--|--|
| Name/Title of Individual Binding Firm (Please Print) |  |
|--|--|

|  |              |
|--|--------------|
|  | June 9, 2025 |
|--|--------------|

|                                      |      |
|--------------------------------------|------|
| Signature of Individual Binding Firm | Date |
|--------------------------------------|------|

|                             |  |
|-----------------------------|--|
| shenderson@fawleybryant.com |  |
|-----------------------------|--|

|               |  |
|---------------|--|
| Email Address |  |
|---------------|--|

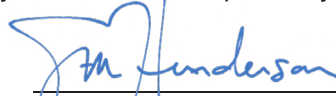
(This form must be completed & returned)

## DRUG FREE WORKPLACE FORM

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

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

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

  
\_\_\_\_\_  
Proposer's Signature

6/9/2025

\_\_\_\_\_  
Date

(This form must be completed & returned)

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

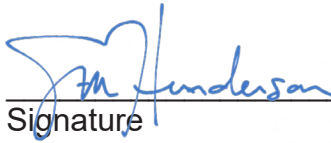
**Charlotte County Contract #20250362**

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

Stu Henderson

Printed Name

President

Title

Fawley Bryant Architecture

Nongovernmental Entity

6/9/2025

Date

**END OF PART IV**

**NAME OF FIRM** Fawley Bryant Architecture

(This form must be completed & returned)





Manatee County Premier Athletic Complex

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025





Our team has extensive experience working with local public sector clients. In order to illustrate this, we have outlined a list of current and past public entities we have held continuing services contracts with and/or completed projects for. These contracts cover a wide variety of project types from master plans to small renovations to largescale sports complexes.

#### COUNTY

Charlotte  
Glades  
Hardee  
Hendry  
Manatee  
Sarasota  
Palm Beach

#### CITY

Bradenton  
Jupiter  
North Port  
Palmetto  
Jupiter  
Punta Gorda  
Sarasota  
Venice



### THE FAWLEY BRYANT ARCHITECTURE TEAM

For over 30 years, Fawley Bryant Architecture (FBA) has delivered thoughtful, high-quality architectural and interior design services across Florida, with a strong foundation in commercial, recreational, and community-focused projects. We have proven time and again our ability to deliver smart, beautiful spaces locally, regionally, and nationally. We have a roster of public and private clients who have trusted us to deliver efficient and purposeful designs that best serve their communities, from educational facilities to parks and recreation master plans to professional sports complexes.

Our firm brings a comprehensive range of expertise — spanning master planning, zoning, code compliance, construction administration, and stakeholder engagement, and an understanding of the area code and regulations. We are proud of our ability to deliver innovative, context-specific solutions that align with both the surrounding conditions and the long-term vision of our clients.

At FBA, we prioritize collaboration, transparency, and client-centric service. We guide our clients through the full design journey, from conceptual planning to project completion, utilizing advanced rendering technologies to clearly illustrate how each project integrates with its surroundings — well beyond the limitations of traditional 2D documentation.

In every project, we aim to create environments that are safe, accessible, and welcoming for users of all abilities. Whether working on public parks, educational campuses, or community facilities, our team is driven by a commitment to enhance public spaces through inclusive, sustainable, and resilient design solutions. Each project is supported by a clear work plan and schedule, ensuring proactive issue resolution, effective coordination, and cost-effective delivery from day one.

# FIRM OVERVIEW



SMART  
BEAUTIFUL  
SPACES

## OUR HISTORY

In 1994, Richard Fawley Architects and Michael P. Bryant Architects merged to create Fawley Bryant Architects. Thirty years later, our people, relationships and work have helped us create a roster of amazing clients and award-winning projects. With offices in Sarasota and Manatee counties, we provide master planning, architecture, interior design, strategic consulting, capital campaign support and sustainability services.

In 2016, Fawley Bryant Architects became Fawley Bryant Architecture. The seemingly small update emphasizes the creative and collaborative process we proudly provide. The evolution continued into 2017, as firm ownership transferred to Steve Padgett and Stu Henderson. At the time, the duo offered nearly 50 years experience in the industry.

In early 2021, having weathered the pandemic, FBA took another major step forward. Amanda Parrish was named a firm principal, emphasizing a commitment to the organizational and operational structure of the firm. Parrish was later named Partner while still continuing her role as a Chief Operating Officer. In 2023, Padgett voluntarily elected to leave the firm, and Henderson become majority shareholder.

Together, Henderson and Parrish remain mindful of the strong foundation Fawley and Bryant created with eyes wide open towards the future. They are committed to the local community, and stay focused on smart, beautiful design.

## Kimley»Horn

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, structural, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting engineering firms in the nation—and a recognized leader in developmental services and land planning. Today, Kimley-Horn has over 8,500 employees in more than 120 offices across the United States and in Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients.

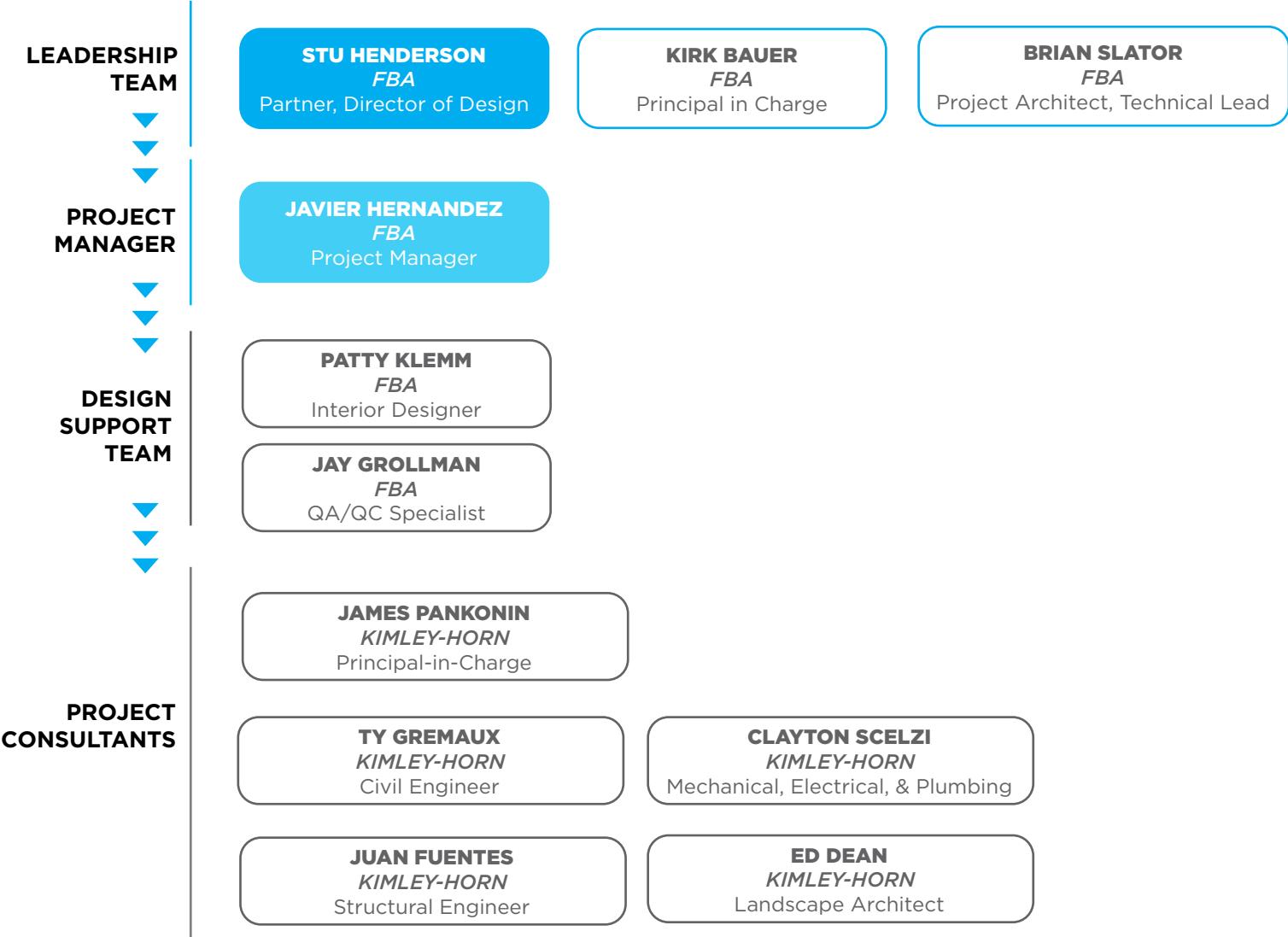
## FBA Through The Years

- 1994**  
Firm is established by Rick Fawley and Mike Bryant.
- 2015**  
Co-Founder Rick Fawley passes away.
- 2016**  
Fawley Bryant Architects becomes Fawley Bryant Architecture.
- 2017**  
FBA co-founder, Mike Bryant retires. Steve & Stu purchase the firm.
- 2019**  
FBA celebrates 25-years!
- 2020**  
FBA Core Values are formalized and integrated into all aspects of our firm.
- 2022**  
Amanda is named a firm partner.
- 2023**  
James and Kirk are promoted to division principals.
- 2023**  
Stu becomes majority shareholder and a new leadership team is established.
- 2024**  
Nick joins the firm as principal and Director of Operations.
- 2024**  
FBA incorporates the Entrepreneurial Operating System (EOS).





# ORGANIZATIONAL CHART



- LEADERSHIP TEAM** Will oversee staff performance to maintain quality service and manage firm resources to meet project budget and schedule requirements.
- PROJECT MANAGER (PM)** Will be the day to day contact for the County and your stakeholders. The PM is responsible for the coordination of all team members while managing compliance of building codes and program guidelines.
- PROJECT CONSULTANTS** Coordinate with the PM and lead designer to provide all engineering support related to their discipline.

\* Principal-In-Charge and Project Manager will not be changed without the expressed permission of Charlotte County.



## REFERENCES



*\* Fawley Bryant Architecture references double as those of Director of Design, Stu Henderson.*

### **JIM FREEMAN**

City of Palmetto 14th Ave Park  
City of Palmetto City Clerk  
941.723.4570

### **GENE BROWN**

City of Bradenton City Park  
City of Bradenton Mayor  
941.932.9450

### **CHARLIE BISHOP**

Westminster Christian School Athletic Building  
Manatee County Administrator  
941.748.4501 ext 3004

### **BRYAN PARNELL**

Manatee County Country Club East Baseball  
Manatee County Deputy County Administrator  
941.748.4501 x3771



City of Cape Coral, Community Parks On-Call Contract:

### **MICHAEL ILCZYSZYN**

Senior Public Works Manager  
milczysz@capecoral.net  
239.574.0457

City of Naples, Baker Park:

### **JIM HODGDON**

Parks and Parkways Superintendent  
jhodgdon@naplesgov.com  
239.213.7134

Charlotte County, McGuire Park

### **TRAVIS PERDUE**

Project Manager  
Travis.Perdue@CharlotteCountyFL.gov  
941.743.1378

Manatee County Parks

### **AARON RAWLEY**

Project Manager  
aaron.rawley@mymanatee.org  
941.748.4501





IMG Academy Multi-Sport Complex

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025





## MANAGEMENT PLAN

● LEAD ROLE

○ ASSIST ROLE

|  | FBA | K-H |
|--|-----|-----|
| Project Management                       | ●   | ○   |
| Conceptual Site Planning                 | ●   | ○   |
| Schematic Design                         | ●   | ○   |
| Design Development                       | ●   | ○   |
| Civil Engineering                        | ○   | ●   |
| Construction Documents                   | ●   | ○   |
| Construction Administration              | ●   | ○   |
| Landscape Architecture                   | ○   | ●   |
| MEP                                      | ○   | ●   |
| Fire Protection                          | ○   | ●   |
| Systems Performance Criteria Development | ○   | ●   |
| Sustainability                           | ○   | ●   |
| Space Planning & FF&E Layout             | ●   | ○   |
| Site Inventory and Analysis              | ●   | ○   |
| Structural Engineering                   | ○   | ●   |



SARASOTA COUNTY 17TH STREET PARK

# STU HENDERSON

AIA, NCARB

Architect, Director of Design

✉ shenderson@fawleybryant.com

☎ o. 941.343.4070 x2110  
c. 941.780.2432

🎓 Bachelors of Architecture  
University of Cincinnati

🏠 Registered Architect, State of FL  
#AR96481

American Institute of Architects  
Gulf Coast Chapter

Manatee County Chamber of  
Commerce 2025 Chair of Board of  
Directors

📊 Years of Experience: 26

As Director-of-Design, Stu will not be replaced or substituted without the expressed consent of Charlotte County.

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

*Stu plays a key role at FBA with his ability to turn a conceptual vision into reality. His creative pragmatism has played a fundamental role in every FBA project. His visioning abilities allow clients and team members to visualize project considerations from a tangible and intuitive perspective.*

## EXPERIENCE

**City of Bradenton Fire Station 2**, Bradenton, FL

**Sarasota County 17th Street Park**, Sarasota, FL

**Kinnan Park Redevelopment**, Sarasota, FL

**NCF Heiser Natural Sciences Building Remodel**, Sarasota, FL

**New College of Florida Athletics Master Plan**, Sarasota, FL

**Manatee County Lake Manatee Water Treatment Plant**, Bradenton, FL

**Charlotte County Admin Lobby Renovation**, Port Charlotte, FL

**Lakewood Ranch Golf & Country Club Interior Renovation**, Lakewood Ranch, FL

**Lakewood Ranch Library 2nd Floor Interior Buildout**, Lakewood Ranch, FL

**Pace Center for Girls Expansion**, Palmetto, FL

**Braden River Library Renovations**, Bradenton, FL

**Charlotte County Sheriff's Office District 5**, Babcock Ranch, FL

**Babcock Ranch Fire Station 9**, Babcock Ranch, FL

**City of Bradenton Fire Station 3**, Bradenton, FL

**Manatee County Sheriff's Office at Premier Campus**, Lakewood Ranch, FL

**Pirate City Storm Damage Repair & Batters Eye**, Bradenton, FL

**Atlanta Braves Concept Design - New Concession**, Venice, FL

**Nathan Benderson Park Finish Tower**, Sarasota, FL

**Manatee County Athletics & Aquatics Center**, Lakewood Ranch, FL

**Nathan Benderson Park Indoor Practice Facility Conceptual Design**, Sarasota, FL

**Sports Academy Planning & Pre-Design**, Bradenton, FL

**Lakewood Ranch Waterside Place Commercial Development**, Sarasota, FL





**KIRK  
BAUER**  
ASSOCIATE AIA  
Principal in Charge

✉ kbauer@fawleybryant.com

☎ o. 941.343.4070 x 2122  
c. 941.780.2432

🎓 Masters of Architecture  
University of Florida

📅 Years of Experience: 25

As principal-in-charge, Kirk will not be replaced or substituted without the expressed consent of Charlotte County.

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES



MANATEE COUNTY PREMIER SPORTS COMPLEX

*Kirk has a deep understanding of code, architecture, design, project management, and client relations. As principal, he takes strong ownership in making each design work technically and realistically. He oversees a variety of projects within FBA and stays involved, taking ownership at all phases of design.*

## EXPERIENCE

**Bobby Jones Golf Course Clubhouse**, Sarasota, FL

**Nathan Benderson Park Shade Structures**, Sarasota, FL

**Sarasota County 17th Street Park**, Sarasota, FL

**Kinnan Park Redevelopment**, Sarasota, FL

**Jackie Robinson Training Complex Press Box**, Vero Beach, FL

**Baltimore Orioles Player Development Facility**, Sarasota, FL

**Manatee County Butler Park Master Plan**, North Port, FL

**CoolToday Park Stadium Enhancements Study**, Venice, FL

**Lakewood Ranch Library 2nd Floor Interior Buildout**, Lakewood Ranch, FL

**Pittsburgh Pirates Facilities Damage Assessment and Repairs**, Bradenton, FL

**Cardinal Mooney High School Multi-Purpose Building**, Sarasota, FL

**IMG Academy Campus Center Expansion**, Bradenton, FL

**IMG Academy Pressbox, Concessions and Restrooms**, Bradenton, FL

**Manatee County Country Club East Baseball Field**, Bradenton, FL

**jackie Robinson Training Complex Dining Hall Expansion**, Vero Beach, FL

**Westminster Christian School Master Plan**, Palmetto Bay, FL

**Atlanta Braves Spring Training Complex Master Plan**, Venice, FL

**LECOM Park Improvements**, Bradenton, FL

**IMG Academy Recreational Amenities Master Plan**, Bradenton, FL

**Charlotte County Family Services Center Phases 1 & 2**, Port Charlotte, FL

**Cardinal Mooney High School Master Plan**, Sarasota, FL

**Manatee County Premier Campus Locker Rooms**, Lakewood Ranch, FL





## BRIAN SLATOR

AIA

Technical Lead, Architect

✉ bslator@fawleybryant.com

☎ o. 941.343.4070 x 2103  
c. 727.366.4001

🎓 Masters in Architecture and  
Community Design  
University of South Florida

📅 Years of Experience: 26

As technical lead, Brian will not be replaced or substituted without the expressed consent of Charlotte County.

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES



CARDINAL MOONEY HIGH SCHOOL MULTI-PURPOSE BUILDING

*Brian's primary measure of success for each project is meeting client's goals for performance, cost and schedule. His attention to detail, dedication and strong management skills have been a major factor in his success, and his ability to consistently complete projects within budget and on time.*

### EXPERIENCE

**Cardinal Mooney High School Multi-Purpose Building**, Sarasota, FL

**Cardinal Mooney High School Hourly Services**, Sarasota, FL

**Manatee County Judicial Renovations**, Bradenton, FL

**Restoration Study for Historic Bok Tower**, Lake Wales, FL \*

**Chapel and Education Facilities for Berkeley Preparatory School**,  
Tampa, FL \*

**The Academy of Holy Names Chapel**, Tampa, FL \*

**Calvary Church Chapel**, Clearwater, FL \*

**Chabad of Clearwater Synagogue**, Clearwater, FL \*

**Congregation Beth Shalom Synagogue**, Clearwater, FL \*

**Clubhouse for Streamsong Golf Resort**, Bowling Green, FL \*

**Apartments and Clubhouse for DeBartolo**, St. Augustine, FL \*

**New Distillery and Restaurant for Swilled Dog**, Saint Petersburg, FL \*

**Renovation for Gessler Clinic**, Winter Haven, FL \*

**New Daycare Facility for Childcare of Valrico**, Valrico, FL \*

**Springbrook Hospital Renovations**, Brookville, FL \*

**Willough at Naples (Mental Health Facility) Renovation**, Naples, FL \*

\* Completed at prior firm

At Fawley Bryant Architecture, our internal team is made up of a project manager who leads the project as well as a technical lead to support the architectural progress of the project. While Javier will be your main point of contact, Brian will deliver guidance that will ensure the project is realistic, accurate, efficient, and drawn according to your unique needs.




CITY OF PALMETTO 14TH AVE PARK

# JAVIER HERNANDEZ

Project Manager

 jhernandez@fawleybryant.com

 o: 941.343.4070 x2112  
c. 941.249.0414

 Bachelors of Architecture  
Florida Atlantic University  
Minor in Disaster Recovery

 Years of Experience: 8

As project manager, Javier will not be replaced or substituted without the expressed consent of Charlotte County.

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

*Javier brings experience working with municipal clients including the City of Palmetto, Manatee County, and the City of Bradenton. As a Charlotte County resident, his local presence and accessibility — both in person and remotely — ensure responsive support throughout the design and construction phases.*

## EXPERIENCE

**City of Palmetto 14th Avenue Park**, Palmetto, FL

**City of Palmetto Feasibility Studies**, Palmetto, FL

**City of Palmetto Public Works Garage**, Palmetto, FL

**City of Palmetto Public Works PEMB Storage**, Palmetto, FL

**Manatee County Athletics & Aquatics Center at Premier Campus North**, Lakewood Ranch, FL

**City of Bradenton Fire Station #2**, Bradenton, FL

**Manatee County Sheriff's Office at Premier Campus**, Lakewood Ranch, FL

**Manatee Technical College Shooting Range and Driving Pad**, Bradenton, FL

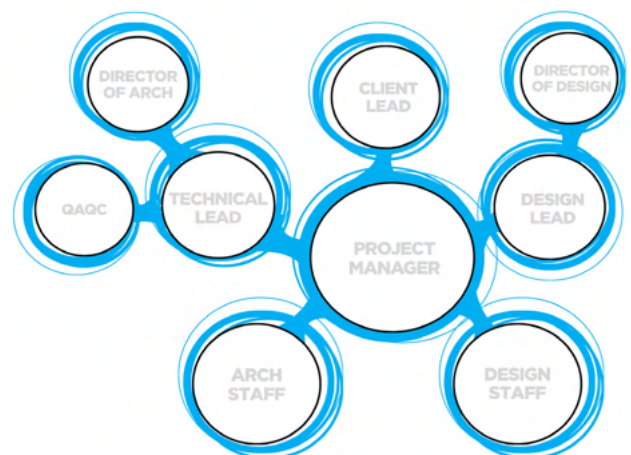
**Sarasota County Schools Gocio Elementary School Expansion**, Sarasota, FL

**Bradenton Area Convention Center Expansion**, Bradenton, FL

**Lake Manatee Water Treatment Plant**, Bradenton, FL

**East Manatee Fire Rescue District Fire Station #9**, Lakewood Ranch, FL

Fawley Bryant Architecture assigns a dedicated team structured around a project manager to ensure clear communication and accountability. Defining team members by project-specific roles minimizes confusion and reduces communication errors, resulting in high quality of coordination with client, CM, and consultants.







PATTY  
KLEMM

**FAWLEY  
BRYANT**  
ARCHITECTURE | SMART  
BEAUTIFUL  
SPACES

Interior Designer

✉ pklemm@fawleybryant.com

☎ o. 941.343.4070 x2121

🎓 Bachelors of Interior Design  
Thomas Jefferson University

📊 Years of Experience: 13

*Patty brings extensive experience from leading corporate interior design projects, managing large-scale space planning and developed programming. Patty collaborates closely with Project Managers to create design solutions, select materials, and produce construction documentation. She will design accuracy, code compliance, and elevate quality.*

EXPERIENCE

**Cardinal Mooney High School Multi-Purpose**, Sarasota, FL  
**City of Palmetto Feasibility Studies**, Palmetto, FL  
**City of Palmetto 14th Ave Park**, Palmetto, FL  
**Manatee County Athletics & Aquatics Center at Premier Campus North**, Lakewood Ranch, FL  
**IMG Academy Softball**, Bradenton, FL

**IMG Academy Double Decker**, Bradenton, FL  
**Lakewood Ranch Library Second Floor Buildout**, Lakewood Ranch, FL  
**Baltimore Orioles Player Development Facility**, Sarasota, FL  
**Manatee County Premier Campus Sheriff's Office**, Lakewood Ranch, FL



JAY  
GROLLMAN

**FAWLEY  
BRYANT**  
ARCHITECTURE | SMART  
BEAUTIFUL  
SPACES

QAQC Specialist

✉ jgrollman@fawleybryant.com

☎ o. 941.343.4070

🎓 Bachelors of Civil Engineering  
University of Maryland

📊 Years of Experience: 48

*With 48 years of experience in engineering, construction, and coordination, Jay has built a distinguished career defined by expertise and dedication. Jay has consistently applied his vast knowledge to every project that exits the FBA doors, ensuring that each one is meticulously prepared before it is submitted to your team.*

EXPERIENCE

**Manatee County Athletics & Aquatics Center**, Lakewood Ranch, FL  
**City of Bradenton Fire Station 2**, Bradenton, FL  
**Cardinal Mooney High School Multi-Purpose**, Sarasota, FL  
**Bradenton Area Convention Center Expansion**, Bradenton, FL  
**Bobby Jones Clubhouse Renovations**, Sarasota, FL

**Lakewood Ranch Library Second Floor Buildout**, Lakewood Ranch, FL  
**Charlotte County Sheriff's Office District 3 Renovation**, Port Charlotte, FL  
**Manatee County Sheriff's Office at Premier**, Lakewood Ranch, FL



# James Pankonin, PLA, LEED AP

Kimley-Horn  
Principal-in-Charge

## PROFESSIONAL CREDENTIALS

- Bachelor of Landscape Architecture, University of Georgia
- Professional Landscape Architect in Florida, #6666900
- Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP) in Florida
- American Society of Landscape Architects (ASLA), Member

Kimley»Horn

## SPECIAL QUALIFICATIONS

James is a registered landscape architect with more than 20 years of experience. His project experience includes master planning and programming, streetscape design, parks and recreation design, site planning, amenity center programming and design, custom hardscape design and detailing, construction document preparation and permitting, construction phase services, project team coordination, and preparation of presentation graphics. James is also experienced in facilitating public engagement meetings, design charrettes, and building consensus among diverse stakeholder groups. He has worked with many local municipalities to incorporate low impact development practices (such as bioswales and rain gardens) into the landscape design to capture and treat stormwater runoff.

## RELEVANT PROJECTS

- » McGuire Park, Charlotte County, FL
- » William R. Gaines Jr. Veterans Memorial Park and G.C. Herring Park, Charlotte County, FL
- » Veterans' Community Park Master Plan, Marco Island, FL
- » Lake Kennedy Park, Cape Coral, FL
- » Yellow Fever Creek Park Festival Park, Cape Coral, FL
- » Festival Park, Cape Coral, FL
- » Yacht Club, Cape Coral, FL
- » 17th Street Regional Park, Sarasota County, FL
- » Siesta Key Beach Park, Sarasota County, FL
- » Perry Harvey Park Design, Tampa, FL
- » Sims Park, New Port Richey, FL
- » Bradenton Downtown Development Authority Riverwalk, Bradenton, FL
- » Tom Bennett Park, Manatee County, FL
- » Turtle Beach Park, Siesta Key, Sarasota County, FL
- » Nathan Benderson Park, Sarasota, FL
- » Koch Parcel Park, Sarasota County, FL
- » Legacy Trail Extension and Trailheads, Sarasota County, FL
- » North Port Paw Park, North Port, FL
- » West Villages 63-Acre Park, North Port, FL
- » Warm Mineral Springs, North Port, FL
- » Blackburn Creek, Sarasota County, FL
- » Parks, Recreation, and Open Spaces Master Plan, Manatee County, FL
- » Lincoln Park Aquatic Facility, Manatee County, FL
- » Warrior Memorial & Veteran Connections Hub, Manatee County, FL
- » Parrish Community Park, Manatee County, FL
- » Buffalo Creek Soccer Field Expansion Master Plan, Manatee County, FL
- » G.T. Bray Park and Recreation Center, Manatee County, FL
- » Lakewood Ranch Park Irrigation Design, Manatee County, FL
- » Bayfront Park Recreation Center, Longboat Key, FL





## Ed Dean, PLA, LEED AP Landscape Architect

### PROFESSIONAL CREDENTIALS

- Bachelor of Landscape Architecture, Ball State University
- Professional Landscape Architect in Florida, #6667269
- Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP) in Florida
- American Society of Landscape Architects (ASLA), Member

### SPECIAL QUALIFICATIONS

Ed has 15 years of design and construction expertise. He is a seasoned project manager and professional landscape architect specializing in detailed design of the public realm. His expertise includes community, regional and urban parks design; master planning and implementation; streetscape; transportation design; planting, irrigation, site, grading, and hardscape design. Additionally, he has extensive experience in park programming including pickleball courts, the design of state-of-the-art hydro-court clay tennis courts, and the design of inclusive playgrounds. Ed has a track record of delivering projects on schedule and budget while bringing value to the project with high quality design. He excels in leading public meetings that resonate with the community.

### RELEVANT PROJECTS

- » McGuire Park, Charlotte County, FL
- » William R. Gaines Jr. Veterans Memorial Park and G.C. Herring Park, Charlotte County, FL
- » Veterans' Community Park Master Plan, Marco Island, FL
- » Lake Kennedy Park, Cape Coral, FL
- » Yellow Fever Creek Park Festival Park, Cape Coral, FL
- » Festival Park, Cape Coral, FL
- » Yacht Club, Cape Coral, FL
- » Brooks Community Park, Lee County, FL
- » Legacy Trail Extension and Trailheads, Sarasota County, FL
- » North Port Paw Park, North Port, FL
- » West Villages 63-Acre Park, North Port, FL
- » Warm Mineral Springs, North Port, FL
- » Parks, Recreation, and Open Spaces Master Plan, Manatee County, FL
- » Lincoln Park Aquatic Facility, Manatee County, FL
- » Warrior Memorial & Veteran Connections Hub, Manatee County, FL
- » Parrish Community Park, Manatee County, FL
- » Buffalo Creek Soccer Field Expansion Master Plan, Manatee County, FL
- » G.T. Bray Park and Recreation Center, Manatee County, FL
- » Lakewood Ranch Park Irrigation Design, Manatee County, FL
- » Bayfront Park Recreation Center, Longboat Key, FL
- » Joyce B. Davis Park, Winter Haven, FL
- » Lewis Park, Bradenton, FL
- » Glazier Gates Park, Bradenton, FL



# Ty Gremaux, PE

## Civil Engineer

### PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Rose-Hulman Institute of Technology
- Professional Engineer in Florida, #6666795
- American Society of Civil Engineers (ASCE), Member

### SPECIAL QUALIFICATIONS

Ty has 20 of experience in design of civil infrastructure for a variety of projects, including park and recreation, roadway, residential, and commercial site development; permitting; drainage system modeling; and design. He has knowledge and experience reviewing, comparing, and field verifying surveys and legal descriptions for completeness and consistency. Additionally, Ty's expertise includes mapping using Geographic Information Systems (GIS) applications, including the creation and manipulation of electronic data (shapefiles, geo-databases, etc.) to identify and locate opportunities, constraints, and areas that may require additional investigation or information. Ty offers working knowledge of the permitting procedures and land development regulations of Charlotte County, Sarasota County, the Southwest Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), FDOT, and the U.S. Army Corps of Engineers (USACE).

### RELEVANT PROJECTS

- » McGuire Park, Charlotte County, FL
- » William R. Gaines Jr. Veterans Memorial Park and G.C. Herring Park, Charlotte County, FL
- » Lake Kennedy Park, Cape Coral, FL
- » Yellow Fever Creek Park Festival Park, Cape Coral, FL
- » Festival Park, Cape Coral, FL
- » Yacht Club, Cape Coral, FL
- » Veterans' Community Park Master Plan, Marco Island, FL
- » Legacy Trail Extension and Trailheads, Sarasota, FL
- » Siesta Key Beach Park, Siesta Beach, FL
- » Bradenton Downtown Development Authority Riverwalk, Bradenton, FL
- » Veterans Memorial Park, Marco Island, FL
- » Fruitville Park, Sarasota, FL
- » Baker Park, Naples, FL
- » Lincoln Park Aquatic Facility, Manatee County, FL
- » G.T. Bray Park and Recreation Center, Manatee County, FL
- » Perry Harvey Park, Tampa, FL



# Clayton Scelzi

Mechanical,  
Electrical, &  
Plumbing (MEP)

## PROFESSIONAL CREDENTIALS

- Associate of Arts, Engineering, St. Petersburg College
- Certificate, Advanced Architectural Drafting, Pinellas Technical Educational Center
- Urban Land Institute (ULI), Member

## SPECIAL QUALIFICATIONS

With over 18 years of experience, Clayton pairs his mechanical engineering background with a client-focused approach, fostering strong partnerships to support functional, inspiring buildings and public spaces. He is experienced across a vast range of projects such as mixed-use, office, residential, high-rise, municipal, higher education, and K-12 along with sports, hospitality, and entertainment.

## RELEVANT PROJECTS

- » Wellen Park, North Port, FL
- » Wellen Park Community Garden, North Port, FL
- » Alder Lake Park, Lake Park, FL
- » West River Pocket Park, Tampa, FL
- » Miami Freedom Park, Miami, FL
- » Southwest Recreation Aquatic Center Redesign, Largo, FL
- » Horizon West Bay (Largo City Hall), Largo, FL
- » Tropicana Field Stadium Repairs, St. Petersburg, FL
- » Blue Ridge-Salford North Vacuum Pump Station, North Port, FL
- » Florida Capitol Complex, Elliott Building Memorial Plaza, Tallahassee, FL
- » City of Wilson Single A Baseball Stadium, Wilson, NC
- » TD Ballpark, Toronto Blue Jays Spring Training Headquarters and Player Development Complex, Dunedin, FL\*
- » Lee Health Sports Complex and Hammon Stadium, Minnesota Twins Spring Training Facility, Lee County, FL\*
- » Streamsong Resort Clubhouse and Residences, Bowling Green, FL
- » Lighting Design and Engineering Consulting Services, Vero Beach, FL
- » David Crockett Birthplace State Park Master Plan, Limestone, TN
- » Pinellas County Building Assessments, St. Petersburg, FL\*
- » Marine Education Center, Ocean Springs, MS\*
- » Ringling College of Art & Design New Library, Sarasota, FL\*
- » Gulf Coast Marine Institute Education Center, St. Petersburg, FL\*

\*projects completed prior to joining Kimley-Horn





# Juan Fuentes, PE, FRSE, SI, LEED AP

## Structural Engineer

### PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Miami
- Bachelor of Science, Architectural Engineering, University of Miami
- Professional Engineer in Florida, #62426
- Florida Recognized Structural Engineer
- Special Inspector Threshold in Florida, #62426
- Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP), US Green Building Council
- American Society of Civil Engineers (ASCE), Member
- Urban Land Institute (ULI), Member

**Kimley»Horn**

### SPECIAL QUALIFICATIONS

Juan has more than 25 years of structural engineering experience. During this time, he has been involved in all aspects of a project from design concept through construction administration. He has worked on a variety of project types including educational, healthcare, institutional, municipal and sports facilities. Holding an architectural engineering degree (along with his civil engineering degree), Juan has a true appreciation for the artistic vision the architect is creating. He exhausts every option- pushing the envelope to create the landmarks that define a city. His personal philosophy is to provide the soul of a city through the seamless combination of architecture, structure, and vision embodied in Frank Lloyd Wrights Kaufmann Residence. Juan is able fulfill this philosophy through his firsthand knowledge of building materials and construction methods and working meticulously with the architect through all the stages of a projects life cycle.

### RELEVANT PROJECTS

- » City of Wilson Single A Baseball Stadium, Wilson, NC
- » Busch Stadium, St. Louis, MO\*
- » Legacy PG Development, LLC, Hutto Perfect Game Complex, Hutto, TX
- » Deerfield Beach Middle School Park, Deerfield Beach, FL\*
- » Lauderdale Lakes Community Center, Lauderdale Lakes, FL\*
- » Warfield Park, Fort Lauderdale, FL\*
- » Jacobs Aquatic Center, Key Largo, FL\*
- » Lauderdale Manors, Fort Lauderdale, FL\*
- » Vincent Torres Park, Lauderdale Lakes, FL\*
- » Driftwood Pool Complex, Hollywood, FL\*
- » Carver Ranches Park, Fort Lauderdale, FL\*
- » Riverside Park, Coral Springs, FL\*
- » Croissant Park, Fort Lauderdale, FL\*
- » Pierce Park, Coral Gables, FL\*
- » Miramar Pool Complex, Miramar, FL\*
- » Florida Marlins Ballpark, Miami, FL\*
- » New Jersey Nets Arena Peer Review, Brooklyn, NY\*
- » University of Central Florida, Convocation Center, Orlando, FL\*

\*projects completed prior to joining Kimley-Horn

## VII.2 LICENSES & CERTIFICATIONS

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

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

**SLATOR, BRIAN ROBERT**  
5639 12TH AVE NORTH  
ST. PETERSBURG FL 33710

LICENSE NUMBER: AR93997  
EXPIRATION DATE: FEBRUARY 28, 2027  
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/03/2024  
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

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

**HENDERSON, STUART ANDREW**  
5391 LAKEWOOD RANCH BLVD NORTH  
SUITE 300  
SARASOTA FL 34240

LICENSE NUMBER: AR96481  
EXPIRATION DATE: FEBRUARY 28, 2027  
Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/04/2025  
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**DEAN, EDWARD MATTHEW**  
11651 LITTLE RIVER WAY  
PARRISH FL 34219

LICENSE NUMBER: LA6667269  
EXPIRATION DATE: NOVEMBER 30, 2025  
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/20/2023  
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

SPECIAL INSPECTOR NUMBER: 62426

**FUENTES, JUAN JOSE**  
2 ALHAMBRA PLAZA  
STE 500  
CORAL GABLES FL 33134

LICENSE NUMBER: PE62426  
EXPIRATION DATE: FEBRUARY 28, 2027  
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

**GREMAUX, TY ELLIOT**  
6443 GOLDEN LEAF COURT  
BRADENTON FL 34202

LICENSE NUMBER: PE72394  
EXPIRATION DATE: FEBRUARY 28, 2027  
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**PANKONIN, JAMES ROBERT**  
4640 SAN SIRO DRIVE  
SARASOTA FL 34235

LICENSE NUMBER: LA6666900  
EXPIRATION DATE: NOVEMBER 30, 2025  
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/06/2023  
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



# MANAGEMENT PLAN

## KIRK BAUER

### PRINCIPAL-IN-CHARGE

#### Fawley Bryant Architecture

Responsible for providing executive oversight, maintaining client relationships, ensuring alignment with firm standards, and guiding the strategic direction and success of the project at the highest level.

## BRIAN SLATOR AIA

### PROJECT ARCHITECT/ TECHNICAL LEAD

#### Fawley Bryant Architecture

Responsible for overseeing the development and coordination of detailed construction documents, ensuring technical accuracy, code compliance, constructability, and integration across all disciplines throughout the design process.

## JAVIER HERNANDEZ

### PROJECT MANAGER

#### Fawley Bryant Architecture

Responsible for guiding the project from inception through completion by managing schedules, budgets, team coordination, client communication, and overall project delivery to ensure successful outcomes.

## STU HENDERSON NCARB AIA, DIRECTOR OF DESIGN

### Fawley Bryant Architecture

Responsible for leading the creative vision and overall design direction of a project, ensuring that architectural concepts align with client goals, functional needs, and aesthetic aspirations throughout all phases of development.

## PATTY KLEMM, INTERIOR DESIGNER

### Fawley Bryant Architecture

Responsible for shaping the functionality and aesthetics of interior spaces through the selection of materials, finishes, furnishings, and layouts that align with the project's vision, user needs, and code requirements.

## JAY GROLLMAN, QA/QC SPECIALIST

### Fawley Bryant Architecture

Responsible for reviewing design documents to ensure accuracy, consistency, code compliance, and adherence to project standards, helping to minimize errors and maintain design integrity throughout the project life cycle.

## JAMES PANKONIN PLA LEED AP, PRINCIPAL-IN-CHARGE

### Kimley-Horn

Responsible for overseeing all engineering disciplines on a project, ensuring technical excellence, coordination across systems, and alignment with project goals, while providing high-level leadership and client engagement.

## ED DEAN PLA LEED AP, LANDSCAPE ARCHITECT

### Kimley-Horn

Responsible for planning and designing outdoor environments that are functional, sustainable, and visually cohesive with the built and natural context.

## TY GREMEAUX PE, CIVIL

### Kimley-Horn

Responsible for designing, coordinating, and overseeing infrastructure systems such as grading, drainage, utilities, and roadways to ensure safety, functionality, and regulatory compliance within the built environment.

## CLAYTON SCELZI, MEP

### Kimley-Horn

Responsible for the design and coordination of mechanical, electrical, and plumbing systems to ensure building performance, occupant comfort, energy efficiency, and code compliance throughout the project.

## JUAN FUENTES PE FRSE SI LEED AP, STRUCTURAL

### Kimley-Horn

Responsible for designing and analyzing the building's structural framework to ensure it is safe, stable, and capable of withstanding all applied loads and environmental conditions.

The Principal in Charge and the Project Manager will not be changed without the expressed consent of Charlotte County.



Manatee Technical College Shooting Range & Driving Pad

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025





#### CITY

Bradenton  
North Port  
Palmetto  
Punta Gorda  
Sarasota  
Venice

#### COUNTY

Charlotte  
Glades  
Hardee  
Hendry  
Manatee  
Sarasota

#### SCHOOL BOARD

Charlotte  
DeSoto  
Hardee  
Manatee  
Polk  
Sarasota

#### PUBLIC SECTOR

USPS  
FL. Dept. of Management Services  
Sarasota Bradenton International Airport  
USF Manatee-Sarasota  
SCF Manatee-Sarasota  
New College of Florida

## FACILITY EXPERIENCE

As a 30-year old firm with strong roots in the region, FBA has extensive experience working with Charlotte County, as well as many other public sector clients. In order to illustrate this, we have outlined a list of current and past public entities we have held continuing services contracts with and/or completed projects for, seen above. These contracts cover a wide variety of project types from small renovations to new, multi-building campus projects.

### Examples of FBA's Charlotte County Experience:

Charlotte County District 3 Sheriff's Headquarters  
Charlotte County District 1 Sheriff's Headquarters  
Charlotte County Family Services Phases I & II  
Charlotte County West County Annex  
Charlotte County Sheriff's Office Babcock Ranch Fire Station 9

### Examples of FBA's Recreation Projects:

Kinnan Park Redevelopment, Sarasota, FL  
Atlanta Braves Spring Training Complex, Venice, FL  
IMG Academy Master Plan and Implementation, Bradenton, FL  
Charlotte County Boys & Girls Club, Port Charlotte, FL  
Butler Park, Bradenton, FL  
Nathan Benderson Park Multi-Sport Concepts, Sarasota, FL  
Manatee County Premier Sports Complex, Lakewood Ranch, FL  
IMG Academy Master plan and Implementation, Bradenton, FL  
Westminster Christian School Fieldhouse, Palmetto Bay, FL  
Jackie Robinson Training Complex Facility Upgrades, Vero Beach, FL  
Manatee County Premier Campus Athletics & Aquatics Center, Lakewood Ranch, FL

### Work Our Proposed Team has Completed Together:

Roger Dean Chevrolet Stadium Renovation, Jupiter, FL  
St. Mary's Episcopal Day School Renovation and Facility Assessment, Tampa, FL  
Baltimore Orioles Spring Training Facility, Sarasota, FL  
Pine School Master Plan, Hobe Sound, FL  
Cardinal Mooney Catholic High School Multipurpose Building, Sarasota, FL  
University Park Country Club Master Plan, Sarasota, FL  
IMG Academy, Bradenton, FL  
Manatee County Administration Building Parking Garage, Bradenton, FL



## TEAM EXPERIENCE

---

Our team brings decades of experience in parks, greenways, shared-use trails, and public open space projects—covering planning, design, and construction. We specialize in recreation planning, public engagement, level of service and needs analysis, and offer funding and implementation strategies. Kimley-Horn has delivered similar services for over 320 park facilities across Florida, including Charlotte County and the original McGuire Park. Fawley Bryant brings 30 years of local insight and a deep focus on recreational placemaking.

Together, Kimley-Horn and Fawley Bryant have supported Charlotte County and surrounding areas for more than three decades. Our team has strong relationships with public utilities, the County's Development Review Committee (DRC), and SWFWMD, giving us an edge in navigating permitting and approvals. With deep public park experience and strong local ties, we offer a balanced, informed approach.

Both firms combine local knowledge with technical expertise—bringing creative, lasting park solutions that serve residents and visitors alike.

## V-ZONE

---

Kimley-Horn brings extensive experience delivering multi-use facilities within coastal high hazard zones, adhering to the stringent design and construction standards necessary to ensure public safety and infrastructure resilience. These projects include many unique design considerations such as structural requirements for local scour, erosion, breakaway wall design, and flood damage-resistant materials, as well as complex regulatory requirements, permitting, and environmental mitigation. With a wealth of successful waterfront and oceanfront project experience, Kimley-Horn's professionals are adept at navigating these processes, gaining approvals, and delivering exceptional design solutions that stand the test of time.

For Siesta Key Beach Park, our team was responsible for providing conceptual planning, site environmental assessment, coordinating the shoreline profile and wetland survey, habitat assessment/delineation, coastal planning, creating an in-depth tidal study, designing water quality improvements, hydrologic and hydraulic modeling, and coastal regulatory permitting. The project activities required permit approval through two major permit programs at the state level: Environmental Resource Permit (ERP) and Coastal Construction Control Line (CCCL) permit.

The design of the water quality treatment system tied into the implementation of low impact development regulations in the beach parking and amenity areas such as pervious pavement to limit runoff to the Gulf, bioswales to capture and treat runoff from adjacent properties, a wet detention pond to be used for treatment, a sand filter for surface water prior to discharge into the Gulf, and a state-of-the-art UV system to polish the treated water prior to its ultimate outfall into the Gulf. This design also reduced localized flooding in the beach area.

This resilient, sustainable design earned the 2017 FICE Engineering Excellence Award for Water and Stormwater.

# DESIGN WITHIN FIXED PROJECT BUDGETS

We approach every project with the mindset that we are not just designers, but stewards of the stakeholders' financial investment. Working within a fixed budget requires discipline, foresight, and a collaborative approach to design. Our process is structured to provide transparency, maintain alignment between evolving design decisions and the budget, and ultimately deliver a high-performing solution without financial overrun.

**Active Budget Stewardship** The Kimley-Horn team has been involved in the overall master planning of this site, providing our team with a foundational understanding of the site. We begin each project with a clear cost framework, then carry out design in parallel with constant budget validation. Our team performs continuous cost modeling using forecasting tools that are integrated directly into our drawing and specification programs. This enables us to test material and system decisions in real time and immediately understand the cost impact of changes or refinements as the design evolves. To maintain accuracy in our cost projections, we combine several sources:

- Historical data from our portfolio of similar projects, particularly those with comparable scale and market conditions.
- Real-time market input through regular dialogue with vendors, manufacturers, and construction partners, providing us with current pricing for key materials and systems.
- External benchmarks such as RSMeans and other unit price indices to validate assumptions and account for escalation trends.

This layered approach allows us to confirm cost assumptions early and refine them as design complexity increases—minimizing the risk of budget surprises later in the process.

**Consultant Discipline and Documentation** FBA and our consultant, Kimley-Horn, have proven track records of controlling costs through clear, coordinated documentation and disciplined scope development. Their cost control methods include:

- Ongoing updates to the opinion of probable construction cost using recent bid data, regional cost guides, and contractor input.
- Regular consultation with site work contractors to gather real-world pricing for phased construction or specialty items.
- Thorough, well-coordinated contract documents that clearly define the responsibilities of all parties and reduce costly ambiguities during construction.

Thanks to built-in CM and design contingencies, cost growth on our projects is minimal. Historical data shows that our projects consistently close with change orders totaling less than 5%, and under 2% for smaller or less complex scopes, demonstrating disciplined scope management and proactive budget management throughout design and construction.

State College of Florida MTSC  
Classroom Conversion  
Original Contract Amount:  
\$254,949  
Change Orders: \$(47,677.10)  
**-18.7%**

Jackie Robinson Training  
Complex Press Box  
Original Contract Amount:  
\$1,262,366  
Change Orders: \$0  
**0%**

LECOM Park Visitor  
Clubhouse Addition  
Original Contract:  
\$1,810,000  
Change Orders: \$118,225.27  
**6.5%**

Matzke Transportation Building #6  
Office Renovation  
Original Contract Amount:  
\$100,447.25  
Change Orders: \$(7,422.13)  
**-7.4%**

IMG Academy North Dorm  
Original Contract Amount:  
\$32,203,724.29  
Change Orders: \$0  
**0%**





City of Palmetto 14th Ave Park

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025

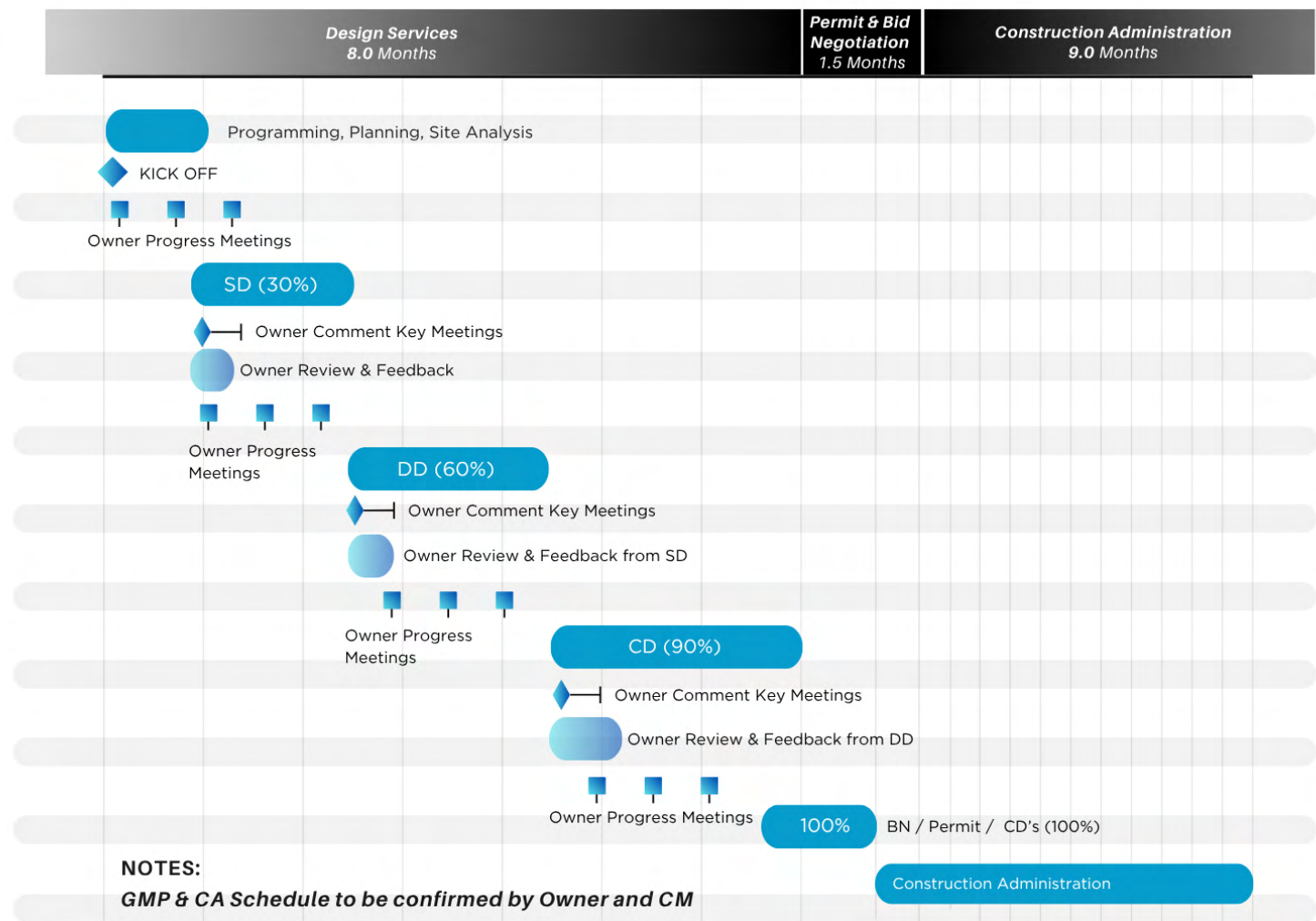
# PROJECT SCHEDULE

240 DAYS (8.0 MONTHS)  
45 DAYS (1.5 MONTHS)  
270 DAYS (9.0 MONTHS)  
510 TOTAL DURATION IN DAYS

DESIGN SERVICES & PRECONSTRUCTION  
PERMIT, BID NEGOTIATION, FINAL CD'S  
CONSTRUCTION ADMINISTRATION  
(17 MONTHS)

FAWLEY  
BRYANT  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES



## REALISTIC SCHEDULING

Our team is committed to meeting project goals and deadlines established by the County relative to all aspects of the McGuire Park Phase II design. In keeping with that, our team of Architects, Designers, and Engineers will remain steadfast to the full and well-rounded design of a functional, efficient design concept relative to the master planning services. According to the needs and feedback of the County, FBA will prioritize all aspects and elements of the design deemed highest priority from design through final phasing coordination and construction. Our goal is to ensure that Charlotte County is successful in their efforts towards design of the facilities.

## VALUE ENGINEERING IS NOT A PHASE!

Our team does not view value engineering as a phase but a part of the process. We work in 3D throughout the entire design. This means we are continually showing and discussing design alternatives to achieve your desire result.

A designated review point at the end of Design Development will allow for full owner review and CM pricing. Between integrating design alternatives into the process and these pause points, the opportunity for project budgets to get off track are minimized.

It is the responsibility of the Project Manager that all projects align with forecast budgets and schedules.



# PROJECT TASKS

## PROGRAMMING & PLANNING (1 Month)

- Define project vision, goals, and objectives
- Conduct site analysis and feasibility study
- Review and incorporate owner's programmatic needs
- Stakeholder engagement and feedback sessions
- Assessment of zoning, land use, and regulatory constraints
- Study of existing infrastructure and utilities
- Environmental and sustainability considerations
- Development of conceptual site planning alternatives
- Circulation, access, and parking analysis
- Space programming and adjacency diagrams
- High-level cost estimation and budget alignment
- Phasing and implementation strategy
- Presentation of master planning concepts to the owner
- Owner review and feedback for final direction

## SCHEMATIC DESIGN (1.5 Months) 30%

- Review of master plan & owner feedback
- Stakeholder Kickoff Meeting & Production Kickoff Meeting
- Biweekly owner/contractor meetings & Biweekly consultant meetings
- Program evaluation & incorporation
- MEPFS Building Systems recommendations
- Site Lighting and Photometrics
- Initiate FBA-lead architectural design & visioning program
- Initiate interiors visioning & documentation
- Surveying & Topography
- Stormwater management plan
- Existing utilities evaluation and survey
- Geotechnical Report
- Contract deliverables (Plans & Specifications production) - ending prior to QAQC Review
- Consultant Plan Completion - 2 weeks prior to 30% submission
- QAQC Review - 2 weeks prior to 30% submission
- Final FBA Review & Submission of progress plans
- CM Review & Pricing
- Owner Review & Comment

## DESIGN DEVELOPMENT (2 Months) 60%

- Incorporation of Owner and CM comments
- Evaluation & Incorporation of owner approved VE measures
- Bi-weekly Owner/Architect/Contractor meetings
- Bi-Weekly consultant meetings
- Develop FBA-Lead architectural design & visioning documentation
- Develop interiors visioning & documentation
- Finalize Code Compliance review with Authority Having Jurisdiction
- Landscape design concept (code minimum)
- Flow tests
- Contract deliverables (Plans & Specifications production) - ending prior to QAQC Review
- Consultant Plan Completion - 2 weeks prior to 60% submission
- QAQC Review - 2 weeks prior to 30% submission
- Final FBA Review & Submission of progress plans
- CM Review & Pricing
- Owner Review & Comment

## CONSTRUCTION DOCUMENTS (2 Months) 90%

- Incorporation of Owner and CM comments
- Evaluation & Incorporation of owner approved VE measures
- Bi-weekly Owner/Architect/Contractor meetings
- Bi-Weekly consultant meetings
- Finalize FBA-lead architectural design & visioning documentation, Finalize interiors visioning & documentation
- Contract deliverables (Plans & Specifications production) - ending prior to QAQC Review
  - Consultant Plan Completion - 2 weeks prior to 100% submission
  - QAQC Review - 2 weeks prior to 30% submission
  - Final FBA Review & Submission of progress plans
- CM Review & Pricing
- Owner Review & Comment

## PERMITTING, BIDDING & NEGOTIATION (1.5 Months) 100%

- Documents sign, seal, and submission to CM/AHJ
- Review and response to plan review comments
- Permit Award, Permit Pickup
- CM Bidding
- Bid RFI
- Addenda
- Review of qualifications and assumptions, review of bid package
- Final CM pricing, GMP finalization

## CONSTRUCTION ADMINISTRATION (9 Months)

- Owner notice to proceed
- AHJ Notice of Commencement
- Construction begins
- Weekly OAC meetings, Site visits
- Submittals, RFIs
- Punch List
- Substantial Completion, Final cleanup and closeout





## SCHEDULE TECHNIQUES

At FBA, we take a proactive, disciplined approach to schedule management to ensure every milestone is achieved on time and in alignment with the client's priorities. From pre-design through construction closeout, we apply the following proven strategies to maintain momentum and minimize delays:

- 1. Early and Detailed Schedule Development** We establish a comprehensive project schedule at project kickoff, broken into clear phases and tasks with assigned durations, dependencies, and critical milestones. This baseline is continuously refined in response to evolving project conditions.
- 2. Regular Coordination and Progress Monitoring** Weekly or biweekly Owner-Architect-Contractor (OAC) meetings ensure transparent communication, alignment of priorities, and real-time schedule updates. Standing meetings ensure alignment on design decisions, materials, and phasing. We track progress against defined milestones and use earned value assessments to measure productivity. We incorporate pricing touchpoints at SD, DD, and CD phases. Our CM partners provide real-time feedback, and our design team adapts to meet budget targets.
- 3. Built-In Contingencies** We proactively identify areas of potential delay and embed float and schedule buffers where appropriate. Our team prepares contingency strategies for long-lead items, permitting timelines, and other common challenges. Materials and systems are evaluated for initial vs. long-term cost, with a focus on sustainability, maintainability, and operational efficiency.
- 4. Scope and Change Control** We maintain a disciplined change management process to protect the project timeline. Any proposed revisions are promptly evaluated for their schedule impact, and alternatives are offered when necessary to maintain momentum.
- 5. Consultant and Resource Coordination** Our integrated scheduling approach includes early engagement with consultants and stakeholders. We assign the right personnel at the right time, avoiding gaps in deliverables and reducing risk to the critical path.
- 6. Leveraging Technology** We use collaborative tools such as MS Project, Procore, and BIM 360 to enable real-time tracking, document control, and streamlined communication across teams. BIM modeling is used for early clash detection and improved coordination. Revit modeling at Level 300 ensures clash detection, coordinated documentation, and quantifiable scope. This reduces RFIs and supports efficient construction.
- 7. Flexible Delivery Strategies** When needed, we apply fast-tracking and phased delivery methods—such as issuing early site or foundation packages—while design documentation continues. This enables construction to begin without waiting for 100% CD completion.
- 8. Accountability and Feedback** A dedicated project lead monitors schedule performance daily. Post-phase reviews help us identify improvements and apply lessons learned to maintain continuous schedule efficiency.

Our consistent delivery record and experienced project management staff have allowed us to complete complex, multi-phase projects on time—even amid supply chain disruptions and shifting priorities. We are committed to upholding this standard for your project.

### OWNER'S RESPONSIBILITY TO SCHEDULE AND BUDGET ADHERENCE

- To assemble and meet at request of Architect
- Respond to requests in a timely fashion
- Establish line of authority and decision-making
- Be flexible in review of design
- Finalize building program quickly
- Order furniture, fixtures and equipment in a timely fashion
- Begin utility as-built survey immediately
- Pre-qualify subcontractors to avoid delays

# ABILITY TO MEET PROJECT COST CONTROLS

Fawley Bryant Architecture (FBA) prides ourselves on financially responsible projects. By developing a smart response to the requirements of the client and program, our team instills each project with a strong conceptual framework that can be developed to exceed design expectations while meeting financial realities. In every project, milestone pricing exercises are accounted for in the schedule. This informs the Owner that the project is tracking with the established budget. We leverage technology, communication, and collaboration to allow cost estimates to be as complete and accurate as possible, to maintain the highest level of quality and cost control.

Our design team utilizes the latest advances in Building Information Modeling (BIM) from the earliest conceptual design stages through the construction of the building. BIM is a process involving the generation and management of digital representations of the physical and functional characteristics of a facility. Every element of the project, from walls to lights to mechanical equipment will be modeled in three dimensions and supplied with information related to its assembly, material, cost, etc. In effect, the entire complex is built digitally in advance of the actual construction, giving our team, the contractors, and you, as the owner, a greater understanding of the proposed facility.

We account for materials from the earliest stages of the design process. Using Building Information Modeling, we can determine precise quantities and measurements of materials and assemblies, all of which are embedded within the software. We can provide this information to the construction manager to use in pricing to increase accuracy and accountability on all fronts. Feedback from construction professionals throughout the project allows us to vet ideas and find cost-effective solutions to potential challenges.



## 5 STEPS FOR EFFECTIVE COST CONTROL

- 1 The transparent development of realistic cost figures throughout the work, particularly in the its early stages and the proactive application of value engineering measures based on facts during document production.
- 2 Utilizing accurate 3D modeling and visualization tools, the team makes informed decisions, ensuring decisions based on cost don't undermine design intent in ways that would be otherwise avoidable.
- 3 Generation of as much accurate construction information as possible during the design phase of the work, solving what are commonly "tomorrows problems," today.
- 4 The frequent review of construction activities and costs. We don't limit our review and collaboration to materials. We openly discuss systems, maintenance/upkeep, life cycle costing, construction phasing (short and long term), construction feasibility, and approach including site constraints. All of which when properly considered and responded to can make our designs smarter and more cost-effective.
- 5 Prioritizing long-term relationships between all parties to which the project and client can most immediately benefit from all fronts.



## THE FAWLEY BRYANT ARCHITECTURE TEAM:





IMG Academy Fieldhouse

## ABILITY TO MEET PROJECT COST CONTROLS

Our team is regularly engaged in design processes that create the greatest value for our clients. We believe a truly successful building project is executed within the approved budget, and balances operational goals and integrates into its community context.

- For this project, which has already made progress in Phase I, our process will begin with review and evaluation, considering the County's value drivers and including our team's design considerations alongside the County's goals.
- We will work directly with Charlotte County to evaluate design decisions and the potential cost impacts on each of these design elements.
- We will coordinate regular cost estimates with the construction manager, forming key milestones allowing us to monitor the progression of the cost as we move through each of the design phases. These regular touch points of cost estimates, coupled with our team's proven experience in the design of recreational facilities, enables our team to design to a budget that is produced in conjunction with your team and the Construction Manager.
- Our team of experienced engineers includes specialists in Mechanical, Electrical and Plumbing, which are the most complex and costly systems in a facility such as yours. As such, the regular cost estimates produced by the Construction Manager will be evaluated on a trade by trade basis at key points throughout the design process.
- As part of a continuous cost control process, we will document design changes and collaborate with the Construction Manager and County to adjust the design and scope to meet the budget.
- Alternative building systems, materials and construction techniques can then be evaluated based on the value that they create for the project not only from an initial construction cost perspective, but from a life-cycle and replacement cost as well. Based on this value criteria and analysis, contractor suggested alternatives and cost saving opportunities can then be analyzed, allowing the County and designers to make the best possible decisions for the project.
- With the current turmoil of rising prices and interruption to supply chains, the team's ability to evaluate and adapt to alternate approaches will be more important than ever. Our team has experience collaborating in this manner on previous projects.



# PROJECT WORKLOAD

| PROJECT NAME   | PHASE |
|--|-------|
| Jackie Robinson Training Complex West Batting Cages                | SD    |
| Jackie Robinson Training Complex Dining Expansion                  | SD    |
| East Manatee Fire Rescue District Fire Station 9                   | SD    |
| City of Bradenton City Park  | SD    |
| J&B Insurance Interior Buildout                                    | SD    |
| Manatee County Country Club East Baseball                          | SD    |
| Manatee County Route 41 Visioning                                  | DD    |
| IMG Academy Pool   | DD    |
| IMG Academy Tennis   | DD    |
| IMG Academy Double Decker  | DD    |
| IMG Academy Volleyball   | DD    |
| IMG Academy Basketball   | DD    |
| Cardinal Mooney High School Multi-Purpose Building                 | CD    |
| Lakewood Ranch Library 2nd Floor Buildout                          | CA    |
| Manatee County Athletics & Aquatics Center at Premier Campus North | CA    |
| Manatee County Lake Manatee Water Treatment Plant                  | CA    |
| Manatee County Bradenton Area Convention Center Expansion          | CA    |
| City of Bradenton Fire Station 2                                   | CA    |
| Sarasota County Administration Building                            | CA    |
| Manatee County Sheriff's Office at Premier                         | CA    |
| Waterside Place Additional Services                                | CA    |
| Sarasota County 17th Street Park                                   | CA    |
| Baltimore Orioles Player Development Facility                      | CA    |
| Pittsburgh Pirates Hydrotherapy                                    | CA    |
| Westminster Christian School Multipurpose Building                 | CA    |
| Nathan Benderson Park Shading Tower                                | CA    |
| Roger Dean Chevrolet Stadium Renovation                            | CA    |

**PD** Pre-Design  
**MP** Master Planning  
**SD** Schematic Design  
**DD** Design Development  
**CD** Construction Documents  
**PBN** Permitting/Bid Negotiation  
**CA** Construction Administration  
**PA** Project Awarded

Fawley Bryant Architecture is made up of a team of highly qualified and motivated individuals that work together as a cohesive unit. The FBA roster includes active and engaged principals, licensed architects, a full service interior design department, experienced project managers and top-notch support staff.

FBA has always been strategic when selecting projects and partnerships to pursue. We never accept or respond to a solicitation that we would not be able to properly manage. We are confident in our ability to perform.



Jackie Robinson Training Complex Improvements

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025





Charlotte County Boys & Girls Club Concepts

## PROJECT APPROACH

Our mission is to deliver exceptional design ideas and solutions through the creative blending of human need, environmental stewardship, value creation, science and art.

### WHAT IS YOUR APPROACH TO CONSTRUCTABILITY AND BIDDING?

Our approach prioritizes collaboration and document clarity. We treat the Construction Manager (CM) as a design partner early in the process, engaging in constructability reviews, systems coordination, and value engineering conversations during schematic and design development phases.

We hold biweekly Owner-Architect-Contractor (OAC) meetings to confirm bid-ready accuracy, identify potential cost drivers, and adjust proactively during design phases. All construction documents are coordinated across disciplines in Revit (BIM Level 300) and are supported by a submittal log and asset management list to streamline bidding and procurement.

FBA's approach reduces change orders and post-bid surprises. During the bid phase, we remain engaged to review contractor questions, evaluate substitutions, and ensure the County receives bids aligned with intent and budget. We also review detailed costing with the CM and ensure thoroughness and accuracy of their work, so we can refine our deliverables in real time. It's a tested system that we have used successfully for years to bring jobs in both on time and within budget.

# CHALLENGES & OPPORTUNITIES

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

Delivering McGuire Park – Phase II will require strategic foresight to navigate cost, operational complexity, and quality assurance. Our team brings deep experience in park development and understands the common and unique challenges associated with active community sites, budget constraints, and fast-paced delivery.

**COST MANAGEMENT** We recognize the importance of staying within the County’s defined design and construction budgets. To mitigate cost-related risks:

- **Early CM Engagement:** We propose bringing a Construction Manager (CM) on board early in the process. Preconstruction coordination will enable continuous cost validation, value engineering, and constructability analysis throughout design development.
- **Forecasting & Live Cost Tracking:** We use integrated BIM and cost forecasting tools to align evolving design decisions with budget thresholds in real time.

**ACTIVE SITE CONSTRUCTION** Construction within an operating park setting introduces community interface and safety concerns:

- **Clear Demarcation & Communication:** We will develop a site-specific construction phasing plan that includes visual barriers, public signage, and coordination with County staff to ensure residents are informed and protected throughout construction.
- **Community Messaging:** Our communication strategy will include updates via County channels and signage at key locations within the park.

**SAFETY AND SECURITY** To ensure public safety and site control:

- **Controlled Access Points:** Secure fencing, monitored entry zones, and contractor access planning will be implemented.
- **On-Site Coordination:** Our construction observation team will conduct regular site walks, reviewing safety compliance and coordinating directly with the County and contractor on active issues.

**SIGNAGE AND WAYFINDING** The temporary and permanent signage plan will:

- **Support Detours & Access Points:** Clearly mark active construction zones and guide the public through safe pathways.
- **Coordinate with County Standards:** All signage will be consistent with Charlotte County’s public information standards.

**CONSTRUCTABILITY AND BIDDING**

- **Updated SD Package:** We will issue a refreshed schematic design package that clearly illustrates systems and materials, supporting contractor interest and competitive pricing.
- **Visual Communication Tools:** Our team uses 3D renderings and BIM visualization to clearly convey design intent, reducing bidder uncertainty and cost inflation.

**QUALITY DELIVERY – BUDGET AND SCHEDULE**

- **Internal QA/QC Oversight:** Our in-house quality control will be led by a QA/QC Specialist who will manage drawing reviews and consultant coordination to eliminate ambiguities and reduce RFIs and change orders.
- **Expectation Setting:** We believe project success hinges on transparency. From kickoff, we align scope, timeline, and budget expectations with the County and CM to ensure all stakeholders operate from a shared understanding.



The #1 role of our team is to be your partner. ***For the betterment of our team and the service of you, our client, we hold ourselves accountable for the largest and smallest of things.***

Our experience spans three decades and places us at the forefront of recreational facility design, with the capability of bringing your projects through to fruition. **As your partner, we will be accountable for:**

- Creating a clear and concise communication plan with the County and its stakeholders.
- Establishing a realistic and achievable project schedule and then maintaining that schedule.
- Anticipating and communicating potential challenges while working proactively to resolve them.
- Fostering a collaborative working experience with you through our visible communication techniques and design approach.
- Use of our visual communication tools to assist stakeholders in making informed decisions, so that together, we plan a facility that meets your immediate and long-term objectives.
- Presenting design options and alternatives throughout the process, acting as responsible stewards of your budget and vision.
- Overseeing all members of the design team, effectively coordinating disciplines to exceed expectations of quality assurance and control.
- Delivering a project that meets the needs and objectives of the County and exceeds your expectations.
- Setting the tone for the project experience. This process should be engaging, exciting and rewarding. It is our objective that when the plan and projects are complete, we are all proud of the outcome and enjoyed the experience.
- Understanding not only what you need based on your requests and programming, but understanding how exactly you intend on using your facilities. This pivotal distinction allows us to apply some enhanced design considerations to meet both your immediate and long-term needs.
- Value engineering is incorporated into the schedule throughout schematic and design development. This allows for feedback and pricing exercises. The design team is able to make necessary adjustments to the design prior to the completion of construction documents.
- Maintain a sensible approach to the design. Color, scale and materials should compliment the surrounding neighborhood.
- Materials for interior and exterior will assess initial versus life-cycle costs, durability and maintainability.
- Follow Charlotte County Design Guidelines. Deviations should only occur when absolutely necessary for cost or budget reasons, and done so with the permission of the Owner.
- Bi-Weekly Design/OAC Meetings are held to obtain current information from our construction manager about trends in the industry.
- Provide full Construction Administration (CA) services to review all RFI's, submittal review, pay applications and site walk-throughs during construction. Active CA confirms that the design intent is being followed and the Owner design guidelines are being met.
- Principal Involvement from Stu Henderson and Kirk Bauer will provide oversight, troubleshooting and ensure that the project is staffed properly, schedules are being met and budgets are maintained.
- Integrate Value Engineering into the design process and not as a separate phase after GMP.





IMG Academy Recreational Amenities

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025





## KINNAN PARK (RON DESANTIS) REDEVELOPMENT

### LOCATION

Sarasota, FL

### SIZE

17 acres

Fawley Bryant Architecture collaborated with Manatee County to lead the redevelopment of Ron DeSantis Park (formerly Kinnan Park), beginning with a master plan in 2020 and advancing through design amendments approved in 2022. Construction was completed in 2023. Located adjacent to Kinnan Elementary School, the park features two lighted pickleball courts with spectator seating, shaded pavilions, restrooms, ADA-compliant parking, dog parks, an 8-foot-wide multi-use trail, solar pathway lighting, a fitness circuit, and open playfields. These elements closely align with the programmatic goals of McGuire Park Phase II.

The project remained on schedule and within budget through phased planning, regular cost validation, and ongoing coordination with Manatee County staff. Value engineering focused on material efficiency and long-term performance, including simplified pavilion detailing and solar lighting. Local subcontractors familiar with County standards contributed to effective execution. No costs were incurred due to design deficiencies, and clear communication was maintained through weekly design meetings and construction phase coordination, ensuring alignment from planning through closeout.







## CITY OF PALMETTO 14TH AVENUE PARK

### LOCATION

Palmetto, FL

### SIZE

4 acres

The expansion of 14th Avenue Park for the City of Palmetto includes four lighted tennis courts, eight lighted pickleball courts, a full basketball court, accessible walking trails, multi-purpose space, and a pavilion with restrooms and a 30' x 40' covered area for gatherings and events. The goal is to create a flexible recreational space that supports active use and enhances the overall park experience for residents and visitors.

The project is being delivered through a Design-Build method and is currently in the construction document phase. Ongoing coordination with the City and Construction Manager ensures the design remains aligned with the project's schedule and budget. Document development has been guided by clear communication, which has helped mitigate potential design deficiencies in advance of construction.

Input from the project team has supported early adjustments to improve cost-efficiency. Construction has not yet begun, but several coordination items—such as layout refinement and infrastructure planning—have already been addressed during design. Our team continues to meet regularly with project stakeholders to maintain alignment and ensure a smooth transition into construction administration.







## SARASOTA COUNTY 17TH STREET PARK

### LOCATION

Sarasota, FL

### SIZE

200 acres

Regional park which includes 12 softball fields, 4 multi-purpose fields of football, soccer, lacrosse, etc. There are multiple structures throughout the park that will house concessions, restrooms, meeting spaces and maintenance spaces. There is also a main entry building that has some office spaces, meeting spaces and a main tournament field that has a grand stand for 300 people. This project is a part of a larger master plan for the completion of the phased 17th Street Regional Park.

Adjustments made during design—including simplification of pavilion structures and revisions to material selections—supported overall cost efficiency. Coordination with the civil team and local contractors enabled early resolution of grading and utility challenges before construction, helping to avoid downstream issues. No additional construction costs were attributed to design deficiencies, and strong internal QA/QC processes ensured the clarity and consistency of construction documents.

This project is in collaboration with Kimley-Horn, providing evidence of the strong relationship and great work our proposed team has designed together.







## MANATEE COUNTY PREMIER SPORTS COMPLEX

### LOCATION

Lakewood Ranch, FL

### SIZE

140 acres

This 140-acre facility includes 23 FIFA-regulation fields, a championship field with 3,000-seat aluminum bleachers, an elevated prefabricated press box, public restrooms, a concessions building with an information center, and a multi-purpose team building. Originally designed by Fawley Bryant Architecture in 2011, the campus has undergone multiple expansions, including the addition of stadium features, locker rooms, and planned improvements to the championship field.

The project was delivered in phases, allowing scope and funding to be managed incrementally. Strategic use of prefabricated elements and clear documentation kept each phase on schedule and within budget. No added construction costs resulted from design deficiencies. Drainage concerns were identified early and resolved through grading adjustments. Long-term collaboration with County staff ensured consistent quality, constructability, and stakeholder alignment.







## CITY OF BRADENTON CITY PARK MASTER PLAN

### LOCATION

Bradenton, FL

### SIZE

40 acres

As part of a facility upgrade initiative, this project involved renovations to the home clubhouse to add female locker rooms, and an expansion of the visitor clubhouse to include dining space, a weight room, additional locker rooms, a covered batting tunnel, and storage. It also included conceptual design for a new PNC Park-inspired feature field, with associated amenities such as concessions, restrooms, an observation deck, an entry gate, fencing, and hardscaping. Stadium improvements were completed in early 2025, and design for the additional baseball field and amenities is currently underway.

Fawley Bryant is under contract to advance the work into full construction documents, including planned enhancements such as spectator seating, field lighting, bullpens, dugouts, and new support buildings. The project has been phased to allow for ongoing use while accommodating long-term growth. Budget and schedule remained on track, with no design-related construction cost impacts. Potential issues were identified and addressed early through coordination with City staff and consultants. Regular communication with multiple key stakeholder groups continues to support an efficient transition from master plan to design.







## IMG ACADEMY RECREATIONAL AMENITIES

### LOCATION

Bradenton, FL

### SIZE

77,400 sf

This addition included an outdoor recreation amenity complex serving 1,200 students. Included in the scope of this project was a 12m lap pool with connected recreational swimming area, shade structures, pool deck seating, restrooms and a tiki hut for concessions, multi-purpose turf field and supporting green space. This project provides a space for rest, leisure, studying, socializing, and collaboration.

Designed with student athletes in mind, resort-style amenities were designed for students with active lifestyles. Students can relax or get active with two pools, a basketball court, ping pong, video board, lounges, sand volleyball, refreshment tiki hut, and multipurpose fields. The complex serves as a core within campus, with close proximity to the wide range of IMG sports. The central location of the dorms also increases access to on-campus transit via the tram and walking/biking paths.

Delivered via Design-Build, the project was completed on schedule and within budget. Weekly OAC meetings helped coordinate construction while maintaining campus operations, including uninterrupted summer camps. No construction cost increases were caused by design deficiencies. Early coordination resolved site and utility integration, contributing to a smooth construction process and timely delivery.







City of Palmetto 14th Ave Park





## CAPABILITIES REQUIRED

### GOVERNMENT FACILITY EXPERIENCE

Fawley Bryant Architecture (FBA) has worked with numerous public sector clients throughout the region. In doing so, our experience has involved designing spaces for a variety of government agencies. Not only have we worked with many municipal teams in the local Manatee and Sarasota areas, but we have extensive experience working with Charlotte County on both largescale projects and small, continuing services work. Municipal projects often require input from multiple departments within the municipality or multiple stakeholder entities. Our team coordinates across these groups efficiently, prioritizing communication while supporting the vision of the owner.

A list of our government-related entity experience can be found on page 23.

### LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING

A partnership-driven approach will be critical to the success of this project. Our collaborative process researches multiple solutions to provide the County and project stakeholders with options throughout the design process. During these discussions, we will review the initial versus life cycle cost of design decisions and materials. Our 3D visual communication will allow the team to understand the impacts of each option and allow the County to make informed decisions.

More information on our team's approach to value engineering and cost analysis can be found on pages 26, 29, and 34.

### CRITICAL PATH METHOD

Fawley Bryant is well-versed in the application of the Critical Path Method (CPM) as a strategic tool for managing project timelines. We use CPM to identify the sequence of tasks that directly affect the project's completion date, allowing us to prioritize high-impact activities and mitigate potential delays. By mapping out dependencies and durations, we are able to anticipate bottlenecks early and proactively adjust resources or sequencing. This method ensures that all design and coordination milestones—whether architectural, structural, or MEP-related—are aligned with the project's overall schedule. Our team collaborates closely with consultants, construction managers, and owners to monitor critical path items throughout design and construction. Through this structured and transparent approach, we deliver projects on time while maintaining quality and accountability.

### ENVIRONMENTAL ASSESSMENTS AND STORMWATER

We collaborate closely with our civil engineering consultants, who lead the charge on programming elements such as stormwater management, site retention, and water quality. In coordination with Kimley-Horn, we will maintain communication and coordination across disciplines, ensuring all agency requirements are met without delay or misalignment.

Nearly all our projects — ranging from municipal parks and community centers to public safety facilities such as fire stations — require stormwater and retention coordination subject to FDEP and Water Management District review. Our familiarity with these processes allows us to anticipate submittal needs, and proactively address potential permitting challenges. Our staff remains current with evolving regulatory requirements, including transportation and environmental standards, and we deliver complete documentation for compliance across all relevant agencies. We view regulatory coordination as a critical component of public architecture.





## TECHNICAL ABILITIES

At Fawley Bryant Architecture, we work collaboratively, in real-time, in front of our clients. This unique process helps foster conversation and quickly turns words and ideas into 3D models to explore. As one of the first firms to start using Autodesk Revit, our staff has years of hands on experience. We have also mastered Lumion, Enscape and SketchUp, the latest industry software.

We require our MEP and Structural Engineers to utilize these tools as well. This allows us to deliver a cross-disciplined, integrated design that minimizes human error and saves our clients time and money. While these trade tools produce awe-inspiring, life-like renderings, they offer much more than visual aid. They conjure up confidence that your project is everything you envision. They also allow us to work in real-time, supporting long-term operational efficiency, bridging the gap between construction and facility management through advanced digital integration.

Our technological arsenal includes:

- Fully Integrated BIM Modeling
- Virtual Reality
- Clash Detection
- Computerized Scheduling
- Project Controls & Reporting Systems
- Project Record Documents



## RENDERING DESIGNS FROM THE BEGINNING

From exterior environments complete with landscape and exterior finishes, to interiors complete with lighting, finishes and furnishings, we place our clients into their space and let them feel and understand their project well before a shovel touches the ground. Allowing our clients the ability to be in their space and experience how lighting, sun and shade, and circulation work, allows them to be a true part of design.

This technology has become integrated into our process not only in design, but in quality control, cost control and customer satisfaction as well.

## BENEFITS OF VIRTUAL REALITY:

- Troubleshooting
- Client Buy-In
- Spatial Understanding
- Informed Decisions
- Client Marketing for Fundraising

## BENEFITS OF 3D MODELING:

- Minimize human error
- Provide energy modeling
- Eliminate errors
- Provide clients with a visual representation of their project allowing them to make more informed decisions.
- Increase accuracy of construction documents.

## TOOLS





## PERMITTING EXPERIENCE

Our team has worked directly with Charlotte County and their permitting departments for the Sheriff District 1 Headquarters, West County Annex, Sheriff District 3 Headquarters and Phases 1 and 2 of the Family Services Center. Our team members have provided professional planning, architecture, engineering, and environmental consulting services on these projects in addition to many other private and public sector clients within Charlotte County. The completion of these projects have made positive, long-term economic impacts on the County and surrounding communities.

Our team approaches the jurisdictional approval in a proactive manner. We have a track record of proven partnerships with local jurisdictions that have expedited the review processes.

- The design team will meet with Charlotte County at the schematic design level to discuss phasing, site design materials, cost and any potential concerns they may have.
- We will utilize full 3D visualization tools, allowing all members of the team and County to clearly understand and see the intent of the project.
- Our team maintains regular contact with key regulatory agencies and their decision-makers. This rich network of interpersonal relationships enables us to provide expeditious services relative to the critical agency reviews and approvals to deliver our projects.
- We understand not only agency procedures but also their expectations, enabling us to minimize delays and revision of submittals.
- Our professionals are well informed regarding the latest changes and status of rules, as a result, we are well equipped to assist with permitting and mitigation program development processes.
- Our team has successfully represented developers before numerous federal, state, and local agencies.
- We are experienced in preparing permit applications for these agencies, we know what is required to gain approval, and we excel in providing the highest level of coordination to facilitate the permitting process for our clients.

Our team has worked directly with Charlotte County and their permitting departments for the District 1 Sheriff Headquarters, District 3 Sheriff Headquarters, Mac V. Horton West County Annex and Family Services Phases 1 and 2, among other public and private sector work. We have a strong understanding of the County's permitting requirements, including use of DigiCert for document submissions.





Butler Park Master Plan

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**

CHARLOTTE COUNTY

ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025





IMG Academy Recreational Amenities Master Plan

## VOLUME OF WORK

---

### TOTAL PAYMENTS RECEIVED FROM CHARLOTTE COUNTY (06/06/2023 - 06/09/2025)

\$551,568 including both Architectural and Engineering fees to sub-consultants.





LECOM Park Improvements

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES  
**RFP NO. 20250362** June 9, 2025



# LOCATION

Fawley Bryant Architecture

Fawley Bryant Architecture

Kimley-Horn

**FAWLEY  
BRYANT**  
ARCHITECTURE

(941) 343 - 4070

## HEADQUARTERS

5391 Lakewood Ranch Blvd. N  
Suite 300  
Sarasota, FL 34240

## SECOND OFFICE

1001 Manatee Ave. West  
Bradenton, FL 34205

Kimley-Horn

1800 2nd St Ste 900  
Sarasota, FL 34236  
(941)379-7600

779 Tamiami Trl  
Port Charlotte, FL 33953  
(941)627-5877

Kimley Horn

Charlotte County Administration



## PROJECTS 30+ MILES AWAY

From Binghamton, New York, to Pueblo, Colorado, Fawley Bryant Architecture is a local firm with national reach. In other words, we consider Charlotte County, Florida our home turf. At Fawley Bryant, we pride ourselves on being available, and a true extension of your team. With technology, commitment, and thorough communication, our location is a non-factor. We have a roster of clients that can attest to our ability to manage projects outside of our own Sarasota and Manatee Counties and we are happy to provide references upon request. A few examples include:

### Charlotte County Family Services Center

Port Charlotte, FL ( 49.2 mi )  
*Construction Administration*

### Charlotte County Sheriffs District 3 Offices

Port Charlotte, FL ( 47.8 mi )  
*Completed 2020*

### Roger Dean Chevrolet Stadium

Englewood, FL ( 160 mi )  
*Construction Administration*

### Jackie Robinson Training Complex

Vero Beach, FL ( 151 mi )  
*Design Development*

### Binghamton Univ. Athletic Fieldhouse

Binghamton, NY ( 1,247 mi )  
*Completed 2021*

### Professional Bull Riders Performance Center

Pueblo, CO ( 1,826 mi )  
*Completed 2019*

Should the need for additional consultants arise, we maintain strong relationships with many local firms. Our prior work with Charlotte County has allowed us to forge partnerships with firms similar to ours, each with extensive experience collaborating with the County and operating within the local area.

As our partner, you are our priority.

Our project managers serve as the focal point for information receipt and transmittal. It is their responsibility to serve as a steward to the owner, consultants, construction managers, and internal team throughout the design and construction process. They are knowledgeable about all facets of the project, and are clued in on all communications within the office and outside it.



**IN PERSON**



**VIRTUAL**

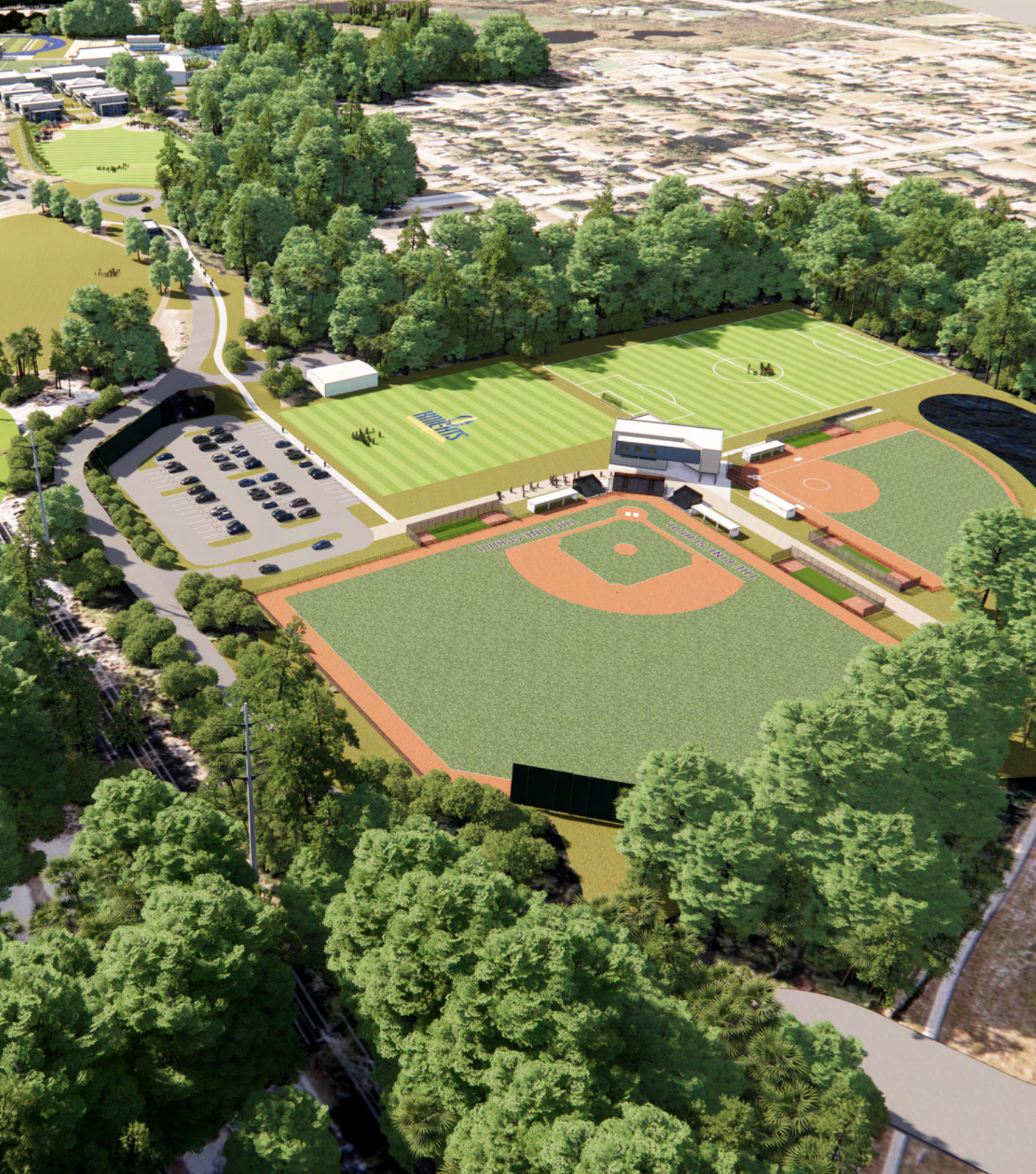


**PHONE, TEXT  
& EMAIL**



**SHARED  
SOFTWARE**





The Pine School Master Plan

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES  
**RFP NO. 20250362** June 9, 2025





City of Palmetto 14th Ave Park

## LITIGATION

---

Fawley Bryant Architecture has not been and is not currently involved in any litigation or legal disputes, nor have there been any circumstances that might reasonably be expected to give rise to such proceedings.





IMG Academy Soccer Complex

**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**MCGUIRE PARK PHASE II**  
CHARLOTTE COUNTY  
ARCHITECTURAL & ENGINEERING SERVICES

**RFP NO. 20250362** June 9, 2025






St Stephen's Episcopal Day School Athletic Complex

# MINORITY BUSINESS

---

Fawley Bryant Architecture (FBA) is not a minority-owned business, nor are the named consultants on the proposed team. However, FBA has a strong history of partnering with local minority-owned businesses and stands ready to engage these partners during contract negotiations if requested.



**FAWLEY  
BRYANT**  
ARCHITECTURE

SMART  
BEAUTIFUL  
SPACES

**FAWLEY BRYANT** ARCHITECTURE | 5391 Lakewood Ranch Blvd. N. Suite 300 | Sarasota, Florida 34240 | 941.343.4070