



Nathan Benderson Park Restroom Pavilion

FAWLEY BRYANT ARCHITECTURE

DESIGN - RESTROOM BUILDINGS

CHARLOTTE COUNTY

ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250479

July 9, 2025

July 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 architectural design services for Charlotte County's RFP No. 20250479 Design - Restroom Buildings. We are excited for the opportunity to collaborate once again with the County and contribute to the development of safe, efficient, and community-oriented park infrastructure.

We understand the County's intent to implement a set of well-designed, easily replicable restroom prototypes that reflect both operational efficiency and Crime Prevention Through Environmental Design (CPTED) principles. Our team is fully prepared to support the County across current and future phases, bringing thoughtful planning, constructible design solutions, and a commitment to sustainability, accessibility, and life-cycle value. While the designs will be flexible according to the needs of the County, each site will call for unique construction oversight and site-specific considerations. We are prepared to support the County for all projects stemming from these prototypes, in 2025 and beyond.

Our multi-disciplinary team—bolstered by partnerships with engineering firms familiar with Charlotte County permitting and site conditions—has vast experience working within the area on projects of varying complexity. We bring Atwell onto our team for Civil engineering and Florida Engineering for MEP and Structural. Through collaborative coordination, BIM-integrated workflows, and proactive schedule and cost control practices, our team will deliver high-quality documents from concept through construction closeout.

We appreciate your consideration of our qualifications and look forward to the opportunity to support Charlotte County's efforts in enhancing its public parks through this essential infrastructure.

Sincerely,



Stu Henderson
President & Principal



Amanda Parrish
Partner & COO

**PROPOSAL REPRESENTATIVE
CAROLINE ODELL**

Marketing Coordinator
E codell@fawleybryant.com
N (941) 343-4070 x2129

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PART IV - SUBMITTAL FORMS
PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team	Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence
	Stu Henderson, Architect, Director of Design		26	Sarasota	Sarasota	Lakewood Ranch
	Brian Slator, Senior Project Manager, Architect		26	Sarasota	Sarasota	Sarasota
2.	Magnitude of Company Operations					
	A) Total professional services fees received within last 24 months:				\$ \$10,997,539.51	
	B) Number of similar projects started within last 24 months:				6	
	C) Largest single project to date:				\$ 6,103,034 A/E Fees	
3.	Magnitude of Charlotte County Projects					
	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).				\$ \$435,233.07 A/E Fees	
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided		
	Florida Engineering	Port Charlotte	20-30	Structural, MEP		
	Atwell	Port Charlotte, Sarasota	20-25	Civil		
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.					
	Firm	Address				
	Phone #	Contact Name				
	Start Date	Ending Date				
	Project Name/Description					

NAME OF FIRM Fawley Bryant Architecture

6. Minority Business: The County will consider the firm's status as an MBE or a certified MBE, and also the status of any sub-contractors or sub-consultants proposed to be utilized by the firm, within the evaluation process.	Yes _____ No <u>X</u>
Comments or Additional Information: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	

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.

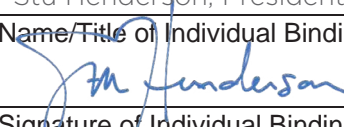
By signing this form, the proposer hereby declares that this proposal is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

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. <u>1</u> Dated <u>7/1/25</u>	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____

Type of Organization (please check one):	INDIVIDUAL CORPORATION	<input type="checkbox"/>	PARTNERSHIP	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	JOINT VENTURE	<input type="checkbox"/>

Fawley Bryant Architects, Inc. Firm Name Fawley Bryant Architecture Fictitious or d/b/a Name 5391 Lakewood Ranch Blvd N Ste 300 Home Office Address Sarasota, FL 34240 City, State, Zip Same as above Address: Office Servicing Charlotte County, other than above Caroline Odell, Marketing Coordinator Name/Title of your Charlotte County Rep. Stu Henderson, President Name/Title of Individual Binding Firm (Please Print)  Signature of Individual Binding Firm codell@fawleybryant.com Email Address	(941) 343 - 4070 Telephone 65-0504213 Federal Employer Identification Number (FEIN) 31 Number of Years in Business (941) 343 - 4070 Telephone July 9, 2025 Date
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(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

7/9/2025

Date

(This form must be completed & returned)

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

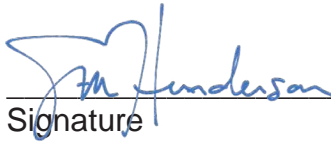
Charlotte County Contract #20250362

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

7/9/2025

Date

END OF PART IV

NAME OF FIRM Fawley Bryant Architecture

(This form must be completed & returned)



Downtown Bradenton City Center Parking Garage

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

DESIGN - RESTROOM BUILDINGS
CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250479 July 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

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.



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**
Kirk promoted to division principal.
- 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).

AWARDS & RECOGNITION

BEST PLACES TO WORK

Tampa Bay Business Journal (2023)
SRQ Magazine (2023)
Tampa Bay Business Journal (2024)
Tampa Bay Business Journal (2025)

SMALL BUSINESS AWARD

Sarasota Business Awards (2025)

BEST LOCAL ARCHITECTURE FIRM

SRQ Magazine Platinum Award (2023)
Bradenton's Best (2024)
SRQ Magazine Gold Award (2025)

GOLF INC. MAGAZINE GOLDEN FORK AWARD

The Lodge at LWRCC (2017)

FLORIDA EDUCATION FACILITIES PLANNER ASSOCIATION (FEFPA) DESIGN AWARD

McIntosh Middle School (2004)
Cypress Palms Middle School (2008)
Booker High School (2015)
Manatee Technical College (2015)

FLORIDA PLANNING & ZONING ASSOCIATION (FZPA) DESIGN EXCELLENCE AWARD

LECOM Park Redevelopment (2013)

SRQ MAGAZINE 4WALLS DESIGN AWARD

Nathan Benderson Park (2017)
IMG Academy Performance and Sports Science Center (2017)
Atlanta Braves Spring Training Complex (2019)
IMG Academy Residence Hall Complex (2019)
Atlanta Braves Player Academy (2020)
Bradenton City Centre Parking Garage (2020)
IMG Academy East Campus Gym (2022)
Waterside Place (2022)
Lakewood Ranch Library (2024)

AIA TAMPA BAY URBAN DESIGN AWARD

Nathan Benderson Park (2018)

BALLPARK DIGEST BEST OF BALLPARKS AWARD

LECOM Park
Best Renovation (2013)
Best Grapefruit League Spring Training Park (2016, 2017)
Best High A Division Ballpark (2018, 2019)

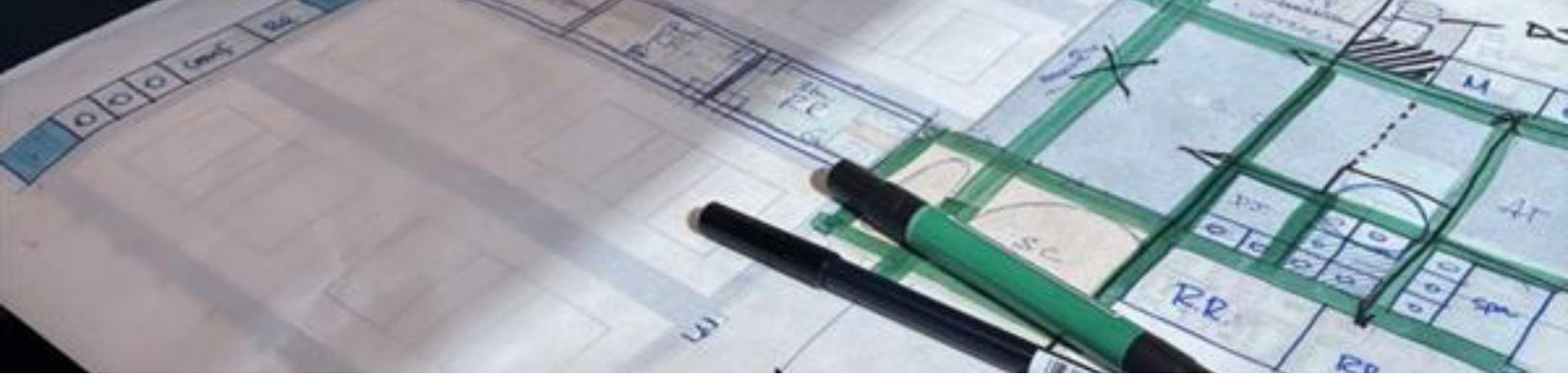
TCA TILT UP ACHIEVEMENT AWARD

Atlanta Braves Spring Training Complex (2019)

PCI DESIGN AWARD FOR BEST ALL-PRECAST SOLUTION

Lake Erie College of Osteopathic Medicine (2005)





CIVIL

Our civil engineers provide the technical foundation for successful construction projects. We approach each project with our client's goals in mind and balance sound design, proactive project management, and ongoing stakeholder engagement. Through our comprehensive guidance and extensive industry knowledge, we deliver dependable, safe, and constructible engineering solutions that meet the unique needs of a wide range of projects.



At Atwell, Collaboration is more than a buzzword. We help each other succeed. We work together across disciplines to provide industry knowledge and technical expertise, all while instinctively managing critical issues like quality, safety, and results.

Our passion is what drives our long-lasting client relationships. When our teams work together on your behalf, remarkable things happen. Our talented team members are inspired by complex challenges, anticipate our clients' needs, and deliver beyond what's expected. Our values are the foundation of our culture.

STRUCTURAL & MEP

With over 135 years of experience, over 185,000 completed projects, and \$70,000,000 in customer savings, Florida Engineering is a premier engineering firm offering an extensive range of services, including Structural and MEP services. The keys to our services lie in our established legacy, client-centric approach, swift delivery, rapid growth, and family-owned and operated business standard. Serving a diverse clientele, our mission is to be an indispensable resource, consistently delivering projects on time and within budget.

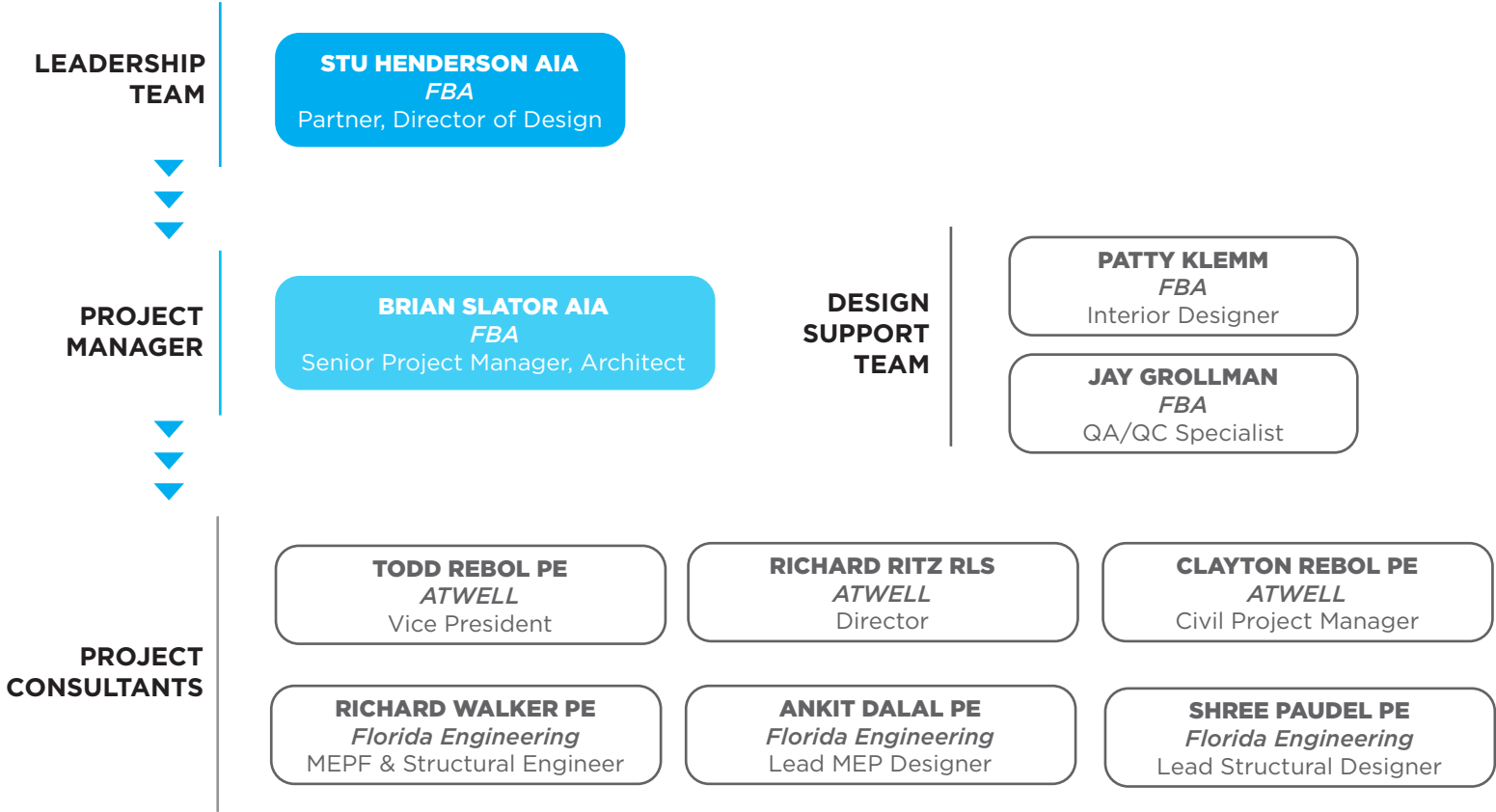


Our team brings extensive experience in handling projects similar to yours from commercial developments to critical infrastructure. We utilize cutting-edge design, simulation, and analysis tools to deliver innovative, efficient engineering solutions. Every project is managed by fully licensed professionals well-versed in Florida's rigorous building codes. We specialize in hurricane-resistant designs that safeguard your investment and ensure resilience against extreme weather conditions. We ensure that all projects adhere to the latest local building codes and environmental regulations, combining technical excellence with a commitment to safety and sustainability.

From initial feasibility studies and design conceptualization to permitting, construction oversight, and final execution, we provide seamless, turnkey support for every stage of your project. With a proven track record in delivering projects on schedule and within budget, we ensure that your project stays on track financially and temporally.



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 change without expressed permission from Charlotte County.



REFERENCES



SMART
BEAUTIFUL
SPACES

** 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

MOLLY WHITE

Manatee County Premier Sports
Complex
Director of Sports & Leisure
Services
941.742.5923 x6007

ROB PERRY

City of Bradenton
City Park Expansion
City Administrator
941.932.9442



ROB HUMPEL

President
Florida Premier Contractors, LLC
(941) 205-1400
Project: Cheney Brothers Distribution Center

SCOTT EDWARDS

Vice President
Lennar Homes, LLC
(239) 278-1177
Project: Heritage Landings

TRAVIS PERDUE

Project Manager
Charlotte County Facilities Management
(941) 743-1392
Project: Port Charlotte Beach Recreational
Center



DAVID CLARK

DC Design Professional
(407) 738 - 6520
Project: Hickory Tree Charter School

TYLER PETERSEN

PDS Architecture
(239) 437 - 8090
Project: Restrooms (4) at Babcock Ranch

JASON FISHER

Relevant Design Group
(904) 305 - 6741
Project: Leonard Storage and Truck Accessories



Gocio Elementary School



MANAGEMENT PLAN

- LEAD ROLE
- ASSIST ROLE

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

MANAGEMENT PLAN

STU HENDERSON NCARB AIA

DIRECTOR OF DESIGN, ARCHITECT

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.

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, constructibility, and integration across all disciplines throughout the design process.

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

CONSULTANTS

TODD REBOL PE, VICE PRESIDENT

Atwell

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.

RICHARD RITZ RLS, DIRECTOR

Atwell

Responsible for measuring and mapping land boundaries, topography, and site features to provide precise data that informs site planning, design, and legal documentation.

CLAYTON REBOL PE, CIVIL PROJECT MANAGER

Atwell

Responsible for coordinating the design, permitting, and execution of civil infrastructure components—such as grading, drainage, utilities, and roadways—while managing schedules, budgets, and team collaboration to ensure successful project delivery.

RICHARD WALKER PE, MEPF & STRUCTURAL ENGINEER

Florida Engineering

Responsible for the overall structural & MEP design, analysis, and code compliance, and for sealing the construction documents to ensure they meet all regulatory and safety standards.

ANKIT DALAL PE, LEAD MEP DESIGNER

Florida Engineering

Responsible for overseeing the integrated design of mechanical, electrical, and plumbing systems, ensuring they meet performance goals, code requirements, and project coordination needs across all disciplines.

SHREE PAUDEL PE, LEAD STRUCTURAL ENGINEER

Florida Engineering

Responsible for directing the structural design process, ensuring the building's framework meets safety, performance, and code requirements, while coordinating closely with the design team to integrate structural systems seamlessly into the overall project.

ADDITIONAL RESOURCES

Fawley Bryant Architecture

Patty Klemm - Interior Designer

Jay Grollman - QAQC Specialist

Florida Engineering

Antoine Boumitri - Inspection & Project Manager

Damien Marks - Director of Inspections

David Horvath - Chief Field Inspector

Reainier Noda-Villalon - Blm Technician / Revit Drafter

James Steele - BIM Technician / Revit Drafter



CITY OF PALMETTO 14TH AVE 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 Palmetto 14th Ave Park, Palmetto, FL

Sarasota County 17th Street Park, Sarasota, FL

Celery Field Restroom Pavilion, Sarasota, FL

Waterside Place Restroom Pavilion, Sarasota, FL

Nathan Benderson Park Event Garden Restroom Pavilion, Bradenton, FL

Manatee County Premier Sports Campus, Lakewood Ranch, FL

Kinnan Park Redevelopment, Sarasota, FL

Charlotte County Family Services Phase 1, Port Charlotte, FL

Charlotte County Family Services Phase 2, Port Charlotte, FL

Charlotte County Admin Lobby Renovation, Port Charlotte, FL

Manatee County Lifeguard Stations, Manatee County, FL

City of Bradenton City Center Market, Bradenton, FL

Pace Center for Girls Expansion, Palmetto, FL

Braden River Library Renovations, Bradenton, FL

Atlanta Braves Spring Training Complex, Venice, FL

Manatee County Athletics & Aquatics Center, Lakewood Ranch, FL

NCF Heiser Natural Sciences Building Remodel, Sarasota, FL

New College of Florida Athletics Master Plan, Sarasota, FL



CARDINAL MOONEY HIGH SCHOOL MULTI-PURPOSE BUILDING

BRIAN SLATOR AIA

Senior Project Manager,
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 project manager, Brian will not be replaced or substituted without the expressed consent of Charlotte County.

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

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 *

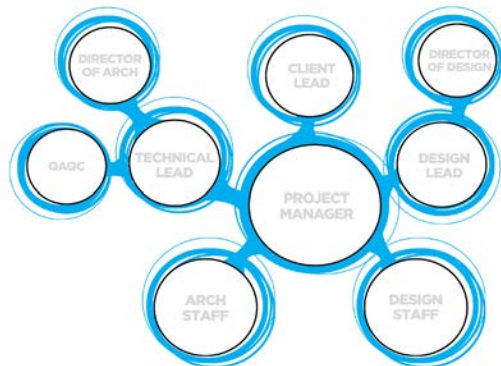
New Daycare Facility for Childcare of Valrico, Valrico, FL *

Springbrook Hospital Renovations, Brookville, FL *

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

* Completed at prior firm

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

TODD R. REBOL, PE

VICE PRESIDENT

EDUCATION

Bachelor of Science
Mechanical Engineering
University of South Florida

REGISTRATIONS

Professional Engineer
Florida, No. 64040

AFFILIATIONS

Charlotte County Industrial
Development Authority

Charlotte County Economic
Development Partnership

Charlotte County Chamber of
Commerce

Charlotte/DeSoto Building
Industry Association

YEARS OF EXPERIENCE

20+

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

RECENT RELEVANT EXPERIENCE *Additional Experience Available Upon Request*

SIDEWALKS - YEAR THREE IMPROVEMENTS

CHARLOTTE COUNTY, FLORIDA

This project included approximately 20 miles of sidewalk improvements throughout Charlotte County. Todd and the project team were responsible for the surveying, design, permitting, and limited construction services for the three sidewalk segments (Sandhill Boulevard, Rio de Janeiro Boulevard, and Deep Creek Boulevard) located within the Deep Creek Community. The total length of proposed sidewalks that Todd led in this project was approximately 4.9 miles.

FAMILY SERVICES CENTER – PHASE I

CHARLOTTE COUNTY, FLORIDA

This project included the development of a new approximately 17,312 sf Family Services Building, and associated facilities located on 6.3 acres in West County. Todd and the project team completed the site civil portion of the project, including the stormwater, utilities, grading designs for the project, and provided all surveying support related to the design process.

DISTRICT ONE SHERIFF'S OFFICE

CHARLOTTE COUNTY, FLORIDA

This project included the development of a new 11,500 sf sheriff's office located on 12 acres in West County. Todd and the project team completed the site civil portion of the project, including the stormwater, utilities, and grading designs for the project.

DISTRICT THREE SHERIFF'S OFFICE

CHARLOTTE COUNTY, FLORIDA

This project included the development of a new, approximately 16,600-square-foot sheriff's office, a 24,600-square-foot forensic evidence building, and an impound area located on 10 acres in Mid County. Todd and the project team completed the site civil portion of the project and provided all surveying support related to the design process.

HARBOR BOULEVARD IMPROVEMENTS

CHARLOTTE COUNTY, FLORIDA

This project involved approximately 0.5 miles of improvements to an existing four-lane roadway. Todd and the project team's surveying responsibilities included establishing horizontal and vertical control, establishing existing right-of-ways, conducting a topographic survey, locating underground utilities, and describing parcels for easements and takings.



RICHARD M. RITZ, RLS

DIRECTOR

EDUCATION

Overlea High School
Baltimore, Maryland

REGISTRATIONS

Professional Surveyor
State of Florida, #4009

AFFILIATIONS

Florida Surveying & Mapping
Society (FSMS)

YEARS OF EXPERIENCE

47+

Rick is a registered land surveyor with 47 years of experience in Southwest Florida. He has coordinated the field surveying and office mapping of design surveys for many large developments. Rick has extensive experience producing ALTA/ACSM land title surveys, condominium exhibits, record plats, topographic and jurisdictional surveys, utility route surveys and roadway improvement surveys. As Director of Surveying, Rick oversees the company's survey operations.

RECENT RELEVANT EXPERIENCE *Additional Experience Available Upon Request*

EDGEWATER BOULEVARD IMPROVEMENTS – PHASE II

CHARLOTTE COUNTY, FLORIDA

This project was an approximate 2.5-mile widening of an existing two-lane roadway to a four-lane roadway. Rick's surveying responsibilities included the establishment of horizontal and vertical control, establishment of existing right-of-ways, topographic survey, a bathymetric survey of existing waterways within the project, establishment of the mean high-water elevation, locating mean high water along existing canals and waterways within the project area, location underground utilities, location of wetland jurisdictional lines and descriptions of parcels for easements and takings.

GASPARILLA ROAD (C.R. 771) IMPROVEMENTS

CHARLOTTE COUNTY, FLORIDA

This project was an approximate 2.2-mile widening of an existing two-lane roadway to a four-lane roadway. Rick's surveying responsibilities included the establishment of horizontal and vertical control, establishment of existing right-of-ways, topographic survey, a bathymetric survey of existing waterways within the project, location of mean high water along existing canals and waterways within the project area, location of underground utilities, location of wetland jurisdictional lines and descriptions of parcels for easements and takings.

HARBOR BOULEVARD IMPROVEMENTS

CHARLOTTE COUNTY, FLORIDA

This project involved improving an existing four-lane roadway by approximately 0.5 miles. Rick's surveying responsibilities included establishing horizontal and vertical control, establishing existing right-of-ways, conducting a topographic survey, locating underground utilities, and describing parcels for easements and takings.

BERMONT ROAD IMPROVEMENTS

CHARLOTTE COUNTY, FLORIDA

This project included the addition of paved shoulders and specific drainage improvements to approximately 15 miles of Bermont Road in Charlotte County. Rick's survey responsibilities for the project include establishing control and a route survey for approximately 8 miles of the proposed project. The surveys included the field work necessary to complete the design services, including slopes of existing swales and topographic data for adjacent properties to determine existing drainage patterns.



CLAYTON W. REBOL, PE

DIRECTOR

EDUCATION

Bachelor of Science
Civil Engineering
University of South Florida

REGISTRATIONS

Professional Engineer
Florida, No. 70173

AFFILIATIONS

American Society of Civil
Engineers

Charlotte/DeSoto Building
Industry Association

YEARS OF EXPERIENCE

20+

As a Project Manager with **Atwell, LLC.**, Mr. Rebol is responsible for managing the design, permitting and construction aspects for a larger variety of development projects. He has garnered considerable experience in the preparation of engineering construction plans and local, state, and federal permitting. Mr. Rebol has comprehensive experience in the design and analysis of a large range of civil engineering fields, including but not limited to, wastewater collection and conveyance systems, roadway improvements, sidewalk design and utility improvements. Additionally, he has valued experience in completing construction inspection, cost estimating and design modeling. Mr. Rebol has a strong knowledge in the permit requirements and current rules and regulations that will be critical for a successful project.

RECENT RELEVANT EXPERIENCE *Additional Experience Available Upon Request*

FAMILY SERVICES CENTER – PHASE I

CHARLOTTE COUNTY, FLORIDA

This project included the development of a new approximately 17,312 sf Family Services Building, and associated facilities located on 6.3 acres in West County. Clay and the project team completed the site civil portion of the project, including the stormwater, utilities, grading designs for the project, and provided all surveying support related to the design process.

DISTRICT THREE SHERIFF'S OFFICE

CHARLOTTE COUNTY, FLORIDA

This project included the development of a new, approximately 16,600-square-foot sheriff's office, a 24,600-square-foot forensic evidence building, and an impound area located on 10 acres in Mid County. Clay and the project team completed the site civil portion of the project and provided all surveying support related to the design process.

WEST COUNTY ANNEX BUILDING

CHARLOTTE COUNTY, FLORIDA

This project includes the development of a new approximately 17,950 sf Annex Building located on 10 acres in West County. Clay and the project team completed the site civil portion of the project including the stormwater, utilities, and grading designs for the project; and provided all surveying support related to the design process. Clay and the project team also obtained all of the site related permits for the project necessary for construction.

SPECIFIC PROJECT ATTRIBUTES

- Management experience in coordination with multi-discipline projects.
- Permitting experience in obtaining Southwest Florida Water Management District Permits.
- Experience with projects in Charlotte County.



Craig Gunderson – President & Principal Professional Engineer

- Education: Bachelor’s Degree in Civil Engineering, Florida State University
- Role: Oversees all engineering operations, ensuring compliance with building codes, standards, and local guidelines.
- Expertise: Site-specific engineering for aluminum structures, steel, metal buildings, swimming pools, and composite wood/concrete structures.

Kashish Vig – Civil Engineer (Structural Engineering Expert)

- Education: Master’s Degree in Civil Engineering, Clemson University
- Licenses: Licensed in 8 states, including Florida, Texas, and the Carolinas
- Contributions: Key contributor to the firm’s growth and the development of new products and technologies in the aluminum industry.
- Specialization: Automation, finite element design, and development of innovative systems such as the Halo Beam, Ultrascap, and Screen It Balcony Railing.

Tony Boumitri – Structural Engineer / Special Inspector

- Education: Master’s Degree in Engineering Management, Northwestern University
- Specializations: Threshold inspections, milestone inspections, reserve studies
- Experience: Over 35 years in design, inspection, and construction support
- Licenses: Registered Professional Engineer Special Inspector in multiple states, including Florida.

Rich Walker – Site, Structural, and Transportation Engineer

- Education: Bachelor’s Degree in Civil Engineering, The Ohio State University
- Licenses: Licensed in 6 states including Florida, Texas, North Carolina, South Carolina, Ohio, and Indiana
- Expertise: Site-civil, drainage, and transportation engineering, with extensive experience in reviewing plan sets for code compliance.

Project Specific Team – Charlotte County Restroom Buildings (RFP No. 20250479)

- Richard Walker – Engineer of Record, MEPF & Structural – PE# 61240
 - PE# 61240, Education: B.S. in Civil Engineering, The Ohio State University
- Ankit Dalal – Lead MEP Designer – PE# 101609
 - PE# 101609, Education: M.S. in Mechanical Engineering, Clemson University
- Shree R. Paudel – Lead Structural Designer – PE# 98688
 - PE# 98688, Education: M.S. in Civil Engineering, North Dakota State University
- Antoine Boumitri – Inspection & Project Manager – PE# 40578, SI# 0763

- PE# 40578, SI# 0763, Education: M.S. in Engineering Management, Northwestern University
- Damien Marks – Director of Inspections
- David Horvath – Chief Field Inspector
- Reinier Noda-Villalon – BIM Technician / Revit Drafter
 - Education: B.S. in Civil/Structural Engineering, ISPJAE (Havana, Cuba)
- James Steele – BIM Technician / Revit Drafter
 - Education: Certification in Architectural and Mechanical Drafting, Porter & Chester Technical College

Project Experience

Directly Relevant

Venice Gardens Water Treatment Plant – Bathroom Expansion, MEP & Structural Engineering
Tigertail Beach Restroom Facility – MEP Engineering
Babcock Ranch Restrooms – MEP Engineering for five public restrooms across parks
Naples Grande Beach Resort – Restroom Expansion, MEP Engineering
Roof Repairs/Re-Roofs at Eglin AFB – Buildings 9568, 9285, 9569; Structural Engineering

Municipal

- Venice Gardens Water Treatment Plant – Bathroom Expansion (MEP & Structural Engineering)
- Tigertail Beach Restroom Facility (MEP Engineering)
- Naples Grande Beach Resort – Restroom Expansion (MEP Engineering)
- Roof Repairs/Re-Roofs at Eglin AFB – Buildings 9568, 9285, 9569 (Structural Engineering)

Specialty Engineering

- Babcock Lookout Tower (Structural Engineering, 2024)
- UTC Central Energy Plant (Structural Engineering for Architectural Precast, 2013)

Sports

- Champions Run Clubhouse (MEP Engineering & Energy Calculations, 2020)
- Citrus Tower Batting Cages (MEP Engineering & Energy Calculations, 2024)
- Pickleball Warehouse (MEP Engineering, 2024)
- TimberCreek Clubhouse (Structural and MEP Engineering, 2020)

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
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HENDERSON, STUART ANDREW
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SARASOTA FL 34240

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BOARD OF PROFESSIONAL ENGINEERS

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REBOL, CLAYTON W.
155 SARAH ST.
PUNTA GORDA FL 33950

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EXPIRATION DATE: FEBRUARY 28, 2027
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REBOL, TODD RAYMOND
175 SARAH STREET
PUNTA GORDA FL 33950

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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: **LS4009**
Expiration Date February 28, 2025

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

RICHARD MARK RITZ
10511 BEN C PRATT 6 MILE CYPRESS PKWY UNIT 101
FORT MYERS, FL 33966-

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

LICENSES & CERTIFICATIONS

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SPECIAL INSPECTOR NUMBER: 0763

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1211 GREENSFIELD DR
NAPERVILLE IL 60563

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PAUDEL, SHREE RAJ
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Manatee County Premier Sports Campus

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

DESIGN - RESTROOM BUILDINGS
CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250479 July 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 Parks & Recreation Projects:

Kinnan Park Redevelopment, Sarasota, FL
Manatee County Premier Sports Complex, Lakewood Ranch, FL
Manatee County Butler Park, Bradenton, FL
Nathan Benderson Park, Sarasota, FL
City of Bradenton City Park Expansion, Bradenton, FL
Sarasota County Atlanta Braves Spring Training Complex, Venice, FL
Jackie Robinson Training Complex Facility Upgrades, Vero Beach, FL
IMG Academy Master Plan and Implementation, Bradenton, FL
Roger Dean Chevrolet Stadium, Jupiter, FL

Work Our Proposed Team has Completed Together:

Charlotte County Sheriff's Office District 3 *
Charlotte County Family Services Phase I *
Charlotte County Family Services Phase II *

**Completed with Banks Engineering, acquired by Atwell*



SITE PLAN DESIGN

We approach site planning as a collaborative process that pulls together project goals with physical site characteristics, environmental considerations, and regulatory requirements. Our integrated team ensures that each phase informs the next—resulting in a functional, code-compliant, and contextually responsive design. We carefully evaluate the site's constraints and opportunities while tailoring the development to suit its specific conditions and the client's objectives.

- Site Analysis – Assess existing conditions such as topography, vegetation, climate, soil, utilities, access, zoning, setbacks, easements, and environmental features (e.g., wetlands or flood zones).
- Program Development – Define the functional requirements of the project, including spatial needs, user flow, circulation, access, and parking. This step ties closely to the client's goals and end-user experience.
- Conceptual Layouts – Develop preliminary diagrams that test site configurations, building orientation, vehicular/pedestrian circulation, service access, open space, and natural features.
- Zoning & Regulatory Review – Ensure compliance with local codes, land use regulations, and permitting requirements.
- Integration of Infrastructure – Designing efficient systems with innovative design approaches to typical long-term use considerations. Coordinate utility planning, grading and drainage, and circulation.
- Refinement & Stakeholder Input – Evolve the plan based on feedback from clients, community members, and AHJ, incorporating technical refinements and aligning with project goals.
- Final Documentation – Produce detailed drawings and documentation for submission and approval, including site layout, landscape plans, utility plans, and grading/drainage diagrams.

Throughout the entire pre-design and schematic design process, the Fawley Bryant team keeps a running document to ensure you have an all inclusive look at the development of your project. We gather information and narratives from our consultants to support stakeholder design decisions, keep you up to date on the current phase, and address any changes or alterations in a simple and visible document.

MEP BIM CAPABILITIES

We require all consultants to utilize the latest BIM software, ensuring seamless collaboration across disciplines. This is especially critical for our MEP engineers, who manage some of the most complex building systems in facilities like yours. By integrating BIM technology throughout the project team, we enhance coordination, streamline communication, and ultimately deliver a more efficient, well-executed project for our clients.

BIM capabilities across all disciplines provides critical advantages to every project we take on, including clash detection and conflict resolution, integrated design workflow, system efficiency and optimization, constructibility and prefabrication, improved communication, and lifecycle and facility management. Integration ensures that the systems are accurately coordinated, constructible, and optimized.

RESTROOM FACILITIES & COASTAL V-ZONE

Our team has experience navigating the complex design, permitting, and environmental challenges of resilient waterfront and oceanfront projects. These efforts require careful attention to local scour, erosion, breakaway wall design, flood-resistant materials, and stringent regulatory approvals, including environmental mitigation.

Adhering to these 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. Our team will navigate these processes, gaining approvals, and delivering exceptional design solutions that stand the test of time.

We have successfully delivered public restroom facilities that integrate resilient design strategies — like naturally ventilated structures, prefabricated concrete elements, and raised utility chases — to ensure long-term durability, ease of maintenance, and user comfort. Our proposed team includes civil, structural, and MEP engineers with familiarity working across Southwest Florida and within Charlotte County, ensuring collaborative and concise coordination from permitting through construction. Our experience navigating regulatory constraints, including FEMA, DEP, and local construction controls, allows us to anticipate challenges and implement solutions early in the process.

PERMITTING EXPERIENCE

Our team members have provided professional planning, architecture, engineering, and environmental consulting services for numerous 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.

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 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:

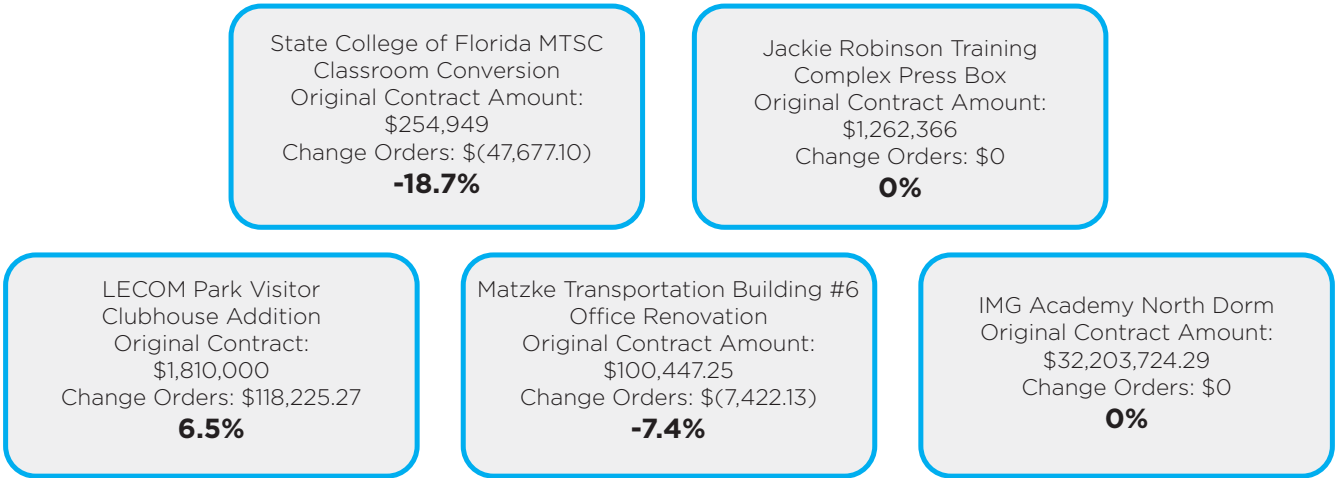
- Historical data from our portfolio of similar projects, particularly those with comparable scale and market conditions.
- Real-time market input through regular dialogue with vendors, manufacturers, and construction partners, providing us with current pricing for key materials and systems.
- External 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 has a proven track record of controlling costs through clear, coordinated documentation and disciplined scope development. Our 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.





City of Palmetto 14th Ave Park

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

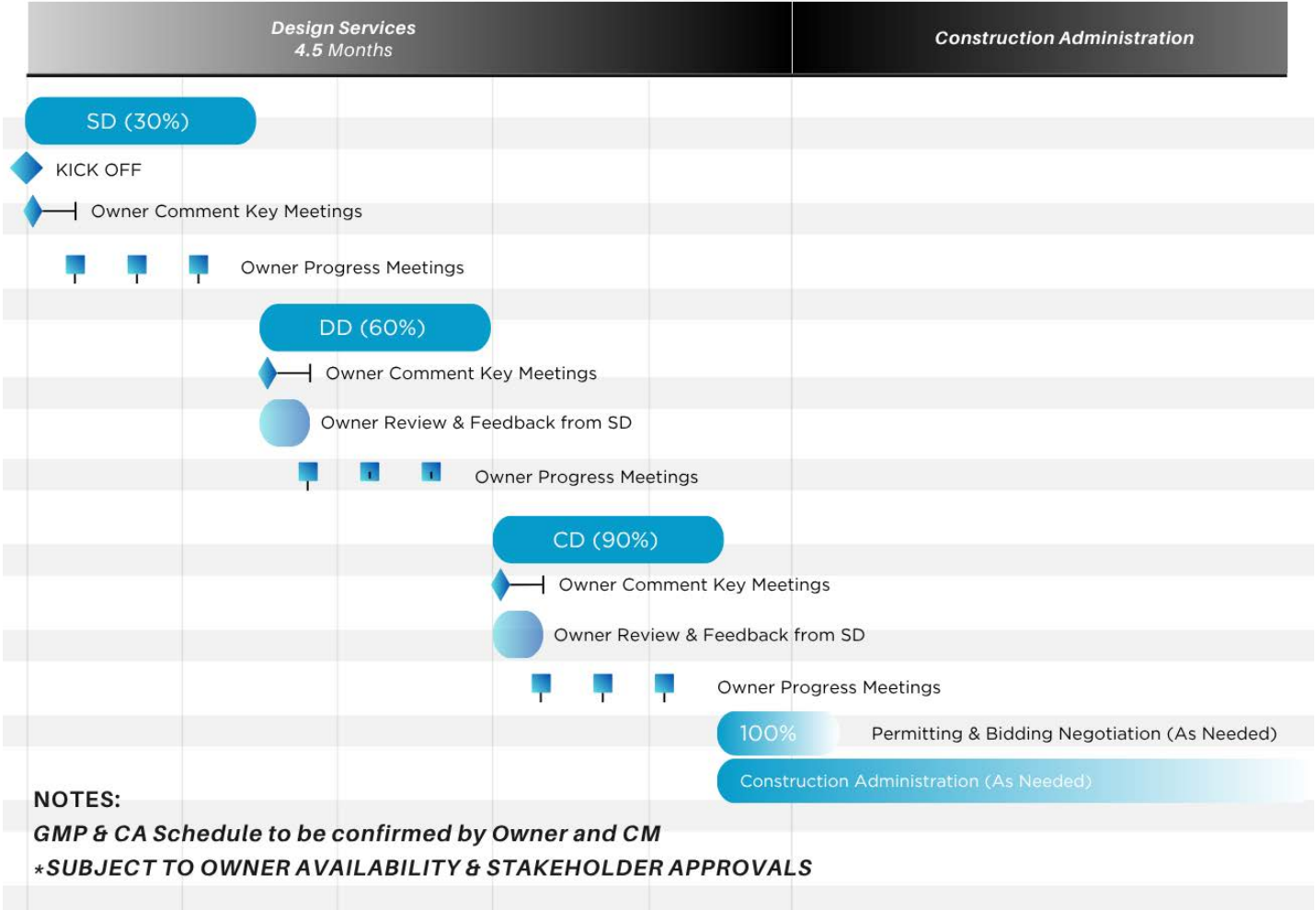
DESIGN - RESTROOM BUILDINGS
CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250479 July 9, 2025

PROJECT SCHEDULE

45 DAYS (1.5 MONTHS)
45 DAYS (1.5 MONTHS)
45 DAYS (1.5 MONTHS)
TBD
4 MONTHS

SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
PERMITTING / BIDDING / NEGOTIATION
EXPECTED CONSTRUCTION ADMINISTRATION (PER STRUCTURE)



REALISTIC SCHEDULING

Our team is committed to meeting project goals and deadlines established by the County relative to all aspects of the 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

SCHEMATIC DESIGN (1.5 Months) **30%**

- 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 (1.5 Months) **60%**

- Incorporation of Owner comments
- Evaluation & Incorporation of owner approved VE measures
- Bi-weekly Owner/Architect 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 (if applicable)
- Owner Review & Comment

CONSTRUCTION DOCUMENTS (1.5 Months) **90%**

- Incorporation of Owner comments
- Evaluation & Incorporation of owner approved VE measures
- Bi-weekly Owner/Architect 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
- Owner Review & Comment

PERMITTING, BIDDING & NEGOTIATION (TBD) **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 (TBD)

- 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.

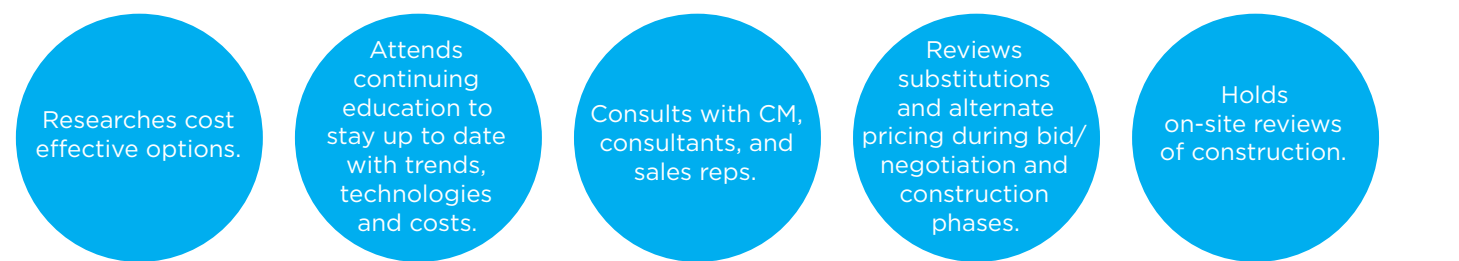


5 STEPS FOR EFFECTIVE COST CONTROL

- 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:





City of Palmetto 14th Ave Park

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.

- 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.
- 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, regular cost estimates 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 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, 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	CD
IMG Academy Volleyball	CD
IMG Academy Basketball	CD
Cardinal Mooney High School Multi-Purpose Building	CD
Lakewood Ranch Library 2nd Floor Buildout	PBN
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.



Gocio Elementary School



Manatee Technical College Shooting Range & Driving Pad

PROJECT APPROACH

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

WHAT IS YOUR APPROACH TO CONSTRUCTIBILITY 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 constructibility 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 a prototype-based restroom program across a multi-year, multi-site implementation schedule introduces distinct technical and contextual challenges. Our team is well equipped to address these issues through a structured design approach, anticipating and resolving these complexities from the onset, with safety and cost efficiency as a top priority.

PROTOTYPE FLEXIBILITY Each site varies in topography, orientation, soil conditions, utility access, and circulation patterns. To ensure the prototype remains viable across locations, our approach will embed adaptability within the core design. We will evaluate each site’s constraints and apply modular design strategies that allow for mirrored orientations, scalable elements, and alternate foundations without altering critical interior programming.

UTILITY INFRASTRUCTURE VARIABILITY We anticipate differences in available utility services such as septic versus sewer access or electrical routing limitations across park sites. Our civil and MEP engineers will provide utility layouts for each structure, supported by decision matrices to assist County staff in selecting the most efficient utility solution for each location.

CODE CHANGES OVER TIME Given the three-year rollout timeline, we recognize that changes in local, state, or national codes may occur. Our design strategy includes early engagement with the AHJ, ongoing code monitoring, and the incorporation of flexible systems and assemblies that can accommodate future regulatory shifts without requiring redesign.

BUDGET VOLATILITY AND INFLATION Rising material costs and labor market fluctuations pose a challenge to maintaining budget over the course of construction across three years. Our cost control strategy includes early and recurring cost estimation modeling aligned with schematic and design development milestones. The BIM tools we utilize in our work ensure that cost modeling stays up to date. We prioritize value engineering, focusing on durable, locally available materials and streamlined detailing. We provide clear budget options with prioritized alternates to enable informed scope decisions.

SAFETY AND VISIBILITY Crime Prevention Through Environmental Design (CPTED) is central to the design process of all our projects. Each prototype will be detailed to promote safety through visibility, territorial reinforcement, and natural surveillance. Entry orientation, glazing strategy, lighting design, and material selections are all considered through this lens, ensuring each facility is as secure and user-friendly as it is functional.

Our design will reflect Charlotte County’s Community Services standards and incorporate CPTED principles from the outset. This includes:

- Clear sightlines to and from restroom entries.
- Vandal-resistant fixtures and materials.
- Strategic placement of lighting and openings to maximize natural surveillance and visibility.
- Separation of public-facing and service-access zones.



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 Suncoast architectural designs, 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 and can be implemented across various sites with very little alteration.
- 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 also 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 atmosphere and design experience.
- 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 met.
- Principal Involvement 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.

RESTROOM
 FACILITY
 CONSIDERATIONS
 FOR
 INNOVATIVE
 DESIGN

Our design approach prioritizes repeatability, durability, and contextual sensitivity. We will develop a restroom prototype that balances standardization with adaptability—ensuring each structure can be tailored to site-specific conditions without requiring a full redesign. This includes consideration of scale, material selection, and orientation to optimize user safety, comfort, and long-term maintenance. These prototypes must be robust, flexible, and designed in accordance with Community Services standards, CPTED best practices, accessibility codes, and any grant-specific documentation requirements.

DURABILITY The prototype will need to be designed to endure high-frequency use and long-term service demands. Structural systems, interior finishes, and equipment will be selected for proven resilience in addition to visual cohesion with the County identity. Materials will be specified for easy maintenance, resistance to wear, and compatibility with typical parks and recreation cleaning and decontamination protocols. Ergonomic and tamper-resistant fixtures will ensure suitability across all ages. With decades of experience in facilities that carry heavy public-use, including recreational facilities with heavy foot traffic from athletes and the public, we have extensive connections to get the right materials at the right price incorporated into your design.

PLACEMENT The unique placement of each facility will take the site into account, as well as the surrounding area. Designing within County parks or nature preserves, we always keep in mind the necessary environmental regulations, permitting, and site sensitivity. Accessibility for users of all abilities will also be a key factor in deciding the placement of each constructed design.

SUSTAINABLE APPROACH There are many opportunities for innovation in the sustainable design of new facilities. Creating a design that incorporates solutions for issues that often arise within restrooms will save money in the long run. Natural ventilation, thermal massing, and orientation are sustainable design options that support the reduction of cooling loads. High-efficiency mechanical systems, LED lighting, occupancy sensors, and building automation technologies can be incorporated to support long-term energy conservation. All systems will be selected with life-cycle cost in mind, reducing operational expenses without compromising performance.

CONSTRUCTION METHODOLOGY Beyond conventional construction, we propose evaluating options for a hybrid approach using site-cast or modular concrete systems. This includes the potential use of precast concrete walls or modular restroom pods to accelerate delivery, ensure quality control, and reduce site labor. By evaluating multiple construction options — including site-cast, modular, and hybrid solutions — we provide flexibility to align with project budget, timeline, and site-specific constraints.

PUBLIC VERSUS PRIVATE ACCESS In past restroom facilities, our clients have expressed a preference to integrate front and back access points for separation of maintenance areas and public use. We did this by incorporating a “chase,” a thin access hall in the back to allow fixes and maintenance out of the way of the facility use. To discuss the needs of these prototype facilities and the site where they will be constructed, options that consider circulation and access points will be woven into the design process.



State College of Florida 26 Center West



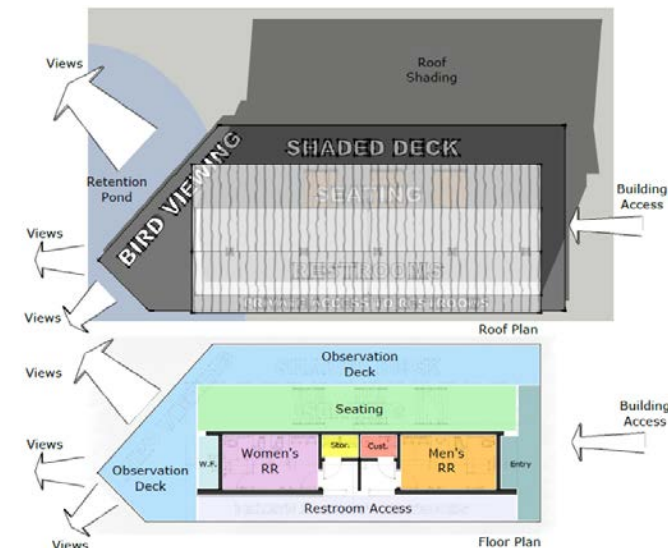
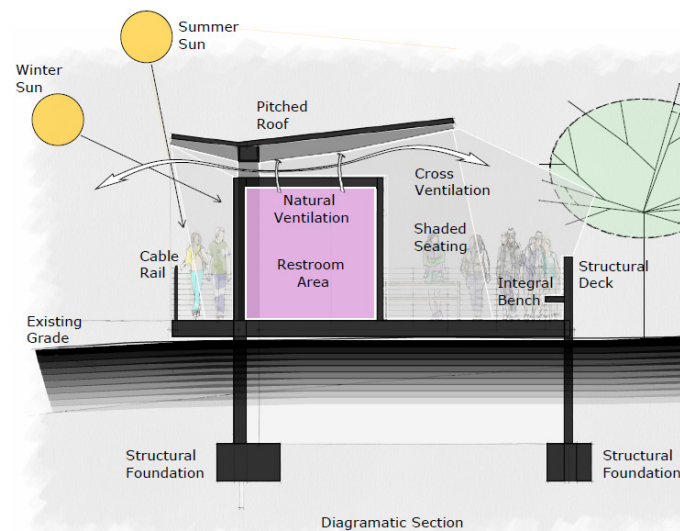
SARASOTA COUNTY CELERY FIELD RESTROOM PAVILION

LOCATION Sarasota, FL

This project integrated a durable, naturally ventilated structure into the park's ecological setting, providing essential visitor amenities adjacent to the Audubon site. The program includes a central restroom core with three fixtures per gender, a covered area for three picnic tables, and a vestibule layout that screens restroom entrances. The building is oriented east-west to frame wetland views and uses resilient materials—masonry, steel columns, a metal roof, and troweled shell concrete flooring.

Site improvements respected existing ecological features and included impervious parking, ADA-accessible connections to Palmer Boulevard, and stormwater integration with existing swales. The layout anticipated shared utilities with the adjacent Audubon facility and future irrigation coordination.

Early building studies informed the orientation, minimizing climate impact and construction complexity. Value engineering focused on simplified forms and long-term durability, avoiding added costs. Consistent communication across phases ensured timely responses to field conditions and scope adjustments. The final design balances functionality with site-specific constraints and market conditions.





CITY OF BRADENTON CITY PARK EXPANSION

LOCATION Bradenton, FL

This project has 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 ancillary buildings including restrooms, storage, and shaded pavilions. 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.





NATHAN BENDERSON PARK RESTROOM PAVILION

LOCATION Sarasota, FL

Fawley Bryant Architecture served as Architect of Record for this restroom pavilion at Nathan Benderson Park, continuing a long-standing role shaping the park's identity—including the design of the iconic Finish Tower. Positioned along a popular 2.5-mile recreational trail, the pavilion provides essential support for park visitors and event attendees alike. The structure includes shaded seating and water fountains, offering a place of relief for runners, cyclists, and families navigating the expansive park grounds.

Located adjacent to a parking area and playground, the pavilion is designed for durability and high-volume use. Its architectural language aligns with the park's broader aesthetic, reinforcing a cohesive visual identity across amenities. With daily public use and peak demands during competitive rowing events and large community gatherings, the pavilion supports the park's role as both a regional destination and a community asset.





MANATEE COUNTY ATHLETICS & AQUATICS CENTER AT PREMIER CAMPUS NORTH

LOCATION Lakewood Ranch, FL

Fawley Bryant Architecture is leading the design of a 44,000-square-foot expansion at Premier Sports Campus North, delivering a new aquatic and pickleball facility to meet Manatee County's recreational growth. The program includes 24 pickleball courts—14 of them covered—a competition lap pool with therapy area and diving board, public locker rooms, and a support building with administrative space. Restroom facilities separate from the main building provide quick access for those in the multipurpose space and playing along the pickleball courts.

Restroom and locker room facilities within the recreation center were designed to accommodate both everyday users and large-scale events, with accessible fixtures, showers, and circulation strategies that support high-volume use. Emphasis was placed on durable materials, intuitive flow, and long-term maintainability. The project has remained on schedule through the Construction Documents phase, with value engineering strategies incorporated early to align performance with budget goals. Close coordination with County stakeholders has supported a clear, phased approach, enabling efficient development of complex recreational infrastructure.





SARASOTA COUNTY 17TH STREET PARK

LOCATION Sarasota, FL

As part of the phased development of 17th Street Regional Park, Fawley Bryant Architecture designed a multi-sport facility that supports both daily recreation and tournament-level play. The park includes 12 dedicated softball fields and 4 flexible multi-purpose fields for football, soccer, lacrosse, and similar sports, supported by a master plan vision to position the site as a regional destination.

Distributed throughout the site, support structures provide concessions, restrooms, maintenance areas, and community meeting spaces, balancing high-volume functionality with user comfort. A central entry building houses administrative offices and meeting rooms, with direct access to the primary tournament field and grandstand seating for 300 spectators. The design prioritizes durability and efficient operations, anticipating constant use by local residents and visiting teams.

Strategic design adjustments—such as simplifying pavilion structures and refining material selections—were made to maintain cost control. Coordination with the civil team and local contractors resolved site-specific grading and utility issues early in the process. The project incurred no added construction costs due to design, and QA/QC measures ensured clear, reliable construction documentation to support a smooth build-out.





ENGLEWOOD PARK IMPROVEMENTS

LOCATION Sarasota, FL

The Englewood Park Improvements project introduced new infrastructure focused on accessibility, durability, and comfort. Included in this facility upgrade is a restroom facility with four individual family restrooms organized around a shared plumbing core, designed for high turnover and inclusive access. While the original plan included a single covered pavilion, the final design distributed pre-engineered shade structures for greater accessibility to key park features, including the tennis courts.

The restroom and pavilion areas were designed to meet ADA standards and support a broad range of users. Photometric studies informed the lighting design for walking paths and tennis courts, improving safety and extending usability into evening hours. An ADA-compliant drinking fountain and coordinated placement of shade structures further supported the park's inclusive vision. Alongside construction manager Jon F Swift Construction, the project reached substantial completion on schedule in January 2023, with scope adjustments implemented without impact to cost or construction progress.





BOBBY JONES GOLF COURSE ANCILLARY STRUCTURES

LOCATION Sarasota, FL

Fawley Bryant Architecture supported the redevelopment of Bobby Jones Golf Course with limited architectural services for two ancillary on-course structures, completed in December 2023. While these pre-manufactured facilities fell outside the primary design scope, FBA was brought on to ensure code compliance, ADA accessibility, and integration into the broader site development. This included review of structural placement, utility connections, and circulation alignment with the master plan. The restrooms were completed ahead of funding for the project in its entirety, including a new clubhouse.

Though modest in scale, these facilities required coordination with the civil team and site contractor to ensure proper installation and proper permitting. FBA's open communication helped identify and resolve potential compliance issues before they impacted construction, avoiding additional costs or delays. The project maintained its scheduled completion timeline, and the ancillary buildings were successfully integrated to serve daily course operations without disruption.





CITY OF PALMETTO 14TH AVENUE PARK

LOCATION Palmetto, FL

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.

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.





MANATEE COUNTY PREMIER SPORTS COMPLEX

LOCATION Lakewood Ranch, FL

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, new additional of male and female 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, constructibility, and stakeholder alignment.





KINNAN PARK (RON DESANTIS) REDEVELOPMENT

LOCATION Sarasota, FL

Fawley Bryant Architecture partnered with Manatee County to redevelop Ron DeSantis Park (formerly Kinnan Park), beginning with a master plan in 2020 and advancing through approved design amendments in 2022. Completed in 2023, the park—located next to Kinnan Elementary School—includes two lighted pickleball courts with spectator seating, shaded pavilions, restrooms, ADA-compliant parking, dog parks, a multi-use trail, solar lighting, a fitness circuit, and open playfields.

The project was delivered on time and within budget through phased planning, routine cost checks, and active coordination with County staff. Material selections and structural simplifications supported long-term value and durability, including the integration of solar pathway lighting and streamlined pavilion detailing. Local subcontractors, already familiar with County expectations, contributed to efficient construction. Weekly design meetings and consistent communication helped avoid delays or cost impacts, and no added construction expenses resulted from design issues.



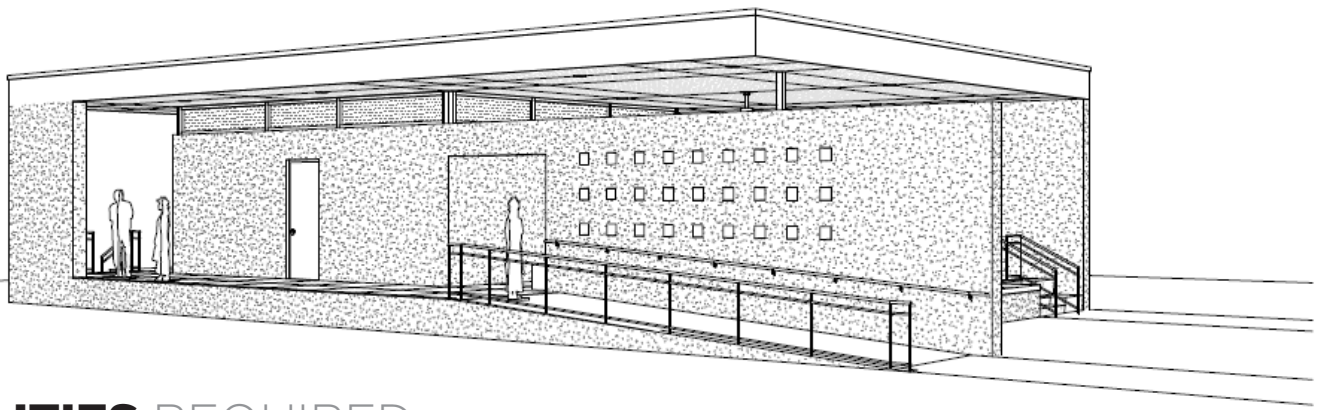


Manatee County Athletics & Aquatics Center at Premier Sports Campus North

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

DESIGN - RESTROOM BUILDINGS
CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES
RFP NO. 20250479 July 9, 2025



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 24.

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 27, 31, and 32.

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 our consultants, we will maintain communication 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.



CAPABILITIES REQUIRED

PERMITTING IN SOUTHWEST FLORIDA

Our team has extensive experience working within Charlotte County and the majority of our 31 years of experience has been in the Southwest Florida region. Over time, our work has helped to shape Sarasota and Manatee Counties. We take a proactive approach to permitting, maintaining strong relationships with local agencies and a thorough understanding of procedures, expectations, and digital submittal platforms like DigiCert. Through early coordination, 3D visualization tools, and regular engagement with decision-makers, we streamline approvals and minimize delays to keep projects on track.

More information on our team's experience in permitting can be found on page 26.

SUSTAINABLE STANDARDS AND ENERGY EFFICIENCY

FBA is committed to embedding sustainability and energy efficiency into the design decisions of every facility's documentation, and construction. Our approach for Charlotte County's prototype restroom facilities will incorporate environmental stewardship, cost-effective operation, and long-term community benefit. Sustainability isn't treated as a checklist—it's built into the architecture. Through proactive collaboration, informed material strategies, and forward-thinking design, we'll help Charlotte County meet today's energy goals while planning for tomorrow's needs.

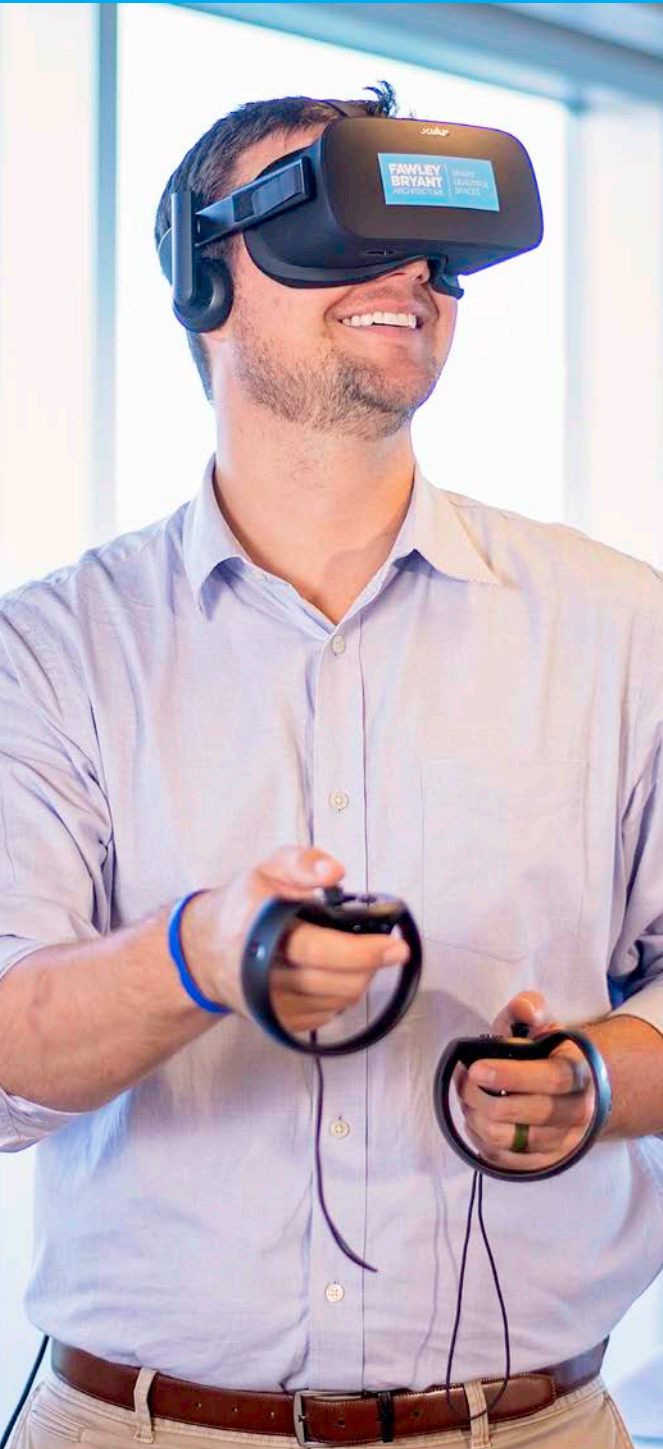
SUSTAINABLE PROTOTYPE DESIGN STRATEGY We begin with a durable and adaptable prototype that incorporates passive design principles and cost-conscious material selection. Building orientation, roof slopes, and natural ventilation will be optimized to reduce mechanical loads and maximize daylighting.

ENERGY-EFFICIENT SYSTEMS INTEGRATION Where applicable, we can recommend the integration of systems for energy efficient options. For example, photovoltaic panels, solar water heating, LED lighting with occupancy and daylight sensors will be standard, low-flow plumbing fixtures to reduce water consumption.

MATERIAL SELECTION AND LIFECYCLE CONSIDERATIONS Durable, low-maintenance materials—many with high recycled content or regional sourcing—can extend facility lifespan while reducing replacement cycles and embodied carbon.

IMPLEMENTATION AND VERIFICATION Our BIM-based documentation workflows allow precise material tracking, energy modeling coordination, and integration of future-ready upgrades. We will develop a flexible prototype package with options and alternates to align with evolving County priorities.

LONG-TERM IMPACT AND ADAPTABILITY By prioritizing energy performance, operational savings, and ease of maintenance, our approach ensures that each facility is a resilient asset for Charlotte County. Our team will provide post-occupancy support that allow for iterative improvement of the prototype as it is implemented at additional sites.



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





Butler Park Master Plan

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

DESIGN - RESTROOM BUILDINGS
CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250479 July 9, 2025



Celery Field Restroom Pavilion

VOLUME OF WORK

TOTAL PAYMENTS RECEIVED FROM CHARLOTTE COUNTY (07/09/2023 - 07/09/2025)

\$435,233.07 including both Architectural and Engineering fees to sub-consultants.

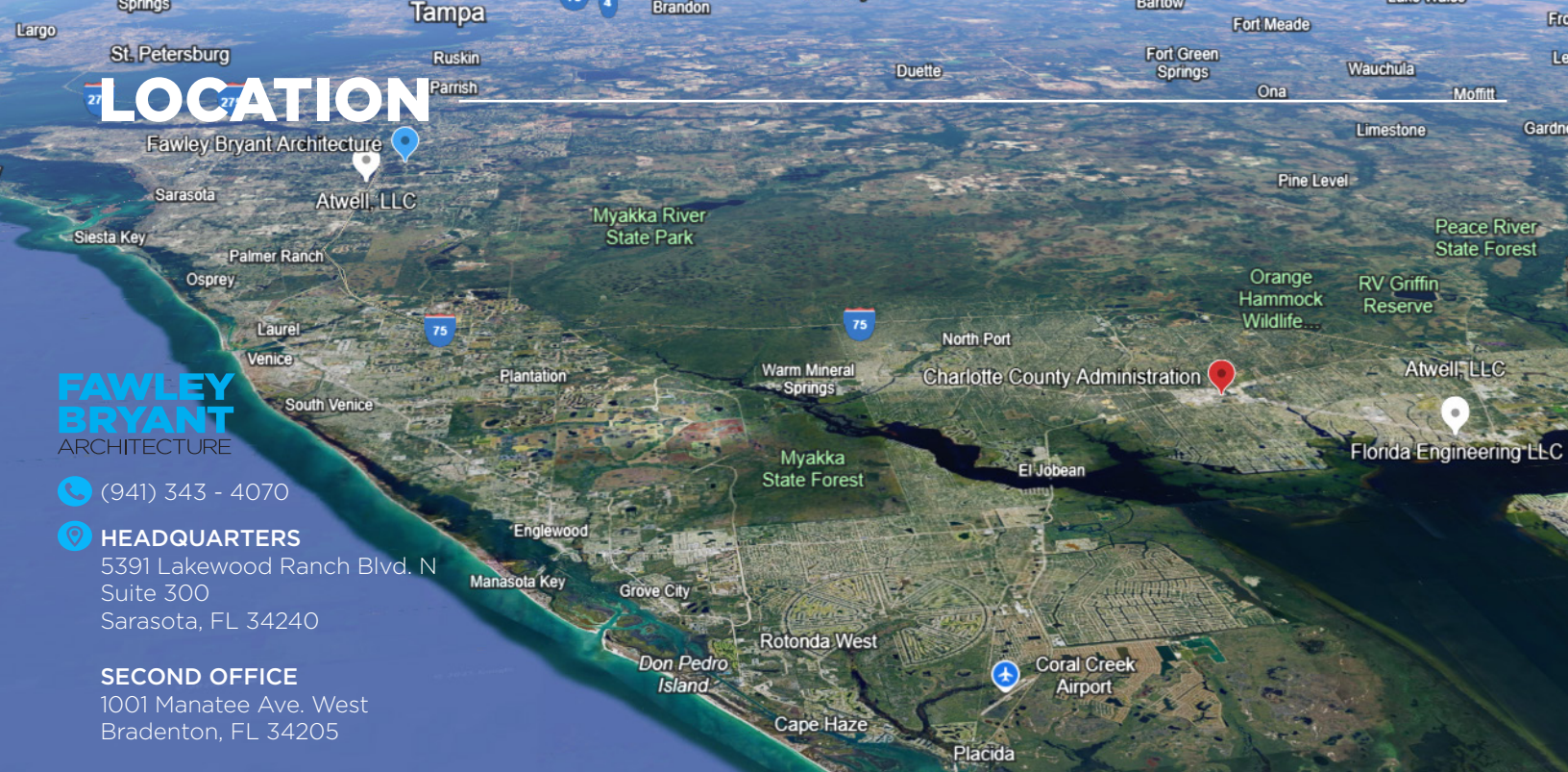


City of Bradenton City Park Expansion

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CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES
RFP NO. 20250479 July 9, 2025



**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



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**



Charlotte County Family Services

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BRYANT**
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SPACES

DESIGN - RESTROOM BUILDINGS
CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250479 July 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 Leadbetter Clubhouse

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DESIGN - RESTROOM BUILDINGS
CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES


RFP NO. 20250479 July 9, 2025



Manatee County Athletics & Aquatics Center at Premier Sports Campus North

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.



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