

Submitted By:
**The Weiler Engineering
Corporation, An Apex Company**
201 W. Marion Avenue
Suite 1306
Punta Gorda, FL 33950

Ph: (941) 505-1700
Fx: (941) 505 1702

Contact:
Mike Giardullo, PE
mgiardullo@weilerengineering.org



Qualifications to Provide

Charlotte County

**DESIGN - RESTROOM BUILDINGS
RFP No. 20250479 | July 9, 2025**

Cover Letter

I. Team Proposed for this Project	I
II. Proposed Management Plan	3
III. Previous Experience of Proposed Team	5
IV. Project Control	13
V. Proposed Design Approach	17
VI. Recently Accomplished Similar Projects	22
VII. Experience & Capabilities	26
VIII. Volume of Work	29
IX. Location	30
X. Litigation	31
XI. Minority Business	32
XII. Forms	33

July 9, 2025

Kimberly Chamberlain, Senior Contract Specialist
Charlotte County
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948

Re: RFP No. 20250479 Design – Restroom Buildings

Dear Selection Advisory Committee Members:

The Weiler Engineering Corporation (WEC) proudly presents our team's response to RFP NO.20250479 for the design of the Restroom Buildings. WEC prides itself on coastal development and is ideally positioned to provide the best service on this project to Charlotte County. WEC has been in business in Charlotte County since 1993 and since that time has had a major focus on structural and site development. In 2024, WEC along with Johnson Engineering, were acquired by Apex Companies, LLC. This new partnership enables both firms to expand their services and capabilities, and work together as a united team. We have also teamed with Tierra Inc for geotechnical serviced, CMTA for MEP services, and Burt-Hill Pollok-Kreig (BHPK) for architectural services.

WEC has been responsible for new structural buildings and fixtures like observation platforms, boardwalks, boardwalk repairs, pavilions, boat ramps, seawalls, and docks within Charlotte Harbor. WEC also has extensive experience working with the SWFWMD, ACOE, and FDEP on permitting and mitigation when required. Our experience will help expedite the permitting processes.

Why choose the Weiler Engineering Corporation?

- ◇ **Local Project Specific Design / Permitting Experience** - WEC has designed and permitted multiple structural fixtures and buildings throughout the South Florida area including new restroom constructions and restroom replacements for Florida Department of Environmental Protection. Some of these buildings have been in environmentally sensitive areas requiring as little impacts to the surrounding area as possible.. The team presented here is located in Charlotte County and has worked collectively to achieve the success of the projects demonstrated throughout this proposal.
- ◇ **Experts in FEMA Funding and Reimbursement** - WEC's FEMA experience from Pre-Disaster Mitigation Efforts, Detailed Damage Assessment Efforts, Securing FEMA funding, administrating FEMA funded projects from preliminary design through construction and reimbursement assistance is unparalleled among local engineering firms
- ◇ **Staff Available to Focus on this Project Now** - WEC staff is ready to hit the ground running to fast track the design and permitting efforts.
- ◇ **Approach Focused on the Future** - The design effort and information collected as part of this project will be of benefit to the County for future restroom design. Additional discussion of specific examples are included in the Project Approach section.

Our team is led by Brian Corso under responsible charge to Mike Giardullo, PE, our Director of Civil Engineering and QA/QC. Mike and Brian have served as project managers on multiple projects for Charlotte County and similar projects for other jurisdictions. Mike has served as engineer of record for multiple County projects. Specifically, they have been involved with design and management of all the projects mentioned above. Supporting them is Robin Palmer, PE, (environmental engineering and permitting) and Max Morgan, PE, (structural engineering). Robin and Max have worked with them on most of the projects mentioned here in. This team has worked on and

successfully completed many restroom projects for the FDEP. Throughout this RFP response, many past projects are highlighted. The same key staff responsible for the success of those projects is the same staff proposed for this project.

Finally, all WEC staff proposed herein work out of our Punta Gorda corporate office location. WEC takes a “boots on the ground” approach to all design. We believe that design cannot just happen from behind a desk. Our close proximity to the project locations will be a strong benefit to field verifying design, implementation and contraction practices and providing a plan set that includes methods of addressing the unique conditions found prior to construction.

We thank you for the opportunity to submit this RFP response and believe you’ll find that we have demonstrated our competence in such a project to be selected for professional services for the Charlotte County Restroom Buildings project. We look forward to helping Charlotte County.

Sincerely,
THE WEILER ENGINEERING CORPORATION



Michael Giardullo, PE | Director of Civil Engineering
The Weiler Engineering Corporation
An Apex Company
201 W. Marion Ave., Punta Gorda, FL 33950
(941) 505-1700

WEILER ENGINEERING CORPORATION

WEC

— An Apex Company —

_____ I. Team Proposed for this Project

A. Background of the Personnel

WEC takes pride in the accuracy of our proposal. The team listed below is the group that will help develop the Scope of Work and see the project through from start to finish. No staff will be changed without express permission from Charlotte County.

1. Project Manager

Brian Corso - Project Manager

Brian has been with the Weiler Engineering Corporation for over 10 years and has experience in several varying aspects of structural assessment and repair/rehabilitation. He has worked closely with many types of clients including local governmental agencies and municipalities on concept development, design strategy, cost engineering, and submittal review. Brian oversaw the structural components for the R/C car observation platform at South County Regional Park. His most recent similar project in southwest Florida is the Oscar Sherer Bathhouse #5 at Oscar Scherer State Park for the Florida Department of Environmental Protection.

2. Other Key Personnel

Michael Giardullo, PE - QA/QC

Mike, the Director of Civil Engineering at Weiler Engineering, is a professional engineer in the State of Florida and has repeatedly demonstrated his ability to design and manage projects using in-house professional staff. Mike has worked as the lead designer and project manager for a variety of projects throughout Charlotte County, including the William R. Gaines Jr. Veteran's Memorial Park Elevated Walking Paths, South County Regional Park Improvements, Harbour Heights Seawall, Live Oak point Park improvements, G.C. Hering Veterans Memorial Park, and the City of Punta Gorda's Harborwalk project. Since 2011, Mike has served as the County Engineer for DeSoto County and is responsible for structural inspections and assessment for all DeSoto County facilities.

Max Morgan, PE - Structural Engineering

Max is a Professional Engineering registered in the State of Florida. He has been with Weiler Engineering for 5 years and is our Structural Engineer. Max has been the design engineer and structural engineer on numerous project with Mike and Robin including jobs within Charlotte County and Florida Department of Environmental Protection.

Robin Palmer, PE - Permitting Specialist and Environmental Engineer

Robin is a Professional Engineer registered in the State of Florida. She has over 11 years of experience in the design, permitting, and construction engineering and inspections for many projects within Charlotte County. She has worked closely with SWFWMD, FDEP, and FDOT on many of these jobs. She has recently completed the Bissett Park Phase 1 documents.

3. Consultants

Laura Herrero - Environmental - Johnson Engineering, LLC

Laura is the director of Johnson Engineering's environmental and water resources group. She brings both private and public sector experience in the environmental field. Her environmental consulting experience includes wetland delineation; protected species surveys; habitat and species management plans; biological monitoring; coordination and permitting with the FWC Commission and U.S. Fish and Wildlife Service; Fish and Wildlife Service biological assessments; mitigation proposals; environmental impact statements, environmental resource permit and federal dredge and fill permit applications with follow-through to permit issuance and post-permit compliance.

I. TEAM PROPOSED FOR PROJECT

Kevin RisCassi, PSM - Survey & Mapping - Johnson Engineering, LLC

Kevin joined Johnson Engineering in 2001 and is the firm's Director of Survey and Mapping services. He is responsible for the continued development of the field personnel, ensuring that fundamental knowledge and the latest technology is available and understood by his team. Kevin has more than 30 years of experience successfully providing both residential and commercial clients with control, boundary, topographic, route, and hydrographic surveys, as well as right of way mapping on transmission lines, and construction staking. He was instrumental in helping introduce and development of our current hydrographic and GPS capabilities and has performed numerous hydrographic surveys on local waterways.

Erik Howard, PE, PSM - Utility Coordination - Johnson Engineering, LLC

Erik joined Johnson Engineering in December 2003. Erik earned both his Master of Engineering and Bachelor of Science in Civil Engineering degrees from the University of Florida. As an engineer, surveyor, general contractor, plumbing contractor and electrical contractor, he is familiar with both the technical and construction side of projects. Erik's experience as an engineer includes groundwater modeling, hydraulic pipe modeling, data analysis, utility design, directional drill layout and design, well design, pump station design, treatment facility design, stormwater design, permitting, certification and construction administration. He routinely prepares specialized plans and specifications for projects that require an 'out-of-the-box' approach. Erik's technical background and practical experience allows him to handle most any unique circumstance.

James J. Henley, AIA, LEED, AP, NCARB - Architect - Burt Hill Pollok Kreig

Jim Henley serves as architect and project manager on a wide range of project types, overseeing the design process and orchestrating engineers and other professional project participants. His 36 years of experience includes facility design, production drawings, construction administration, life safety and code research, and owner warranty assistance. Jim excels in the area of healthcare and lifecare design. From massive medical centers to multifunction lifecare communities to local surgery centers and clinics, his regulatory knowledge in this complex area of design is unmatched. "Providing our clients and their end users with a safe, healing and nurturing environment is paramount," says Henley. "Doing so while incorporating the most up-to-date technologies and working within the regulatory envelope makes these projects an exciting challenge.

Tom Musgrave, PE - Geotechnical - Tierra, Inc.

Tierra, Inc. is a full service consulting geotechnical and construction materials testing engineering firm with capabilities to provide test borings, install piezometers and monitoring wells, engineering analyses and reports, AutoCAD and Microstation plan sheets, laboratory soils testing, and construction materials testing. Tierra was formed as a geotechnical and materials engineering firm with the intent of building upon the many years of combined experience of our founding principals. Our organization is committed to providing quality, responsive service establishing a reputation for sound approaches and professional competence in a wide range of technically demanding areas. Tierra is a Florida Statewide certified Minority Business Enterprise (MBE) and is also certified under the Florida Unified Certification Program (UCP) as a Disadvantaged Business Enterprise (DBE) through the Florida Department of Transportation (FDOT).

Jason Smith, PE- Mechanical Engineering - CMTA

CMTA is a multi-specialty firm that focuses on building systems engineering – designing cost-effective, energy-efficient, high-performance buildings. They function as a trusted partner and guide for the owner and design team bringing energy reduction, decarbonization, and health and wellness goals to fruition. As CMTA strives to improve the built environment, they also invent products, set national goals, and work to transform the market to improve results for everyone. They define our innovative approach to engineering as — Building Science Leadership.

WEILER ENGINEERING CORPORATION

WEC

— An Apex Company —

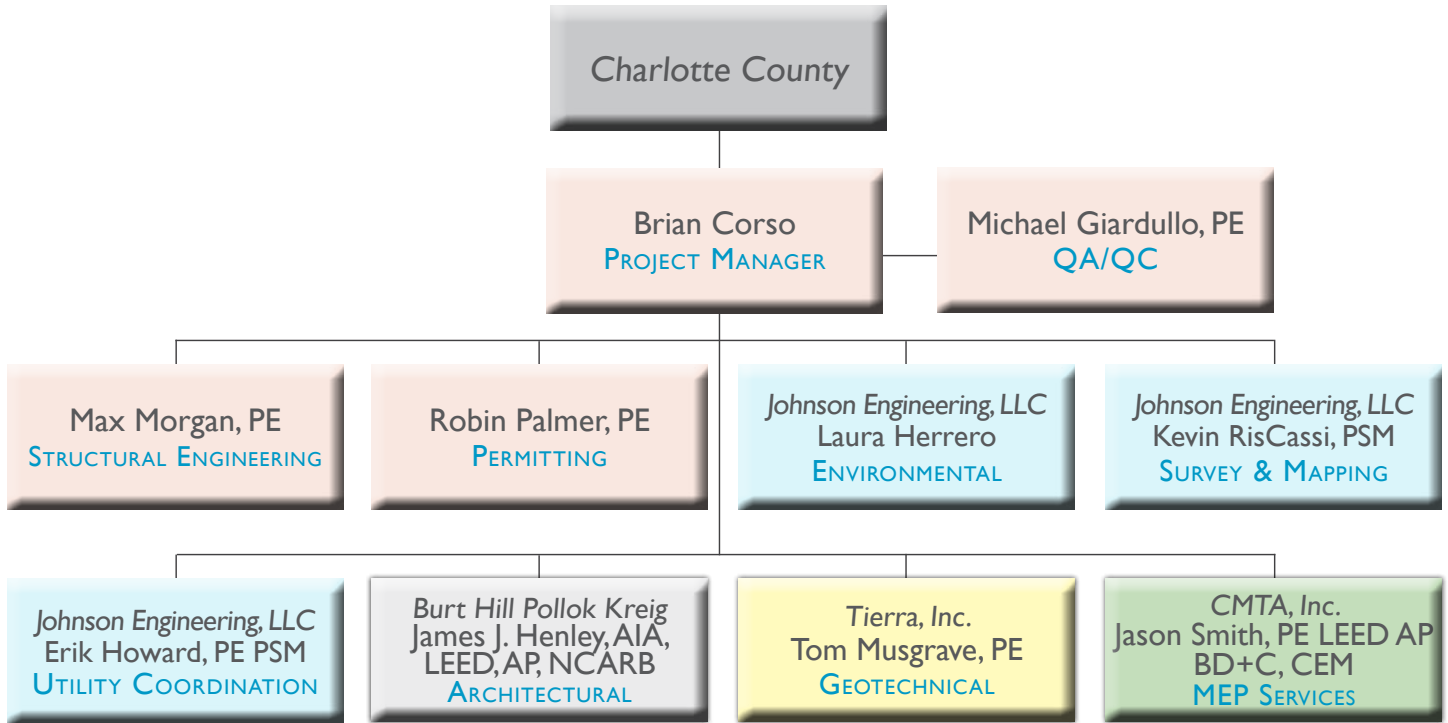
II. Proposed Management Plan

II. PROPOSED MANAGEMENT PLAN

A. Team Organization

In order to meet the County's needs efficiently and smoothly, WEC has teamed with Johnson Engineering, Burt Hill/ Pollok Krieg, Tierra, and CMTA. To achieve the most desirable result in the shortest amount of time, WEC has trained its staff to handle projects such as this with the upmost care and diligence. WEC's team has worked together on numerous jobs within Charlotte County.

WEC has assisted or completed design, permitting, and provided CEI services for this type of project both locally and in other places throughout Florida. This experience will be a great benefit to Charlotte County as we move forward efficiently and seamlessly through the design, permitting, and construction phases.



Team Organization Phases - Design, Pre-Construction Phase, Construction Phase

Key Staff	Design Phase	Pre- Construction Phase	Construction Phase
Brian Corso	X	X	X
Michael Giardullo, PE	X	X	X
Max Morgan, PE	X	X	X
Robin Palmer, PE	X	X	
Laura Herrero	X	X	
Kevin RisCassi, PSM	X		
Erik Howard, PE, PSM	X	X	X
James Henley, AIA	X	X	X
Tom Musgrave, PE	X		
Jason Smith, PE	X		

Roles & Responsibilities of Participants

All of our team members as well as subconsultants, have worked together on various projects throughout Southwest Florida. Everyone involved is on board and aware of their specific responsibilities. The following graphic provides a brief description of the primary responsibilities for each particular position:

Project Manager

Brian Corso - Structural Department Manager

- Oversee the entire project from initial design survey to construction completion
- Provide direction and maintain accountability of team members
- Assure proper communication and coordination amongst team members
- Assure proper resources and manpower is dedicated to the project

Principal-in-Charge, QA/QC

Michael Giardullo, PE Director of Civil Engineering

- Assist the Project Manager and ensure communicate with the County is maintained
- Ensure that all needed staffing resources are dedicated to the project to ensure deliverables are provided on schedule
- Provide quality control and assurance reviews of all deliverables and permit submissions

Structural Engineering

Max Morgan, PE

- Responsible for designing park pavilions.
- Ensures smooth progress of the structural design process.

Permitting

Robin Palmer, PE

- Coordinate with regulatory agencies prior to permit submission to review the activities and develop best approach to fast track permitting
- Review regulatory requirements and ensure application is tailored to specific Nationwide permits to aid in expedited processing
- Develop complete permit application with all information needed for review by agencies
- Maintain ongoing communication with review staff and respond to requests for additional information quickly

Environmental

Laura Herrero

Johnson Engineering, LLC

- Perform necessary environmental assessments of the project area
- Spearhead environmental permitting
- Coordinate mitigation efforts

Survey

Kevin RisCassi, PSM Johnson Engineering, LLC

- Schedule survey crews in a timely manner after notice to proceed
- Set reference points for construction
- Process field data into survey for design team use

Utility Coordination

Erik Howard, PE, PSM Johnson Engineering, LLC

- Responsible for all utility coordination throughout the project.
- Ensures timely identification and resolution of potential utility conflicts.

Architect

Jame J. Henley, AIA, LEED, AP, NCARB Burt Hill Pollok Kreig

- Responsible for architectural design of the building.

Geotechnical

Tom Musgrave, PE Tierra, Inc.

- Identify potential unsuitable material
- Provide specialized analysis & testing as necessary

MEP Services

Jason Smith, PE CMTA, Inc.

- Delivers MEP (Mechanical, Electrical, Plumbing) services and support for the building design.

BRIAN CORSO
Structural Engineering
Manager



ROLE
Project Manager

EDUCATION
Bachelor of Design, University of
Florida School of Architecture

CONTACT INFORMATION
201 W. Marion Ave., Suite
1306
Punta Gorda, FL 33950
941-505-1700
bcorso@weilerengineering.org

RELEVANT EXPERIENCE

Mr. Corso has been with the Weiler Engineering Corporation for over 11 years and has experience in several varying aspects of structural assessment and repair/rehabilitation. He has worked closely with many types of clients including local governmental agencies and municipalities on concept development, design strategy, cost engineering, and submittal review. Mr. Corso's most recent similar projects for Charlotte County were the Ponce De Leon Boardwalk and Park Redesign and pier repairs for the City of Punta Gorda where he conducted inspections and contractor oversight of the boardwalk installation as well as a full assessment of the piers spalling repair and ADA upgrades for the piers. Brian also worked with the structural engineer to develop plans.

REPRESENTATIVE PROJECTS

HARBORWALK AT GILCHRIST PARK-PUNTA GORDA, FL

Mr. Corso worked as the Structural Designer on this project leading the design development and creating the Construction Documents for the restroom facility. He worked closely with The City of Punta Gorda during the design phase to insure the project met requirements from the varying branches of the local government and has continued to do so into the construction phase.

BAHIA HONDA STATE PARK UPGRADES-BIG PINE KEY, FL

Mr. Corso was responsible for the structural design, under Tim McConahy, P.E., for the design of a pile supported foundation and ADA ramps for several prefabricated structures. This project was a three-phase project that is still underway. Phase I included a restroom and bathhouse replacement due to the damage from Hurricane Irma. Mr. Corso was responsible for ensuring the foundation would secure the structures in an AE flood zone. This phase is currently under construction. Phase II was a day use restroom located at Sandspur beach, also in an AE flood zone. Mr. Corso was responsible for the foundation design and attachment to the prefabricated structure. The design on this phase is completed and construction will begin later in 2019. The last phase is the repair of an existing restroom and replacement of a boardwalk that provides beach access within the Sandspur Campground. Mr. Corso oversaw the structural inspection of the bathhouse. The project locations were located adjacent to the Atlantic Ocean. Mr. Corso worked with the building manufacturers for connection bracket design and accessibility. Mr. Corso also oversaw the repair of another restroom facility on-site to repair the building that was damaged during Hurricane Irma.

OSCAR SCHERER BATHHOUSE #5-VENICE, FL

Mr. Corso served as the Structural Project Manager on the new concrete block bathhouse at Oscar Schere State Park. This bathhouse is an 18 fixture bathhouse and 7 showers. It is used to serve campgrounds with 45-60 campsites. The bathhouse was constructed on a stemwall with an ADA ramp due to the flood zone and its proximity to the river. Design constraints were used to help lower maintenance and construction costs without lacking in appearance.

MICHAEL J. GIARDULLO, P.E.
CIVIL ENGINEER



ROLE
QA/QC

EDUCATION

BACHELOR OF SCIENCE, CIVIL
ENGINEERING, LOYOLA MARYMOUNT
UNIVERSITY;
MASTER OF SCIENCE, CIVIL
ENGINEERING, COLORADO STATE
UNIVERSITY;
MASTER OF BUSINESS
ADMINISTRATION, UNIVERSITY OF
MASSACHUSETTS

LICENSURE
FLORIDA LICENSED
PROFESSIONAL
ENGINEER #70676

**CONTACT
INFORMATION**

201 W. MARION AVE.,
SUITE 1306 PUNTA GORDA, FL
33950
mgiardullo@weilerengineering.org
941-505-1700

RELEVANT EXPERIENCE

Mr. Giardullo has been with Weiler Engineering (WEC) for over 20 years and serves as a Project Manager and Engineer of Record on various projects. Under his responsible charge, Weiler Engineering has designed, permitted, and provided construction engineering services for projects in Southwest Florida and the Florida Keys focusing on land development in coastal communities. Mr. Giardullo is experienced in permitting projects through FDOT, FDEP, SFWMD, and various municipalities throughout Southwest Florida and the Florida Keys.

REPRESENTATIVE PROJECTS

HARBORWALK-PUNTA GORDA, FL

The Harborwalk involves 3.3 miles of prime harbor frontage owned by the City of Punta Gorda. In addition to the design and permitting of a multi-use recreational trail which ranges in width from 10-ft to 30-ft, Mike was responsible for numerous park improvements including, restroom facilities, gazebos, picnic pavilions, a playground, bocce courts, beach cleanup, a small sailboat launching facility, seawall replacement parking areas, 8 separate stormwater management systems using retention treatment, roadway improvements, pedestrian bridges and much more. Mike was responsible for the permitting of these improvements through the FDOT, SWFWMD, ACOE, the Charlotte Harbor Aquatic Preserve, and FWC.

OCEAN'S EDGE KEY WEST RESORT HOTEL & MARINA-KEY WEST, FL

This project involved a \$175 Million resort redevelopment which also included utility design for an offsite apartment complex, a private marine facility and a private boat storage facility. Mr. Giardullo was the Engineer of Record for the design of the improvements including the vacuum main

extension and water main extension to serve all the aforementioned users which construction and then owned and maintained by KW Resort Utilities.

PERRY HOTEL AND MARINA – STOCK ISLAND, FL

WEC was contracted to design site improvements to the Perry Hotel and Marina (FKA Stock Island Marina Village). This required a conditional use through Monroe County. Mr. Giardullo was the Engineer of Record for these improvements including the marina reconfiguration, stormwater system improvements, and site layout improvements. Permits were obtained through SFWMD and ACOE. Coordination with the City of Marathon to ensure there is sufficient capacity in the wastewater treatment plant for the expansion.

ANIMAL ENCOUNTERS – KEY WEST, FL

WEC was contracted to design the site plan for a two story building with a stormwater management system and parking area. This project is in an environmentally sensitive area. As the Project Manager for this project, Mr. Giardullo is overseeing the design and permitting for this project. The site design required a concept that minimized the impacts to the wetlands and hammocks on the property.

LINGER LODGE RV RESORT-BRADENTON, FL

Ms. Giardullo served as the Engineer of Record for the redevelopment of an existing campground. The site is located in a protected watershed along the Braden River. Mr. Giardullo oversaw the rezoning of the parcel as well as the civil site design including stormwater management, site plan, grading, and utilities.

MAX MORGAN, P.E.
Structural Engineer



ROLE
STRUCTURAL ENGINEER

EDUCATION
Bachelor of Science
Civil Engineering
Florida Gulf Coast
University

LICENSURE
Florida Licensed
Professional Engineer
#94877

CONTACT INFORMATION
201 W. Marion Avenue
Suite 1306
Punta Gorda, FL 33950
(941) 505-1700
MMorgan@weileringeering.org

RELEVANT EXPERIENCE

Mr. Morgan is a graduate from Florida Gulf Coast University with a Bachelor of Science in Civil Engineering. Mr. Morgan's experience is in permitting, waterfront structures, and material selection expertise. Through his role as a Design Engineer, Mr. Morgan has worked with local governmental agencies and municipalities for structural design to ensure design is uniform and flows with the intended vision of the client. Mr. Morgan has worked with SWFWMD, ACOE, FDOT, FDEP, and other permitting agencies on many projects.

REPRESENTATIVE PROJECTS

DeSoto County Veterans Park Expansion and Rehabilitation

Funded in part by a grant from FWC, this project consisted of a new boat ramp and parking area. Mr. Morgan was a member of the structural design team, where he assisted with the structural calculations for the boat ramp foundation and served as the primary draftsman. For the construction phase of the project, he served as the project manager and primary point of contact for the client and contractor. As part of his duties, he reviewed documents from the contractor, including applications for payment and submittals. Additionally, he performed field inspections when required and advised site personnel where any conflicts arose.

Harbor Heights Pier Replacement, Punta Gorda, FL

A project to replace two fixed docks at Harbor Heights Park in Charlotte County. Mr. Morgan was responsible for performing daily construction progress inspections and answering contractor questions. Additionally, he was tasked with performing the closeout walkthrough with the client.

Lignumvitae Key Botanical State Park Service Dock Replacement, Islamorada, FL

The existing service dock was located on Lignumvitae Key, an island accessible only by boat. Due to the uniquely isolated location of this state park, special considerations were required in the design. Mr. Morgan was responsible for assisting in the design of a dock and vehicle-rated loading ramp. Additionally, he was the lead structural draftsman for this project. The design he helped created considered the cost of mobilizing heavy equipment on the island and the low elevation of the existing topography.

DeSoto County Regional Wastewater Treatment Plant Rehabilitation (DCR WWTP Rehab CEI), DeSoto County, FL

The existing WWTP in Arcadia was in severe disrepair and underutilized, with only one half of the plant in operation at the beginning of the project. Mr. Morgan has been involved with this project since the project began in 2020 and continues to oversee progress. Under the oversight of the engineer of record, he designed the new concrete headworks platform for the static screen system and was the primary draftsman during the entire design phase. For the continuing construction phase of the project, he has performed multiple and varied inspections, as well as project management duties. Besides typical construction progress inspections, he performed specialized coating inspections for the new protective system on the rehabilitated steel tanks. He is also responsible for review and approving contractor submittals, attending regular progress meetings, reviewing inspection reports, and facilitating communication between the engineer of record and the client.

ROBIN PALMER, P.E.
ENVIRONMENTAL ENGINEER



ROLE
PERMITTING SPECIALIST

EDUCATION
BACHELOR OF SCIENCE,
ENVIRONMENTAL ENGINEERING,
FLORIDA GULF COAST
UNIVERSITY

LICENSURE
FLORIDA LICENSED
PROFESSIONAL
ENGINEER #90050

CONTACT INFORMATION 201 W.
MARION AVE., SUITE 1306
PUNTA GORDA, FL 33950
rpalmer@weilerengineering.org
941-646-8612

RELEVANT EXPERIENCE

Ms. Palmer is a Professional Engineer. She is an active member in the Peace River Engineering Society and Past President. Ms. Palmer also served for 4 years on the conference planning committee for the annual Southwest Florida Water Resource Conference held in Ft. Myers. In 2015, Ms. Palmer was recognized by the Governor for her first place award in technical writing at the ASCE Florida Section Annual Conference. She has served as the project manager for over 60 projects for the FDEP since 2016.

REPRESENTATIVE PROJECTS

FLORIDA KEYS RESORT-MARATHON, FL

Ms. Palmer served as the Design Engineer for the redevelopment of an existing 118-acre golf course county club. The redesign required the addition of a new clubhouse, hotel, workforce housing, rental villas, resort amenities, and golf course redevelopment. The project required a stormwater management system using exfiltration trenches and large lake system, all site utilities, and site design. Ms. Palmer is also currently working on the addition of 50+ new villas to the property.

OSCAR SCHERER BATHHOUSE #5-VENICE, FL

Mr. Palmer served as the Engineer of Record and Civil Project Manager on the new concrete block bathhouse at Oscar Schere State Park. This bathhouse is an 18 fixture bathhouse and 7 showers. It is used to serve campgrounds with 45-60 campsites. The bathhouse was constructed on a stemwall with an ADA ramp due to the flood zone and its proximity to the river. Design constraints were used to help lower maintenance and construction costs without lacking in appearance.

FIESTA KEY RV RESORT-FIESTA KEY, FL

Ms. Palmer served as the Design Engineer for a redevelopment project at a campground on Fiesta Key. Ms. Palmer conducted all stormwater management calculations and completed the civil site design for new campsites, roadways, buffers, and utilities. The project required permitting through the South Florida Water Management District, Florida Department of Environmental Protection, and Monroe County.

LINGER LODGE RV RESORT-BRADENTON, FL

Ms. Palmer served as the Project Manager and Design Engineer for the redevelopment of an existing campground. The site is located in a protected watershed along the Braden River. Ms. Palmer completed the rezoning of the parcel as well as the civil site design including stormwater management, site plan, grading, and utilities. Ms. Palmer worked closely with SWFWMD, FDEP, and Manatee County on the permitting process.

DROP ANCHOR RESORT-ISLAMORADA, FL

Ms. Palmer served as the Project Manager for a new hotel at the Drop Anchor Resort. Ms. Palmer worked closely with the client's architect to do the civil site work for the new multi-story hotel that was replacing a single story rental unit. Ms. Palmer completed the stormwater management design and parking design for the project.

BAHIA HONDA STATE PARK RESTROOM REPAIR REPLACEMENT-BIG PINE KEY, FL

Ms. Palmer served as the Project Manager and Design Engineer for multiple projects at Bahia Honda State Park. The first project entailed the civil site work, utility connections, and structural foundation for (2) prefabricated restrooms at a day use beach area and campground. The second project involved the replacement of a large day use beach area including the restroom, parking, sidewalks, and shoreline stabilization. Ms. Palmer also served as the Project Manager for the replacement of a beach front campground at the park. This project required a redesign of the existing campground, utilities, boardwalk, and repair to an existing bathhouse.

LAURA BRADY HERRERO

**Environmental
Permitting**



lherrero@johnsoneng.com
239.461.2457

Years Experience
31 years

Education/Training
B.S. Ecology (1993),
University of Illinois

Master's Work in Env. Sciences
University of Alaska Anchorage
(1997-1999)

Certified Ecologist, ESA

FAA Qualified Wildlife Biologist

Authorized Gopher Tortoise
Agent with the FWC (GTA-13-
00022)

Professional Affiliations
Ecological Society of America

Florida Association of
Environmental Professionals (Past
Chapter President)

Florida Airports Council
Environmental Advisory
Committee Member

Laura joined the firm in 2000 and serves as director of the firm's environmental consulting team, whose ecologists have more than 100 years of combined experience. As a certified ecologist, her duties include State and Federal wetland jurisdictional determinations, protected species surveys, habitat and species management plans, coordination and permitting with the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (FWS), FWS Biological Assessments and Biological Opinions, wetland/listed species mitigation proposals and mitigation monitoring, Environmental Resource Permit and Federal Dredge and Fill applications, as well as follow-through to permit issuance and post-permit compliance. She is also an FWC Authorized Gopher Tortoise Agent, Federal Aviation Administration Qualified Wildlife Biologist, and FWS qualified caracara observer with over 1,600 hours of caracara survey experience and 40 nests found to date. Laura has served as the Project Manager and/or environmental lead for the permitting of many private and public sector projects and has provided expert witness testimony regarding ecological issues related to Lee and Collier County zoning cases.

Relevant Experience

- **Town of Ft. Myers Beach** - Lead ecologist on the Phase 1A watermain and drainage improvement project (sub-consultant to Mitchell & Stark) performing jurisdictional determinations, eagle monitoring, Coastal Construction Control Line (CCCL) permitting with the DEP, and assisting in evaluation of design changes to avoid impacts to mangroves and Estero bay.
- **Joel Boulevard Park, Lee County** - Johnson Engineering laid the ground work with a wetland determination, complete survey and site analysis services necessary before beginning the park concept plan. The Park Concept plan has been designed to include the elements the County envisioned for this passive park which include: a signed entry, parking lot facility and parking for school buses, picnic areas, tot lot and playground, a restroom, an outdoor environmental classroom, acres of agricultural operations for both uplands and marsh crops, acres of created wet marsh for wildlife habitat and environmental education, an area of existing Gopher Tortoise preserve, and miles of accessible trail throughout all areas of the park.
- **SFWMD Crested Caracara Monitoring** - Served as lead field ecologist working on the Kissimmee River Post-Restoration Monitoring of the Crested Caracara along the Kissimmee River Restoration Corridor; trained by Joan Morrison, Ph. D., and permitted by FWS under Dr. Morrison's permit, to capture and fit sub-adult caracaras with a radio transmitter (2000-2003); C-43 West Storage Reservoir caracara nest location surveys and productivity monitoring; assistance with trapping and banding and post-tagging monitoring (2015 – current); C-139 Annex Restoration nest location surveys and productivity monitoring (Phase I and portions of Phase 2, January 2018-current nesting seasons)
- **Lee County DOT** - Wetland delineations, wetland functional assessments, mitigation proposals, listed species surveys, and State and federal permitting for Alico Road Corridor Study, Alico Road Widening, Gladiolus Drive Widening, Six-Mile Cypress Parkway Widening, A&W Bulb Road Safety Improvements, and Fiddlesticks Bike Path.
- **Lee County Public Works** - Permitted and oversaw construction and monitoring of the Section 33 Regional Mitigation Site; designed and permitted the Wild Turkey Strand Site 9.0 Mitigation Area just north of Alico Road; both of these projects included coordination with U.S. Fish and Wildlife Service for determination of available panther and wood stork mitigation.
- **Lee County Port Authority** - Provided environmental analysis to assist with the RSW Comprehensive Plan Amendment to support permitting of 200 acres of non-aviation development; State and Federal environmental permitting for Skyplex Boulevard and Phases I and II of the RSW Remediation of Hazardous Wildlife Areas; assisted with the permitting of the Midfield Terminal Expansion and Mitigation Park, the RSW and FMY Wildlife Hazard Assessments; and the implementation of the associated Wildlife Hazard Management Plans.
- **Babcock Ranch Community** - Conducted wetland delineations and functional assessments of both wetland impacts and mitigation areas on approximately 17,800 acres; freshwater biomonitoring utilizing fish and macroinvertebrates; wildlife surveys; Environmental Resource Permitting; preparation of the mitigation plan which includes 6,800 acres of onsite mitigation and 5,900 acres of mitigation on the State owned portion of the Babcock Ranch Preserve.



— An Apex Company —

KEVIN RISCASSI, PSM
Director of Surveying & Mapping



kriscassi@johnsoneng.com
239.461.2410

Years Experience
33 years

Licensing & Registration
Florida Professional Surveyor &
Mapper, License No. LS6433
License Acquired: 7/28/03

MOT Certification

Education/Training
B.A. Economics (1992),
Trinity College

Professional Affiliations
Florida Surveying and
Mapping Society

Kevin joined Johnson Engineering in 2001 and has 33 years of surveying experience, including control, boundary, topographic, route, hydrographic, construction, GPS, elevation certificates and mortgage surveys. He has six years of field experience as a survey crew chief, three years as a survey technician and has been licensed as a professional surveyor since 2003. Kevin serves as project manager on hydrographic, boundary, design and construction projects.

Relevant Experience

- **Kitson & Partners, Babcock Ranch Community Phase IA, Town Square, and Phase IBI Surveys** – Kevin led the surveying services to complete the platting of Babcock Ranch Community Phase IA & Town Square in 2012 and is currently in the process of platting Babcock Ranch Community Phase IBI. He has performed hydrographic surveys on several of the lakes, prepared topographic surveys for design and quantity analysis, construction staking on the Earthsource Relocation Site and prepared tree surveys for permitting applications.
- **Clam Pass, Collier County, FL** - Kevin was responsible for control survey, beach cross sections, profile data and hydrographic mapping on four cuts flowing to the pass.
- **Gasparilla Island Bride Authority Toll Bridge, Gasparilla Island, FL** - Kevin was responsible for control and mapping hydrographic data necessary in dredging and design analysis for the construction of new bridges.
- **Ding Darling, Sanibel, FL** - Kevin was responsible for vertical control, obtaining cross sections on drainage creeks and topographic data collection on approximately 230 acres mangrove vegetated land for runoff and restoration studies.
- **South Fork East CDD Amenity Center Expansion, Riverview, FL** - Kevin was responsible for the topographic and boundary survey data necessary to prepare concept alternatives and site design for a community activity area and building expansion at this public facility within the South Fork East Community Development District.
- **U.S. Navy Turning Basin at Key West Bight, Key West, FL** - Kevin played an instrumental role in the hydrographic survey of an existing basin for design.
- **United States Sugar Corporation, Hendry, Glades & Palm Beach County, FL** - Kevin was one of five professional Johnson Engineering employees in charge of control, title review and boundary work associated with 80,000 acres of USSC property.
- **Windham/Magnolia Landing, Lee County FL** - Kevin was responsible for producing a 983-acre boundary survey. Kevin is currently working on boundaries associated with future planned development within existing boundary.
- **Magnolia Landing Unit One, Lee County, FL** - Kevin is the surveyor of record for the plat.
- **Florida Power & Light, Alico/Orange River #3, Lee & Collier County, FL** - Kevin was responsible for the aerial control, record drawings for design, right of way survey, construction staking of new transmission line and as-builts on new improvements.



ERIK HOWARD, PE, PSM Professional Engineer



ehoward@johnsoneng.com
239.461.2441

Years Experience 23 years

Licensing & Registration

Florida Professional Engineer,
License No. 66574

Florida Professional Surveyor and
Mapper, License No. 6959

State of Florida Certified
General Contractor,
License No. CGC1517855

State of Florida Certified
Electrical Contractor,
License No. EC13005228

State of Florida Certified
Plumbing Contractor,
License No. CFC1428169

State of Florida Water
Well Contractor,
License No. 7278

Leadership in Energy &
Environmental Design Accredited
Professional (LEED AP)

Education/Training

Master of Engineering, Hydrological
Sciences Concentration, (2003),
University of Florida

B.S. in Civil Engineering (2002),
University of Florida

Civic

DeSoto County Planning and
Zoning Commissioner

Former Charlotte County
Construction
Licensing Board Member

Erik joined Johnson Engineering in 2003. He earned both his Master of Engineering and Bachelor of Science in Civil Engineering degrees from the University of Florida where his graduate study was focused on water resources with an emphasis on groundwater. As an engineer, licensed water well contractor and general contractor, Erik is familiar with both the technical and construction side of groundwater projects.

Erik's experience as an engineer includes modeling of surface water, groundwater, pipe hydraulics, pump hydraulics, potable water systems, irrigation water systems and wastewater system. Erik is experienced in data analysis, design, permitting, bidding, and construction administration of a variety of types of projects. He routinely performs detailed calculations, prepares specialized plans and specifications for projects that require an 'out-of-the-box' approach. Erik's technical background and practical experience allows him to handle any water well project, whether it be simple data analysis or complex water quality calculations.

Relevant Experience

- **Lee County Utilities, North Lee County Water Treatment Plant DIW II** - Engineer of Record and project manager for the design, permitting, and construction inspection services for a second injection well and dual zone monitor well for brine disposal.
- **Lee County Utilities, Green Meadows Water Treatment Plant Expansion** - Engineer of Record for hydraulic modeling, design and permitting (FDEP ERP, FDEP PWS, USACE, FWC, FDEP UIC) of a wellfield expansion for the Lee County Utilities Green Meadows Water Treatment Plant Expansion. The project entailed evaluation of 27 existing wells within the Surficial and Sandstone aquifers, design of six Floridan aquifer wells, two deep injection wells, two dual zone monitor wells, 60,000 feet of pipeline, and five-mile-long access road.
- **City of Fort Myers Eastwood Wellfield Expansion** - Project manager for design and permitting for the drilling, testing and construction of two Upper Florida Aquifer public water supply wells, three Upper Florida Aquifer test wells, and installation of approximately 3,000 linear feet of raw water transmission line at the City of Fort Myers Eastwood wellfield.
- **Lee County Utilities, Corkscrew 5 MGD Wellfield Expansion** - Design, permitting, and construction inspection services for 30,000 feet of raw water main (24-inch to 10-inch) and 24 water wells. Mr. Howard was the Engineer of Record for construction administration services and project certification. This project included 26 pumps and 30,000 feet of piping.
- **Charlotte County Utilities, West Port Dual-Zone Monitor Well** - Performed well logging, testing, groundwater modeling and data analysis to determine the cause of the decline in well yield.
- **Desoto County Utilities, GEO/DCF Wellfield Expansion** - The project included existing wellfield evaluation with aquifer performance testing of in-service wells, SWFWMD water use permit modification, well and raw water main design, FDEP permitting, bidding and construction administration services. Mr. Howard served as the project manager, engineer, and construction inspector. Mr. Howard tailored bidding specification to strictly adhere to permit conditions and ensure contractor conformance as part of this project.
- **USACOE Campground Well Investigation** - This project entailed the investigation of sand production from an existing well. The well was pumped developed, air developed, and video logged. This project showed that the well was short cased and should be abandoned and replaced. This well was completed in the Upper Floridan aquifer and was free flowing artesian.
- **Charlotte County Utilities, Rotonda ASR Well** - Construction and inspection services for a reclaimed water ASR system. Mr. Howard reviewed the proposed construction plans and provided recommendations for cost savings that the County was able to realize.
- **Lee County Natural Resources, Wellhead Protection Ordinance** - Provided peer review and comments of the proposed Lee County Wellhead Protection Ordinance.

JOHNSON
ENGINEERING
— An Apex Company —



JAMES J. HENLEY, AIA, LEED AP, NCARB

PRINCIPAL

Jim Henley serves as architect and project manager on a wide range of project types, overseeing the design process and orchestrating engineers and other professional project participants. His 33 years of experience includes facility design, production drawings, construction administration, life safety and code research, and owner warranty assistance.

Jim excels in the area of healthcare and lifecare design. From massive medical centers to multifunction lifecare communities to local surgery centers and clinics, his regulatory knowledge in this complex area of design is unmatched. "Providing our clients and their end users with a safe, healing and nurturing environment is paramount," says Henley. "Doing so while incorporating the most up-to-date technologies and working within the regulatory envelope makes these projects an exciting challenge."

EDUCATION

Master of Architecture
The University of Michigan
Bachelor of Science
The University of Michigan
Associate of Science
Jackson Community College

REGISTRATIONS

Registered Architect, Florida
Registered Architect, Michigan

PROFESSIONAL

ORGANIZATIONS/AFFILIATIONS

American Institute of Architects
National Council of Architectural
Registration Boards
LEED Accredited Professional
Adjunct Instructor
Southwest Florida College

AWARDS/RECOGNITIONS

Florida Solar Energy Center for
Energy Efficient Design: Two-Time
Merit Award Winner
Burton L. Kampfer Design Award

REPRESENTATIVE EXPERIENCE

Lee County, Ft. Myers, Florida

- Lynn Hall Park Restroom Renovation.
- Administration Bldg. 1st & 4th Remodeling.
- Page Field EMS Remodel.
- Sheriff's Office South Dist Substation.

Punta Gorda City Hall Annex, Punta Gorda, Florida
24,000-square-foot, three-story annex for city offices.

Punta Gorda Bay Front Center, Punta Gorda, Florida
3,000-square-foot addition to an existing municipal multipurpose facility.

East County Water Control District, Lehigh Acres, Florida
New Administration and Maintenance Buildings

Florida Southwestern State College, Fort Myers, Florida
Continuing Services Contracts.

Okeechobee County Consolidated HRS Facility, Okeechobee, Florida
35,000-square-foot public health unit and state office building.

Bank of America Building, Ft. Myers, Florida
45,000-square-foot, five-story regional banking center.

Moorings Park, Naples, Florida

Major project series including a new 108 bed Skilled Nursing Facility, 7 new Independent Living Apartment Buildings, The Center for Healthy Living and Clubhouse remodeling.

Florida Gulf Coast University, Ft. Myers, Florida

- Student and Community Counseling Center
- North Lake Bathhouse.
- Lutgert Courtyard and Holmes Hall Sculpture Infrastructure.
- Library renovation.

BURT HILL/POLLOCK KRIEG ARCHITECTS, INC.



Thomas E. Musgrave, P.E.

Geotechnical Engineer



Summary of Capabilities

Geotechnical Engineering
Structural Engineering
Structural Damage Evaluations
Structural and Geotechnical Analysis
Project Management
Numerical Modeling of Soft Soil Embankments
Numerical Modeling of Soil-Structure Interaction

Years of Experience

With Tierra: 13 Years
With Other Firms: 1 Year

Education

B.S., Civil Engineering, University of South Florida, 2011

Professional Organizations/Registrations/Awards

Florida Professional Engineer, License No. 81669
American Society of Civil Engineers

Mr. Musgrave has worked in the field of Structural and Geotechnical Engineering for more than 13 years, starting as an intern and gaining experience in structural damage assessment, structural analysis, ground subsidence, water intrusion, roof inspection, cause and origin forensic investigation, and soils and materials testing. His experience includes working on structural forensic investigations as well as FDOT roadway projects, subsidence investigations, structural bridge analysis, pavement evaluation, MSE wall analysis, corrosion testing and research. He has performed FDOT projects for Districts I, V, VII and Florida's Turnpike Enterprise. Mr. Musgrave also has extensive experience in structural testing including GPR evaluation of concrete and steel reinforcement.

Project Experience

Darst Park Seawall Replacement, Charlotte County
Harbor Heights Park Seawall Replacement, Charlotte County
City of Sarasota Seawall Replacement, Sarasota County
City of St. Petersburg 2nd Avenue North and Bayshore Drive Seawall Replacement, Pinellas County
Big Carlos Pass PD&E and Bridge Replacement, Lee County
Fort Myers Country Club Pedestrian Bridges, Lee County
Helms Road Signals Subsidence, Hendry County
Resurfacing East Ventura Avenue from S. Deane Duff Avenue to S. Francisco Street, Hendry County
Fort Denaud Road from SR 80 to Fort Denaud Bridge Way, Hendry County
Frank Billie Field Office Parking Expansion, Hendry County
Hendry County Safety Improvements, Hendry County
Whitfield Avenue East Roadway Improvements, Manatee County
North Lee County Wellfield Expansion, Lee County
Southwest Florida International Airport Road Rehabilitation, Lee County
Southwest Florida International Airport Maintenance Facility Expansion, Lee County
Alico Road Widening from East of Ben Hill Griffin Parkway to Airport Haul Road, Lee County
Corkscrew Road Widening from Ben Hill Griffin Parkway to Alico Road, Lee County
McGregor Boulevard Milling and Resurfacing, Lee County
Culvert Crossing of Canal along SR 29 into the Kaicasa Development, Collier County
Utility Operations Building Foundation Repair, Collier County
Vanderbilt Beach Road (CR 862) Bicycle Lane Improvements, Collier County
Sunshine Boulevard from 17th Avenue SW to Green Boulevard, Collier County
City of Venice Well RO-08 Pipeline, Sarasota County
Myakka River Deer Prairie Creek Hydrological and Wetland Restoration, Sarasota County
City of North Port, Sumter Boulevard Utility Extension, Sarasota County
Honore Court, Sarasota County
Lake Sarasota Due Diligence, Sarasota County
Hidden Creek, Sarasota County
Lake Magdalene Drainage Improvements, Hillsborough County
Ridge Road and Lemon Road Drainage Retrofit, Pasco County



Jason Smith

PE, LEED AP BD+C, CEM

Partner, Senior Mechanical Engineer

Profile

Role

Mechanical Engineer of Record

Bio

As the Mechanical Engineer of Record (MEOR), Jason plays a critical role in the development of mechanical scopes, conducting meticulous Quality Assurance/Quality Control (QA/QC) of construction documents, and providing innovative design solutions. As a LEED Accredited Professional and Certified Energy Manager, he brings a wealth of expertise, ensuring sustainable and energy-efficient practices in all projects. His diverse portfolio spans across various sectors including K-12 and higher education, local and federal government, healthcare facilities, and commercial structures.

Education

B.S., Electrical Engineering, University of Central Florida, 1997

Registrations

Licensed Professional Engineer: FL #55743

Certification

- LEED® AP: 10197282-AP-BD+C
- Certified Energy Manager®: CEM19073

32 Years with firm

36 Years experience

Select Project Examples

Charlotte County

- District 4 Office & Training Center and K-9 Kennel, Englewood, FL
- Sheriff's Office District 3 Admin Support HQ, Punta Gorda, FL
- Fire Station 3, Port Charlotte, FL
- Fire Station 6 & 17, Punta Gorda, FL

City of St. Cloud

- Community Center, St. Cloud, FL
- 14,2500 SF | MEP/FP | New | Men's & Women's Restrooms & Locker Room

Village of Estero

- Estero on the River New Restroom Facility, Estero, FL
- MEP | New | Men's & Women's Restrooms & Storage Space
- Athletics Facilities New Restroom Facility, Estero, FL
- MEP/FP | New | Men's & Women's Restrooms

City of Tampa

- East Tampa Recreational Complex, Tampa, FL
- Est. \$40-60 Mil | Pursuing LEED Silver | MP/FP | New | Recreational Center

City of Plant City

- Sadye Gibbs Martin Community Center, Plant City, FL
- 29,000 SF | \$4.5 Mil | MEP/FP/LV | New | Community Center

City of Palm Coast

- Community Center Renovation & Expansion, Palm Coast, FL
- 22,208 SF | \$7.9 Mil | LEED Silver | MEP/FP/LV/Cx | New | Community Center

Boys & Girls Club of Collier County

- Degroote & Campbell Youth Development Center Phase I & II, Immokalee, FL
- 25,380 SF | \$7 Mil | MEP/FP | New | Community Center

Boys & Girls Club of Indian River

- Jake Owens Performing Arts Club & Athletic Facility Addition, Vero Beach, FL
- 14,500 SF | \$3.2 Mil | MEP/FP/LV | New | Community Center

Seminole County

- Boombah Sports Complex, Sanford, FL
- 102-acres | \$27 Mil | 15 Fields | MEP/LV | New | Community Sports Complex
- Soldiers Creek Park Redevelopment, Sanford, FL
- 25-acres | \$7.5 Mil | MEP/FP/LV | Renovation | Community Sports Complex



III. Previous Experience of Proposed Team

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

A-G. Relevant Work History

The Weiler Engineering Corporation (WEC) headquarters is located in Punta Gorda, Florida, and has been serving Southwest Florida since 1993. WEC has provided structural and civil assessments and design alternatives for numerous clients from Key West to Tampa. These services include restroom facility design, civil site planning, providing design alternatives, and recommendations related to safety, accessibility, maintenance, and resiliency of all restroom components. Our clients have selected us for these services because of our reputation and unique experience and capabilities, as we have complete civil and structural engineering departments in-house at WEC. Our firm is already familiar with the projects listed in this RFP and is very comfortable completing the proposed restroom improvements at the Charlotte county design building restrooms.



WEC has extensive experience in the development of replacement of restrooms. WEC has provided a range of services including the design of open space area, restroom facilities, boardwalks, picnic areas, gazebos, boat ramps, pedestrian facilities, parking areas and stormwater management systems. WEC also provides construction engineering services for these facilities. Our design approach to the design of public facilities begins with gaining a full understanding of the owner's design intent. Often WEC will conduct public forum meetings to gain a full understanding of the desires of the community in which the facilities will be constructed.



PUNTA GORDA, FL **Harborwalk at** **Gilchrist Park**

WEC was contracted by the City of Punta Gorda to provide major park improvements to over 3 miles of the City's prime waterfront property. Park improvements included two new restroom facilities, trailheads, parking areas, picnic pavilions, gazebos, two 8-foot-wide concrete pedestrian bridges, wayfinding signage, irrigation and landscape design, sight lighting, beach cleanup, a kayak and small sail board launch ramp, site furniture and water fountains. In addition, to many park improvements including new restroom facilities and pavilion, WEC designed the multi-use trail which ranged in size from 10 feet to 30-foot widths and crossed through wetlands by minimizing impacts and assisting the city to mitigate any impacts. The City of Punta Gorda, based on the successful completion of previous projects, engaged WEC to provide professional design services for the Shreve Street Multi-Use Recreational Trail, which involved over 1 mile of roadside swales, 20 stormwater culverts and numerous road crossings.



III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

SARASOTA COUNTY, FL Oscar Scherer Bathhouse #5



WEC was contracted by the FDEP in 2018 for the design and construction of (2) bathhouses in Oscar Scherer State Park. The scope of work included the structural foundation for prefabricated restrooms, civil site design, and utilities. The project was completed and fully permitted. In 2022, the FDEP contracted with WEC again to redesign Bathhouse #2, which had not yet commenced construction. Under the new scope, a full, 2,700sf concrete block restroom. The large bathhouse is used for campgrounds with 45-60 campsites and is an 18-fixture bathhouse + 7 showers. The exterior has an area for 2 washers and 2 dryers and a service sink for dish washing for campers. The bathhouse was constructed on a stem wall with ADA ramp due to the flood zone and close proximity to a river. The project was permitted through Sarasota County, SWFWMD, State Fire Marshal, and DHR. The bathhouse was customized with quartz countertops, epoxy flooring, and composite restroom dividers, which will be lower maintenance, more aesthetically pleasing without increasing the construction costs



BIG PINE KEY, FL Bahia Honda Restroom Replacement



The Weiler Engineering Corporation (WEC) provided project management, design, and engineering services for multiple restroom and site improvement projects at Bahia Honda State Park in Big Pine Key, Florida. The first project included civil site work, utility connections, and structural foundation design for two prefabricated restroom facilities located at a day-use beach area and campground. Given the park's coastal location, special attention was given to site grading, accessibility, and durability of materials suitable for the environment. The second project involved the complete replacement of a large day-use beach area, which included the design of a new restroom facility, parking areas, sidewalks, and shoreline stabilization measures to protect against erosion. In addition to these improvements, WEC also provided project management and design services for the replacement of the park's beachfront campground. This portion of the work required a full redesign of the existing campground layout, utilities, boardwalk, and repairs to an existing bathhouse. Through careful coordination, site-specific design, and a strong understanding of coastal construction requirements, WEC successfully delivered these critical improvements to enhance the park's functionality, resilience, and visitor experience.



III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

FT. PIERCE, FL Ft. Pierce Inlet State Park Restroom Replacement



The Weiler Engineering Corporation (WEC) served as the Project Manager and Design Engineer for the North and South Restroom Replacements at Ft. Pierce Inlet State Park. The project involved the removal of two existing restroom facilities and the design and construction of two new prefabricated restroom buildings to provide improved amenities for park visitors. As part of the project scope, WEC worked in close coordination with the Florida Department of Environmental Protection (FDEP) Project Manager to develop the civil site design, utility connections, and structural foundations required for the new facilities. The design also addressed accessibility, durability, and compliance with all applicable regulations and standards. The North Restroom has been successfully constructed and is fully operational, while construction of the South Restroom is currently in progress. Through careful planning and design, the new restroom facilities are being delivered to support the long-term functionality and visitor experience of the park.



DESOTO COUNTY, FL Lettuce Lake Park and Boat Ramp

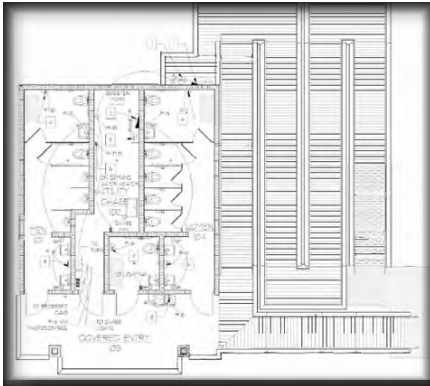


The Weiler Engineering Corporation (WEC) served as the Engineer of Record and project manager for the complete design and permitting of this boat ramp park project. The project involved the design of a double-wide boat ramp, a picnic area, accommodations for a future playground, a restroom facility, and a parking area to serve visitors and recreational users. In addition to these amenities, the design included a complete stormwater management system, which incorporated catch basins, side drains, and a dry retention area to ensure proper site drainage and environmental protection along the Peace River. The site's location and proximity to the river required careful consideration of grading, drainage, and access for both vehicles and pedestrians. The timing of the permitting process through the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE) was a critical component of the project, as permits needed to be secured within strict deadlines tied to grant funding provided by the Florida Fish and Wildlife Conservation Commission (FWCC). WEC's expertise in site design, permitting coordination, and project management ensured that all project components were delivered efficiently, in compliance with regulatory requirements, and within the required timeframe.

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

KEY LARGO

John Pennekamp Restroom Spalling Repair + Restroom Replacement + 2023 Plans Update



WEC was contracted by the FDEP to evaluate the condition of an existing coastal restroom within the John Pennekamp Coral Reef State Park in 2018. The existing building is currently constructed on top of concrete piles that have significant spalling damage. The restroom is surrounded by wetlands on all sides and is located directly adjacent to the Atlantic Ocean to serve the beach area within the park. WEC structural inspectors evaluated the restroom for life safety risks. Due to site constrictions, the age of the structure, and the degree of damage, it was determined that a new restroom would be the best course of action. In 2019, WEC was contracted to design the new restroom in the uplands. The new 1,000SF restroom required permitting through the Water Management District, FDEP, and U.S. Army Corps of Engineers. In 2023, WEC updated the plans to reflect the current building code and is currently out to bid. The existing restroom will be demolished and a new boardwalk will be constructed over the old building footprint and wetland plants will be added to restore the area back to existing conditions. Additionally, the existing lift station will be demolished and a new lift station constructed closer to the new site. Robin Palmer, P.E. was the Project Manager on the original design. In 2023, Robin Palmer, P.E. and Max Morgan, P.E. served as the Engineers of Record.

CAYO COSTA

Cayo Costa State Park Restroom Replacement

WEC was contracted by the FDEP BDC in 2016 to construct a new restroom at Cayo Costa State Park adjacent to the existing restroom. The restroom location was seaward of the Coastal Construction Control Line. The project consisted of a new restroom elevated on piles with ADA accessible ramp, new septic system, sidewalk, and rinse-down station. One challenge associated with this project was that no electricity is available in the area, which affected the design of the septic system and the requirement to use a solar hot water heater for hot water supply. A Limited



Development Order was obtained from the County, a Coastal Construction Control Line Permit, and a permit from the Health Department for upgrades to the existing potable water well. Robin Palmer, P.E. worked as the Design Engineer. WEC also completed the Construction Engineering Inspections for the project, which was completed in 2019. In 2022, the structure took a direct hit from Hurricane Ian and sustained little damage.

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

CITY OF PUNTA GORDA Harborwalk West- Zone 7 LAP

.....

This project was the most high profile section of the City's Harborwalk and improvements to Gilchrist Park in downtown Punta Gorda. The design included pavilions, wedding gazebo, parking, street and intersection improvements, restroom facility, decorative concrete features, a seawall replacement and park amenities. This project was funded in part by the FDOT's LAP project with the remaining funds from the City of Punta Gorda. WEC was responsible for providing the design per FDOT's Plans Preparation Manual requirements. Due to the seawall and structures included in the scope, the FDOT deemed this project a Critical Project and extensive review was required through the Electronic Review Comments (ERC) system. The project provided the addition of much needed parking downtown as well as beautification to the existing park. WEC also provided CEI services during construction for this LAP project including EEO compliance, daily inspection and project management. This is one of many segments of the Harborwalk project in downtown Punta Gorda that WEC has been the design engineer.



RIVERLOFT, LLC Linger Lodge RV Resort



.....

WEC was contracted by Riverloft, LLC for the redesign of an existing RV Campground in Bradenton, FL. The campground had originally been built in 1945 with improvements over the years. This project included the remodel of 17.72 acres of the campground with 143 campsites, utilities, stormwater management, bathhouse, manager's residence, clubhouse, and storage building. WEC assisted the client with rezoning the land, civil design and permitting, structural design, and construction assistance. The project is located on the Braden River. Preservation techniques were used in the sensitive watershed such as the addition of vegetated buffers along the water. The construction of the project required a phasing plan to expedite the new parking lot and campsites near the existing Linger Lodge Restaurant in order to get the restaurant back open for business as soon as possible. WEC worked with the County and Contractor to get a Temporary CO in order to open the restaurant several months in advance of construction completion for the remainder of the RV resort. After the first phase of construction was completed, WEC assisted the client on the addition of a floating dock on the Braden River. Michael Giardullo, P.E. was the Engineer of Record and Robin Palmer, P.E. was the Project Manager on this project



III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

GASPARILLA ISLAND STATE PARK Seagrape Day Use Restroom

Weiler Engineering Corporation (WEC) was contracted to provide professional engineering services for the Seagrape Day Use Restroom project within Gasparilla Island State Park. As part of the project team, WEC is responsible for developing the design and permitting for a permanent restroom facility that includes four restroom fixtures and an exterior rinse-off shower station. The project involves coordination with the Florida Department of Environmental Protection and other stakeholders to address site-specific conditions, including the absence of existing sewer, water, and electrical services at the proposed location. WEC's scope includes evaluating utility connections, incorporating advanced wastewater treatment solutions if required, and ensuring compliance with municipal water and sewer requirements. In addition, WEC is assisting with site layout and placement of the restroom facility in a manner that minimizes environmental impacts, particularly to nearby dune systems and protected species habitats such as shorebirds, sea turtles, and gopher tortoises. The facility design incorporates durable materials suitable for coastal conditions, including elevated construction on piles, concrete block walls, and aluminum standing seam roofing. Through technical expertise and regulatory coordination, WEC is supporting the delivery of a functional, resilient, and environmentally responsible public restroom facility for park visitors.

CHARLOTTE COUNTY, FL Lake Betty Park Master Site Plan

**JOHNSON
ENGINEERING**
— An Apex Company —



Johnson Engineering is currently providing design services to Charlotte County for the master planning, design, construction documents, and construction oversight for the existing Lake Betty Park Improvements located in the Parkside community. This project consists of existing park renovations and improvements on the existing 4-acre park site. Proposed improvements include expanding pedestrian circulation, boardwalk/pier access at the lakes edge and parking facilities, including providing new elements such as a comfort/restroom building, picnic pavilions and pedestrian shelters, kayak launch area, ninja warrior and ropes style obstacle courses, bicycle pump track, tot playground, picnic areas, including landscaping, signage, and site furnishing improvements. Johnson Engineering has already completed the Preliminary Master Plan of park improvements and conducted one public meeting to present proposed improvements to the community and obtain public comment. In the coming month the Master Concept plan will be refined to include public comments and then finalized for acceptance. The proposed site improvements will be phased according to budgetary considerations and construction documents prepared for bidding and contractor selection. Johnson Engineering will provide oversight services for the phase one park improvements through construction completion. Our office has recently completed construction oversight on phase 1A of the project consisting of the Ninja Warrior Course and associated sidewalk improvements.

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

LEE COUNTY, FL Sanibel Causeway Islands Site Design



The Sanibel Causeway Islands Site Design project is a multifaceted effort to restore and enhance the recreational, structural, and environmental integrity of the Island following the devastation of Hurricane Ian. Led by Johnson Engineering and supported by Weiler Engineering, and Parker Mudgett Smith Architects, the project includes the redesign of park infrastructure, coastal stabilization, utility restoration, and the construction of key vertical elements such as restrooms, shade structures, and maintenance facilities. The scope encompasses topographic and CCCL surveys, geotechnical investigations, civil and structural engineering, environmental permitting, and architectural design—all strategically aligned to meet FEMA reimbursement standards and withstand future storm events. Special attention will be given to shoreline protection, resilient materials, ADA-compliant circulation, and integrating aesthetically pleasing, low-maintenance features.



LEE COUNTY, FL Joel Boulevard Park



Joel Boulevard Park is a 29-acre tract of rural parkland owned by Lee County and located east of I-75. Lee County contracted the Johnson Engineering team (prime consultant) to develop a site plan for the park that includes passive recreation as well as environmental education and an agricultural park (Agri-Park). Our team initiated the project with a kick-off meeting with County staff to identify the desired improvements and recreational goals for the park. After obtaining a complete understanding Johnson laid the groundwork with a wetland determination, complete survey and site analysis services necessary before beginning the park concept plan. The Park Concept plan embodied the County's vision for this passive park which included: a signed entry, parking lot facility and parking for school buses, picnic areas, tot lot and playground, a restroom, an outdoor environmental classroom, acres of agricultural operations for both uplands and marsh crops, acres of created wet marsh for wildlife habitat and environmental education, an area of existing Gopher Tortoise preserve, and miles of accessible trail throughout all areas of the park. Our team presented the Park Concept plan with County staff at numerous public meetings, leading to 100% design plans that were then taken through the South Florida Water Management District and U.S. Army Corps of Engineers permitting processes by the Johnson Engineering environmental group. Although the passive use park project did require a certain level of wetland impacts to hydric, disturbed lands, with an innovative project design, the agencies found the project to be self-mitigating. As part of the permitting process, consultation occurred with the U.S. Fish and Wildlife Service and Florid Fish and Wildlife Conservation Commission.

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR PROJECT

PUNTA GORDA FL Punta Gorda City Hall Annex

BURT HILL/ POLLOCK KRIEG
ARCHITECTS, INC.



This three story building was designed to emulate the 1920's Greek Revival architecture of the city hall. Covered parking occupies the ground floor of the annex while the top two floors house the Purchasing, Planning and Zoning, Fire Prevention, and Building Departments. The City manager, Administrative Services and the city's mainframe computer are also located in the building.



FGCU North Lake Bath House

BURT HILL/ POLLOCK KRIEG
ARCHITECTS, INC.



This facility replaced a temporary trailer unit used by lifeguards and staff. The new building contains a lobby, office space, work areas, interior and exterior storage along with restroom facilities for beach-goers. Site planning was a design challenge, as retention and beach area both had to be maximized. The project was phased the facility to remain in operation. The building exterior was designed to blend with the existing campus aesthetic.



WEILER ENGINEERING CORPORATION

WEC

— An Apex Company —

IV. Project Control

A. Schedule

1. Techniques planned to assure schedule is met

WEC has been involved in many similar projects in and around Charlotte County. The two main components that affect the schedule on a project like this are the permitting schedule and having FEMA involvement. WEC has developed an expertise in these areas as they relate to coastal projects and has developed proven strategies for success.

Expediting Permitting Processes

Typically, the longest review period for restroom facilities located within coastal or environmentally sensitive areas comes from the federal review by the Army Corps of Engineers. Where possible, projects may be able to avoid Army Corps jurisdiction by designing restrooms outside of surface water and wetland impact areas; however, in this case, it is assumed that Army Corps permitting will be required as some restroom locations may be seaward of the mean high-water line or within flood zones. Recently, WEC was successful at obtaining the necessary permits for public facility improvements at Live Oak Point Park project, permitted by the Army Corps in as few as seven days. While this is atypical, there are numerous methods WEC has implemented in order to expedite the Army Corps review process for projects like restroom buildings.

- ◇ **Scheduling of Pre-Application Meetings Early in the Design Phase** - Currently, Army Corps pre-application meetings are taking in excess of one month to schedule. Requesting these meetings during the first week of the project will expedite the scheduling process, and the meeting will help bring the reviewer and the design team into coordination from the start.
- ◇ **Understanding the Requirements of the Appropriate Nationwide Permit** - Nationwide permitting authorization may change over time, and it is important to understand the activities that are authorized under various permits. Examples pertinent to this project include:
 - Limitations on any modification to the mean high-water line by clearly demonstrating that new restroom buildings will be constructed within allowable setbacks or footprints.
 - Avoidance of impacts to protected vegetation by specifying careful site preparation, minimal disturbance methods, and protective measures during construction.
 - Implementation of proper erosion, sediment, and turbidity control and monitoring requirements into the construction plans.
- ◇ **Early Submission of Permit Applications** - Designs for restroom facilities do not need to be at a 60 to 90 percent detail level for Army Corps review and approval. Too much detail can slow down the review process. The Army Corps is not concerned with restroom interior finishes, fixture selections, or detailed building construction methods during early permitting. Basic plans showing the location of the restroom building in relation to existing site features, wetlands, mean high-water elevations, and protected vegetation, along with the general building footprint and allowable installation methods, are typically sufficient. Special details can be developed around the 30% design level to allow for submission of permit applications earlier in the process than is often done.

This project will also require permits from either the FDEP or SWFWMD, depending on site conditions. These permits are subject to state-mandated review times, but many of the same strategies can be implemented to accelerate the permitting timeframe. Early pre-application meetings, understanding the elements required for review, submission of permit applications early in the design phase, coordination with environmental reviewers for required site visits, and preparation of complete application packages are all strategies that aid in consolidating the review time of the project.

FEMA Involvement

Through 14 years of serving as DeSoto County's Engineering Consultant, Mike Giardullo and WEC have developed a unique understanding of the intricacies of FEMA funding projects. Recently, through post-event coordination from Hurricane Irma, Hurricane Ian, and Hurricane Idalia, WEC has developed a working knowledge of FEMA processes. From the day following Hurricane Ian, WEC staff assisted in staffing the County's EOC, provided detailed damage assessments, wrote mission requests, and coordinated with FEMA staff. Our team worked with FEMA to assist in the emergency contracting of restroom facility repairs. We then met with FEMA's PDGM and other representatives to perform site visits to agree to damage, often coordinating with representatives for the mitigation and helped get funding for numerous projects including roadway repairs, restroom repairs, culvert crossings, and building repairs. Over time we have worked with FEMA throughout the process to ensure the design efforts comply with their requirements, aiding in the procurement of contractors and documenting construction activities. To date, WEC has provided Construction Management and CEI services for numerous restrooms building projects within the region. One of our primary responsibilities is to ensure the required documentation is in place to secure reimbursement from FEMA.

Weiler Engineering relies on communication and effective leadership to reach our goal of completing a project on time and within budget. Our project manager and project team are committed to using these tools to ensure the success of such projects.

The design of Charlotte County Restroom Buildings is comprised of multi-disciplinary tasks, civil engineering, surveying, structural design, and environmental consulting, that will need to be coordinated. We know and understand the need to carefully plan and keep the task schedule for sequencing in order to achieve a cohesive project. The importance of sequencing applies to both design and permitting and the construction schedule.

- ◇ **Kick off Meeting with Charlotte County & Stakeholders** - The first step we must take is to meet with Charlotte County to collaborate on a project schedule. During this meeting, we will discuss the stakeholders' expectations, goals, budgets, permits, constraints, and any other factors or information our team needs to make this project successful. Once all parties convey all the peripheral elements of the project, we can begin to plan and implement a realistic and workable schedule. Effective project schedules are created by determining each task required for the project, what resources are necessary to complete the task and how to execute each task. The task list is then prioritized with the interdependencies between the tasks identified and documented within the proposed project schedule. The initial schedule is an estimate which is continually updated as each task is completed and as information affecting the task completion dates is received. Our team for this project is built on the principle that each task group working will have responsibility in completing their portion of the task accurately and on time, but our team management is organized so that communication between work groups will be on-going at every step.
- ◇ **Progress Meetings with Charlotte County** - Charlotte County staff and our team will have appropriate planning and progress meetings to review the schedule, issues, calculations, plans, deliverables, permits, etc. The time, frequency, and place of these meetings will be determined when the initial project schedule is made and adjusted as needed. It is our experience that these meetings occur more frequently at project kick-off and towards the completion of the project. Minutes are kept and distributed with notes, statements, direction, and adjustments as needed.
- ◇ **Monthly Status Reports** - We will make it a priority to issue monthly progress reports with an updated project schedule, regardless of the amount of activity, to ensure open dialogue with the County and regulatory agencies. This technique will prove valuable to the County as they keep the residents and businesses in the area updated on the project status. The reports will include the status of each task and any issues that might be of concern for the overall schedule.

- ◇ **Simultaneous Scheduling** - Having a robust team of professionals and resources like ours; we propose to have teams working together including survey crews, experienced CAD teams, and will utilize simultaneous permitting applications in order to assure scheduling is on-point. Being able to take advantage of multi-tasking different disciplines in the early stages will save time when the project is nearly complete. Each task for this project requires a broad range of time for design and permitting. However, it is important to also make sure each step is completed in sync with the other tasks, so no redesign or conflicts occur during the process.
- ◇ **Quality Control** - Our project teams have internal controls to keep the resources and goals of each project focused and scheduled. These reviews and meetings allow us to analyze each task and work out critical issues and constraints, and level or supplement resources. Senior professionals in the company conduct independent peer reviews and critiques.
- ◇ **Other Agency or Utilities Coordination** - Our project teams have internal controls to keep the resources and goals of each project focused and scheduled. These reviews and meetings allow us to analyze each task and work out critical issues and constraints, and level or supplement resources. Early coordination, Regular meetings. Project Management software.

2. Parties Responsible for Adherence to Schedule

Our team has worked with Charlotte County on numerous projects and understands the needs and wants of the County. As the project manager between Charlotte County and the project team, Brian Corso will ensure these techniques are used in order to keep the project on schedule and on-task. Our philosophy is “say what you are going to do, do what you say. “Mike and Brian will assist as needed to ensure schedule is met. Mike and Brian is regularly available, and in the event they are not, Ashlie Maberino will be available. We intend to meet our schedule, if any issues arise, such as permitting delays, we will be in immediate coordination with the County.

B. Cost

1. What Control Techniques are Planned?

As the Project Manager, will be responsible for cost control and will utilize his expertise on similar projects to ensure each task is completed and designed to the appropriate budget and scope. Cost control techniques utilized in project management by Weiler Engineering include:

- ◇ **Understanding of Scope** - The scope of services defines the County’s objectives and our services. In the scoping meeting, WEC will work with the County to lay out the scope of work. This becomes the binding document upon which budget, schedule and quality are based. We will be monitoring the scope, which in turn means we will be monitoring costs and schedule.
- ◇ **Schedule** - The technique of controlling costs through the schedule is important. Time or cost constraints will not be allowed to compromise quality. Realistic schedules will allow WEC to manage resources and team members to address the project appropriately.
- ◇ **Cost Database** - WEC has designed numerous restroom building projects within Charlotte County and the surrounding areas. Our most recent projects in Charlotte County include Mizell-Eula Johnson Restroom FDEP Improvements and Oscar Scherer Bath house #5 Upgrades. We have and continue to gather bid prices for projects in Charlotte County and surrounding areas to assist with providing an accurate cost estimate. We have started a cost database that consists of these bid prices, FDOT historical costs, and RS Means data.
- ◇ **Past Experience and Alternative Methods** - WEC’s experience with restroom facility projects includes many projects throughout Charlotte County, surrounding counties, and the Florida Keys. We have provided design and estimate for different design alternatives for restroom building projects including traditional block construction, modular units, and pre-engineered structures. Our experience has allowed us to develop strong working relationships with many local contractors. These relationships allow us to seek input on our designs for constructability and cost effectiveness from companies who install such restroom facilities regularly.

- ◇ **Construction Management** - Strict quality control during design and accurate specifications are key factors in minimizing change of order claims. To help maintain the contracted budget, our Construction Manager and Inspector are experienced in management and construction techniques and will assist in reviewing the project to identify any necessary design modifications verifying and finding any proposed alternates due to availability of contractor otherwise . Each task member understands the importance of providing high-quality documents to prevent issues during construction and no additional costs.

2. Ability to Meet Project Cost Control

The above-cost control techniques will help our team stay within the negotiated cost for the design and permitting of the project as well as the construction budget. We take pride in our ability to fairly scope out a project, negotiate a fee, and stay within our budget to deliver the project to the expectations of the client. On occasion, there are projects which require a slight change in design direction once it has started due to unforeseen circumstances or to accommodate a stakeholder. Even during these types of changes, we have been able to accommodate the staff's request at no additional design cost or change of scope for the project. Our team has performed projects for the County and other local government agencies utilizing these techniques successfully. Our team members have consistently demonstrated the ability to meet project cost controls while maintaining a high-quality project through design and construction.

3. Parties Responsible for Cost Control

As the project manager, Brian Corso will be responsible for cost control. He will work with our estimator on staff throughout the project. Mike Giardullo will provide QA/QC and is regularly available where needed Ashlie Maberino will also available Mike is regularly available, and in the event he is not, Ashlie Maberino will be available.

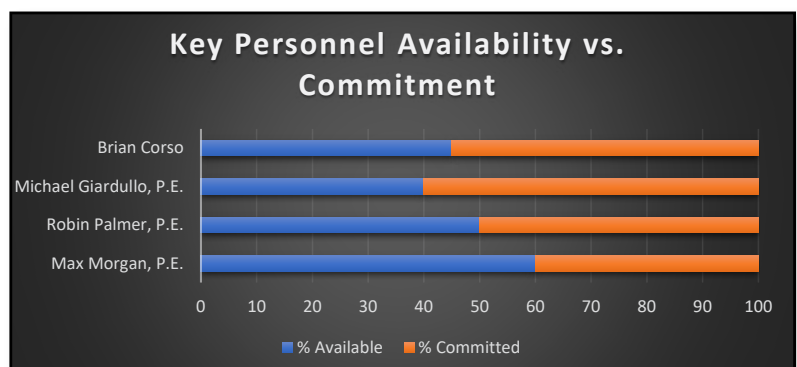
C. Recent, Current, and Proposed Workload

Charlotte County has entrusted us with many projects, many of which the key project individuals are not engaging in heavy workload for example:

- Bayshore Live Oak Park Seawall - This project is currently under design with the 60% submission anticipated well ahead of schedule.
- Live Oak Point Park - 100% plans are complete. Project is waiting on a FPL easement which is currently being routed for final signatures
- William R. Gaines is an active project, but the design is complete. Phase 1 construction is complete, and Phase 2 will go sometime in the future.
- Darst Park Improvements - This project is currently in the final phases of design and permitting. Once the FDEP permit is obtained, 100% plans will be issued.

The chart below depicts the availability of key staff members from WEC. In addition to the people listed below, there is additional office staff available to complete the project within the allocated timeframe to maintain efficiency throughout the completion of the project.

Our team will devote the time needed to get this project done as fast as possible. There may be times when we need to focus 100% on this project like if we get an RAI, but generally, it will not take our team 100% of our day to complete. project will not cause a work overload that would affect this project or our ability to handle current or future work.





V. Proposed Design Approach

A. Approach to Constructibility & Bidding

The Weiler Engineering Corporation (WEC) employs a proven, structured, and collaborative design methodology to deliver high-quality, durable, and cost-effective restroom facilities that meet the specific needs of Charlotte County. Our approach begins with comprehensive project initiation and programming, engaging County representatives to clearly define project objectives, functional requirements, and operational considerations for both prototypes. This is followed by detailed site analysis, including topographic surveys, utility investigations, environmental assessments, and regulatory reviews to inform sound design decisions. Utilizing Building Information Modeling (BIM) from project inception, WEC develops fully coordinated schematic designs that incorporate Community Services standards, Crime Prevention Through Environmental Design (CPTED) principles, and ADA accessibility requirements. Our methodology prioritizes the evaluation of alternative layouts, materials, and building systems, with continuous stakeholder collaboration and cost analysis to ensure functionality, security, and long-term durability. The design development phase refines all technical elements, advancing BIM models to facilitate precise coordination and clash detection, while our construction documentation phase produces comprehensive, permit-ready drawings and specifications, ensuring full regulatory compliance. Throughout construction, WEC provides thorough observation, submittal reviews, and certification services to ensure that all work aligns with approved plans and County expectations. Our methodology is grounded in technical excellence, proactive communication, and an unwavering commitment to delivering community-focused, sustainable restroom buildings on time and within budget. With all of our team members living and working in Punta Gorda, we are ready to hit the ground running with a boots on the ground approach.

Scope of Work

The Charlotte County Restroom Buildings project will begin with the development of two standardized restroom designs, followed by detailed site-specific plans for each funded park location. WEC will prepare complete construction-ready drawings, provide BIM coordination, assist with permitting, and conduct construction observation to ensure the facilities are delivered in full compliance with County standards. As-built drawings and asset management information will be provided upon project completion to support long-term maintenance and operations.

1. Development and Approval of Standardized Restroom Designs

It is recommended that the project begins with the development and formal approval of two standardized restroom building designs: **Basic Standard A**, suitable for smaller parks, and **Large Park High Use Standard B**, intended for larger, high-traffic locations. Approving these prototypes at an early stage will create a consistent design standard across all park sites, simplifying future design efforts and reducing permitting time. Standardized designs will also help streamline construction and improve cost control, ensuring the County achieves both operational efficiency and design uniformity across multiple locations.

2. Early Coordination with Regulatory Agencies and Utility Providers

To avoid delays during the design and construction process, early coordination with all relevant regulatory agencies and utility providers is strongly advised. By addressing potential site constraints, utility connections, permitting requirements, and environmental considerations in the early stages, the project team can identify challenges before they affect the schedule. Early engagement with these stakeholders will also help ensure the project meets all regulatory requirements, keeping the permitting process smooth and efficient.

3. Selection of Durable, Low-Maintenance Materials

It is recommended that all restroom facilities incorporate durable, high-quality materials designed to withstand heavy public use and Florida's coastal environment. Selecting materials that require minimal maintenance will reduce long-term operational costs for the County and extend the life of the buildings. Materials that resist corrosion, weather damage, and daily wear will help ensure the facilities remain functional, safe, and attractive for park visitors over time.

4. Incorporation of Energy-Efficient and Sustainable Features

To support the County's sustainability goals and reduce future operational expenses, restroom designs should incorporate energy-efficient and environmentally responsible features. These may include LED lighting, solar-ready electrical systems, water-efficient plumbing fixtures, and the use of sustainable building materials where appropriate. Including these features not only reduces environmental impact but also helps lower utility and maintenance costs in the long term.

5. Careful Planning of Site Layout, Access, and Safety Features

A well-planned site layout plays an important role in creating safe, accessible, and welcoming public spaces. It is recommended that restroom facilities be positioned to allow for clear visibility from surrounding areas and easy access for all users, including those with disabilities. Building orientation, pedestrian pathways, lighting, and landscaping should be carefully designed to enhance safety, promote ease of use, and support Crime Prevention Through Environmental Design (CPTED) principles. Thoughtful planning will improve visitor experience and reduce the likelihood of future site-related concerns.

Design Considerations

Understanding the existing conditions and the sites are vital in the early design phase of projects, especially projects involving buildings.

Flood Zones and Base Flood Elevations

Flood zones and base flood elevations will need to be determined to decide the finished floor elevation of the building and the height of fixtures. If the building does not meet the requirements for the flood zones, flood proofing will need to be explored and discussed with the County as this impacts insurance and permitting requirements.

Coastal Construction Control Line(CCCL)

Understanding where and if there is a Coastal Construction Control Line on the property will be vital in the proposed location of the building. Additional permitting may be necessary if this cannot be avoided.

Wetlands and Sensitive Habitats

Wetlands and sensitive habitats are a huge design consideration in Florida. Avoiding impacts to these areas will not only save time with permitting, but it will also avoid additional costs associated with mitigation. If the wetlands and/or sensitive habitats cannot be avoided, WEC and Johnson extensive knowledge and experience with environmental permitting will allow for a smooth process with the regulatory agencies. Attending site visits and working with the reviewers has allowed our team to gain the knowledge and understanding for what documents are required and how we can fast track some of the processes by getting ahead of any coordination.

History of the Sites

Most of the sites referenced in this RFP are parks that members of our team frequent. Our office is located in Punta Gorda and many of our team members have children who attend sporting events or even frequent the parks for leisure. This allows us to have a better understanding of what has happened to these sites in the past regarding flooding. We can use this knowledge to help design the restroom buildings so that they are not negatively impacted by rain events.

Selections of Alternatives

WEC has established a professional and efficient process for selecting design alternatives to ensure the restroom buildings for Charlotte County meet high standards for durability, safety, functionality, and ease of maintenance. All major building components, including the structural system, roofing, exterior materials, interior fixtures, and sustainable features, will be carefully reviewed to determine the most suitable options for each project location. Construction methods such as conventional masonry block, wooden frames, and modular building systems will be compared based on reliability, cost-effectiveness, and site conditions. Exterior finishes will be selected for

their strength, weather resistance, and minimal maintenance requirements, ensuring long-term performance in Florida's climate. Interior fixtures will be chosen for accessibility, durability, and ease of cleaning to provide a safe and functional environment for all users. Roof systems will be designed to comply with hurricane and coastal construction standards, ensuring protection and structural integrity. Galvalume, Aluminum and other options will be provided to county including styles and finishes. Energy-efficient solutions, including solar-ready electrical systems, LED lighting, and appropriate stormwater management, will also be considered to support sustainability and operational efficiency. All alternatives will be developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles to enhance public safety and ensure the facilities remain secure and welcoming. Final selections will be based on performance, cost, long-term maintenance benefits, and alignment with County standards.

Schedule and Task Delineation

WEC follows a standard scop schedule for Charlotte County projects, This schedule allows both WEC and the County to understand what to expect from each task and deliverable. Through this structured approach, Charlotte County will successfully deliver safe, durable, and low-maintenance restroom facilities across multiple park locations in an organized and efficient manner.

Task 1: Data Collection

In the first task, WEC's design team will work with Tierra Inc and Johnson Engineering Inc to gather existing site data at all locations. Tierra will gather the necessary geotechnical information that Max will need to conduct the structural calculations for the building slab and what Robin and our civil department will need for the stormwater management system and site design. Johnson Engineering will collect survey information and existing utility information by providing SUE services, this will ensure that the design for the restroom buildings is completed in a way that provides the least impact to the site and has a simpler design for the utility connections.

Task 2: Design and Permitting

WEC will provide pans for review from County staff at the 30%, 60%, and 90 % levels. These reviews will allow the input from the County to be incorporated from the very beginning. If ACOE permitting is required, permitting efforts will begin at the 30% design level after the County has had an opportunity to provide feed back. Sending the permitting documents to ACOE at this level will help keep the project moving forward without causing any delays while waiting for the reviewer to issue comments or the permit. As for other permitting, FDEP, SWFMD, and Charlotte County DRC, permit documents and applications will be submitted after the 60% design is reviewed and approved by County staff. At the 60% level, the main intent of the design is shown on the plans and it is not anticipated that the basis of the design will change. Any comments from the regulatory agencies and County staff will be addressed in the 90% deliverable. County staff will have the opportunity to see the Engineer's Opinion of Probable Cost starting at the 30% design and it will be continuously updated as deliverables are sent to the County. The final deliverable will include all permits, construction ready plans, technical specifications, and estimates that the County will be able to use for the bidding of the project.

Task 3: Construction Services

WEC staff and our subcontractors will be available to attend a pre bid meeting as well as a pre-construction meeting. Our presence is important to allow the potential contractor to ask questions before construction begins. This will allow for the avoidance of change orders. Accurate bid documentation, including construction plans, technical specifications, issued permits, and schedule of values will be provided to the County to include in their bid packages. To allow the County to bid each restroom separately based on when funding will be available, the bid documents will be separated to so each restroom can be a standalone bid. Our team will also assist with Request for Additional Information, submittal review, site inspections, and any pay application review if needed.

Task 4: Project Closeout

Once construction is complete, and as-builts are received, WEC will assist with closing out permit documents for the regulatory agencies and Charlotte County Stormwater.

B. Anticipated Challenges

In delivering the Charlotte County Design Building Restrooms project, it is anticipated that certain challenges may arise, which can be effectively managed through proactive planning and coordination. One of the key areas of focus will be the permitting process, particularly for sites with unique conditions or specific regulatory requirements. Early coordination with permitting agencies, along with thorough preparation of all necessary documentation, will be essential to support timely project approvals. Site-specific factors such as existing utilities, drainage conditions, and available space may also require careful evaluation during the design phase to ensure that the restroom facilities are positioned and constructed in an efficient, functional, and cost-effective manner.

Material availability and price fluctuations are additional factors that may influence project timelines and budgets. Effective coordination among all project stakeholders, including County staff, utility providers, contractors, and permitting agencies, will play a critical role in ensuring the project stays on schedule, meets design standards, and progresses efficiently. We will review bid questions and submittals for cost efficient alternatives material options and closely with the selected contractors. Through early engagement, clear communication, and detailed project management, WEC is prepared to successfully address these challenges and support the County in delivering high-quality, durable, and accessible restroom facilities.

Problem	Solution
Permitting Requirements	Engage permitting agencies at the earliest stages of the project to understand specific requirements. Prepare thorough, accurate documentation to support timely approvals.
Site Conditions	Conduct detailed site assessments to identify existing utilities, drainage patterns, and space constraints. Incorporate findings into design to ensure efficient facility placement.
Material Availability or Price Changes	Research and select alternative materials that meet project specifications. Maintain regular communication with contractors to monitor availability and pricing, reducing schedule risks.
Coordination Among & Stake holders	Organize regular project coordination meetings with County staff, contractors, utility providers, and permitting agencies. Ensure consistent, clear communication throughout all project phases to keep activities aligned and on schedule.

C. Quality Control

WEC prides itself in our knowledge, experience, and proven methodologies to ensure a quality product that is within budget and on schedule. We have successfully completed many projects for and around Charlotte County using the same approach laid out in the response.

- **Roles**

Our team was selected to ensure a quality product that status within budget and on schedule. As Project Manager, Brian Corso will ensure that the all phases of the project stay on schedule and within budget. He will work with the design team to ensure the vision of the County is met and meets all requirements of all stakeholders involved in the project.

As QA/QC, Mike Giardullo, P.E. will provide assistance with ensuring the documents provided are accurate and done in the most efficient manner.

- **Field Visits**

WEC's philosophy is that design happens in the field. This means that in order to ensure an accurate design, field visits are necessary at all stages of the design. These visits will ensure that the existing conditions are depicted properly and it will help head off construction issues.

- **Experience**

The team proposed all have the experience and knowledge necessary to ensure that the design meets all local and state regulations while meeting the needs of the County and staying within budget. Brian, Mike, Max, and Robin have all worked on numerous restroom projects from FDEP, some being in environmentally sensitive areas and others requiring a creative design to meet certain constraints on site. This team is familiar with Charlotte County's DRC requirements as well as SWFWMD, FDEP, and ACOE permitting requirements. This knowledge is vital in ensuring a design that will meet these requirements and will get through the permitting process with little to no revisions.

D. Innovative Approaches

To support the successful delivery of the Charlotte County Restroom Buildings project, the following innovative approaches will be integrated into the design and construction process:

- **Standardized Prototype Designs**

The development of two standardized restroom building prototypes allows for consistent quality, simplified permitting, and reduced design timelines for all park locations. This approach also streamlines construction and ensures uniformity across County facilities.

- **Use of Building Information Modeling (BIM)**

BIM technology will be applied during the design process, providing a fully coordinated model of each facility. This allows for early identification of design conflicts, improved collaboration among project teams, and enhanced construction accuracy, reducing costly changes during construction.

- **Energy-Efficient and Sustainable Design Features**

Restroom buildings will incorporate energy-efficient systems such as LED lighting, solar-ready infrastructure, and water-saving fixtures. Where feasible, sustainable building materials will be selected to reduce environmental impact and lower long-term operational costs.

- **Low-Maintenance and Durable Material Selection**

Innovative, durable, and low-maintenance materials will be specified to extend the life of the buildings, reduce maintenance needs, and ensure that facilities remain functional and attractive with minimal ongoing upkeep.

- **CPTED Principles for Enhanced Safety**

Crime Prevention Through Environmental Design (CPTED) principles will be integrated into the site layouts and building orientation, using clear sightlines, appropriate lighting, and thoughtful landscaping to promote a safe and welcoming environment for all users.



_____ VI. Recently Accomplished Similar Projects

VI. EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

A. Describe the Projects to Demonstrate

Throughout this RFP response WEC has referenced many examples of similar work performed for restroom replacement and new construction projects involving construction managers at risk and grant funded projects. Please refer to Section III for specific projects and descriptions. Please also refer to Section VII for additional projects.

1. Projects delivering similar facilities

WEC has extensive restroom design, permitting and CEI experience. WEC has completed the design and permitting and construction support for many relevant projects in Florida and understands how to overcome obstacles to complete these projects on time and within budget. Below is a list of recent restroom and similar structures which WEC has completed or is currently under contract.

- ◇ **Bill Baggs Restroom**
- ◇ **Cayo Costa Restroom - FDEP**
- ◇ **Gasparilla Sea Grape Restroom**
- ◇ **Ft Pierce Inlet N& S Restroom**
- ◇ **Ft Pierce Inlet South Restroom Redo**
- ◇ **John Pennekamp Restroom - FDEP**
- ◇ **Oscar Scherer SP bath house #2 FDEP**
- ◇ **Long Key Restroom**
- ◇ **Mizell-Eula Johnson Restroom FDEP**
- ◇ **Harborwalk Punta Gorda, FL**
- ◇ **Ocean's Edge Key West Resort Hotel & Marina-Key West FL**
- ◇ **Bahia Honda State Park Restrooms (4)-Big Pine key, FL**
- ◇ **Linger Lodge Restroom- FDEP**
- ◇ **Sea Grape RR FDEP**
- ◇ **Gilchrest Park Restrooms PG (playground Restroom and Harborwalk West Restroom)**

The above list of restroom projects are just a sampling of recently completed or ongoing projects. Most importantly all the projects list above were performed by the same key personnel proposed in this RFQ response

2. Schedule and Cost Control Including Durations

WEC understands how essential it is to deliver safe, long-lasting restroom and bathhouse facilities that meet both budget and timeline expectations. In public parks, delays can impact visitors and park operations, so staying on schedule during both design and construction is a top priority. At the same time, managing costs carefully throughout each phase helps ensure public funds are used wisely without compromising quality or durability. A recent project at Oscar Scherer State Park demonstrates WEC's ability to deliver on a tight schedule while working in an environmentally sensitive and active public area. The scope included demolishing an outdated bathhouse and constructing a new facility in its place. Since the site was located in the middle of a campground, a portion of the campground had to be temporarily closed for construction and to allow space for the contractor's equipment and materials. One unique challenge was that the existing bathhouse shared the electrical service with the adjacent campsites. As a result, WEC worked with the contractor to delay removing the electrical components as long as possible to reduce the closure time of the campground.

VI. EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

To expedite permitting for this project, a Verification of Exemption was obtained from the Southwest Florida Water Management District (SWFWMD). Because this was a replacement project, no Site Plan permit was required from Sarasota County, and all necessary reviews were completed through the State Fire Marshal thus streamlining the overall approval process.

To control costs, WEC evaluated multiple options for elevating the structure, which was located in an AE flood zone. The selected solution was a concrete stem wall with an ADA-accessible ramp. This option offered the best combination of durability, code compliance, and cost savings. By inspecting the existing utilities, WEC also avoided the expense of installing a new lift station. Throughout the process, long-lasting and low-maintenance materials were chosen to reduce future repair costs. Features such as vandal-resistant fixtures and quartz countertops were included to enhance durability and aesthetics without increasing project costs. An epoxy floor was installed to reduce cleaning and maintenance costs.

Another successful example of cost-effective and timely project delivery is the design and construction of two new restroom facilities at Fort Pierce Inlet State Park. For this coastal site, FDEP selected prefabricated restroom buildings to reduce both construction time and overall costs. WEC worked closely with the client to incorporate these prefabricated units into the project site while maintaining compliance with all regulatory requirements.

Because the restrooms were located on the beach, the project required a permit from the Florida Department of Environmental Protection's Coastal Construction Control Line (CCCL) program. WEC managed the permitting process and coordinated closely with FDEP to ensure timely approvals. WEC's experienced structural department designed a foundation suitable for the coastal AE flood zone and attachment brackets for the prefabricated structure. The use of prefabricated structures significantly reduced the construction timeline and minimized on-site disruption. This time reduction was critical due to the costs associated with having portable restrooms on-site at the beach during the construction process. These restrooms were designed and installed to withstand harsh coastal conditions, using corrosion-resistant materials and construction methods suited for long-term durability in a beachfront environment.

Since 2016, WEC has completed over 13 restroom and bathhouse projects for the Florida Department of Environmental Protection. From coastal sites to inland parks, our team is experienced in delivering functional, resilient, and cost-conscious restroom facilities that stand the test of time while meeting the high expectations of public users and park managers alike.

3. Successful Value Engineering Solutions

WEC understands that the County has a budget set aside for each project. WEC's main goal is to ensure that the design created meets the budget or is under the budget that the County has set aside. With many of the Charlotte County projects that WEC has been involved in, alternative design solutions during the 30% design phase have been provided.

For example, the Live Oak Point and Allapatchee Shores Park Parking Improvement projects WEC was contracted to first complete assessments of the existing conditions and to provide recommendations for the parks. Live Oak Point Park had three areas that were experiencing erosion and settlement and WEC provided the County with three alternatives with cost estimates and permitting requirements. A recommendation for each area was also provided. Similarly, Allapatchee Shores Park Parking Improvements had three alternatives provided with cost estimates and permitting requirements as well as recommendations. WEC was then contracted to design, permit, and provided CEI services for both parks using the recommendations in the assessment reports. In areas 1 and 2 of the Live Oak Point Park design, WEC provided construction documents that will allow the bidders to provide pricing for both vinyl sheet pile walls and steel sheet pile walls. The County will then be able to choose the most cost effective of the two options without having to get a new design for the other alternative.

VI. EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

4. Successful Experiences with Local Subcontractors

The team selected for this project has worked together on numerous projects in and around Charlotte County. WEC and Johnson Engineering are both well known within Charlotte County and have a proven record of being efficient, accurate, and able to provide the County with construction ready drawings. We have assisted the County with design, permitting, CEI and grant funding services since 1993. We have constant communication with our subcontractors and set a precedent that our projects will be done on time and within budget.

5. Additional Construction Costs Caused by Design Deficiencies, Not Program Changes

WEC has not been party to any claims or design deficiencies related to our projects. Many of our projects receive program changes based on cost-savings options that have been identified throughout the design phase or owner elected changes to additional improvement when surplus funding is available.

6. Construction Problems and Means Taken to Solve Them

On rare occasions and despite our best efforts, unforeseen conditions may arise. As a leader in CEI services, WEC staff has been involved with every facet of construction. Our current team includes Michael Giardullo, P.E., and Max Morgan P.E. who are all highly qualified in structural inspections. Our inhouse team also has additional support staff who are trained in and have completed numerous structural inspections in and around Charlotte County. Each of our team members have faced and successfully addressed adversity during construction of major projects.

One example includes the City of Punta Gorda - Harborwalk Zone 7 which was recently constructed and was completed with total change orders of less than 3% of the project budget. During construction of the crosswalks the contractor located abandoned utility pipes that were over 100 years old and had no current as-built records. WEC assisted the City in negotiating the contractors fee for removal of such pipes to reduce the total change orders significantly. WEC also provided redesign of one crosswalk at no cost in

7. Communication with Design Team During both Pre-Construction and Construction Phases

The design team is the same team that will be assisting with pre-construction and construction services. We have a boots on the ground approach and are in close proximity to the parks listed in this RFQ so we can be in the field in a moments notice to lay eyes on any concerns that the contractor may have. During the Harbour Heights Seawall replacement project, the contractor had concerns about the location of the seawall that was constructed, WEC staff was able to get out into the field and determine that the location of the seawall, and see how much it deviated from the plans. The field data was then relayed to the County and it was determined that a fix was not needed.

8. Project Scope Changes and Outcomes

WEC understands that flexibility and quick decision-making are often key to a project's success, especially when unforeseen conditions arise during design or construction. Our civil and structural engineering teams are experienced in managing scope changes effectively, while keeping safety, code compliance, and project timelines at the forefront.

As mentioned earlier, the Oscar Scherer Bathhouse replacement project presented a complex challenge during the design phase. The new bathhouse was connected to an existing electrical panel that also served another bathhouse and numerous campsites throughout the campground. Upon evaluating the existing system, WEC identified that the original electrical panel was significantly undersized and did not meet current National Electrical Code (NEC) standards.

To protect the new structure and the public, WEC recommended upgrading the entire electrical distribution system—an important change in the project scope. This required more advanced electrical design work than initially planned, as the existing distribution panel could not safely support the combined load. WEC's in-house professionals quickly developed a new design that brought the system up to modern code, allowing the project to proceed without major delays. While the added work increased overall project costs, the upgrade was critical to ensuring long-term safety for visitors, park staff, and surrounding facilities.

VI. EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

Another example of scope change occurred at Bahia Honda State Park in the Florida Keys. WEC was hired in 2018 to remodel a bathhouse at the Sandspur Campground, which had suffered damage during Hurricane Irma in 2017. Initial plans were based on a preliminary inspection, which indicated that the bathhouse could be repaired and brought back into service with moderate structural and interior work. However, during construction, contractors discovered more extensive damage than anticipated once ceilings and flooring were removed. Hidden water intrusion, structural deterioration, and mold were uncovered—conditions that weren't visible during the initial assessment. Given the age of the building and extent of hurricane damage, it was determined that repairs would exceed the 50% Rule, requiring the structure to be brought fully up to current building code.

WEC responded immediately by halting the original scope and developing new design documents for a more comprehensive remodel. Working closely with the contractor and FDEP, WEC helped the project transition smoothly into the new scope, minimizing delays and ensuring the renovated bathhouse would meet modern standards for safety, accessibility, and durability.

WEC's ability to adapt to evolving project needs is one of the reasons we've been trusted with over a dozen restroom and bathhouse projects by FDEP since 2016. From infrastructure upgrades to code compliance challenges, our team brings both technical skill and practical judgment to every job—helping our clients manage changes without compromising on safety, quality, or long-term value.

9. Creativity and Functionality of Proposed Design Solutions

As stated above in the Successful Value Engineering Solutions, WEC prides itself in our ability to provide alternatives to the County that are not only designed efficiently, but can provide the County with Cost savings. Our outside the box thinking, local knowledge, and knowledge around the permitting requirements allows our team to provide creative and functional design alternatives while staying within budget. Our Park master plans look at the overall use of the parks and what the citizens of the County want and need as well as the other stakeholders. This knowledge allows us to look at a project from multiple perspectives and provide the County with a design that fits the needs of the community.

10. Ability to Overcome Difficulty of Current Market Risk

Over the years, WEC has compiled actual construction costs from contractors in Charlotte County and the surrounding counties. This information along side RSMeans and discussions with additional contractors that we have built relationships with are used to ensure that the Engineer's Opinion of Probable Cost is completed with the most accurate information. Since 2020, construction costs have increased exponentially and this method has been used to ensure that the rise in prices is depicted accurately.



WEILER ENGINEERING CORPORATION

WEC

— An Apex Company —

VII. Experience & Capabilities

A. Government Facilities with Multiple Organizations and Stakeholders

WEC focuses on serving a variety of local and state agencies. WEC has completed over 50 state park projects for the Florida Department of Environmental Protection through an ongoing services agreement over the past 10 years. WEC continues this relationship due to a track record of quality and on-time performance. Most of these projects include coastal improvements, and many include in-water work. Also at the state level, WEC was recently awarded continuing services contracts with both the Florida Fish and Wildlife Conservation Commission and the Florida department of environmental protection. Locally, WEC has been serving Charlotte County for over 20 years and has demonstrated exceptional performance for a variety of projects for the Community Services Department as well as the Public Works Department. WEC has performed ongoing work for the City of Punta Gorda since 2008 and has also served as DeSoto County's Engineer since 2011. Ongoing relationships have been maintained with numerous other Cities and Counties. WEC's primary focus is in Southwest Florida and our method of earning new projects is through pleasing our clients on their current projects. Charlotte County is one of our most important clients and we look forward to continuing our relationship.

Lastly, WEC has extensive experience with all aspects of grant-funded projects. WEC has written countless grants applications, provided grand support in the form of grant management and compliance specialist services, assisted in the reimbursement projects, and performed grant close out. Some examples of recent grants include Community Development Block Grants, FWC Boater Improvement Fund Program, FDEP Clean Vessel Act-Grant, National Conservation Resources Commission Grants, FEMA reimbursement eligible activities, Charlotte County Marine Advisory Committee grant, multiple FDOT grants include Local Agency Program, Small County Outreach Program and Small County Road Assistance Program plus many other local, state and federal grant programs. As with all grant projects, understanding and adhering to grant requirements is paramount. WEC has documented compliance with the grant requirements throughout all phases of the projects.

B. Life Cycle Cost and Control Including Value Engineering

Cost Analysis and Control

WEC works well under the current Charlotte County format, which includes working with the County's Construction Manager at Risk. Our proposed staff worked under similar conditions during the Veterans Park design. During the design for the Veterans Memorial Park, we coordinated with the CM and staff on regular updates to costs and timing for permitting. The costs were an important control factor due to the limited budget. Throughout the project, WEC staff, County staff, and the CM identified issues, worked through alternative methods and materials, and came to an agreement on the final product, which was delivered under budget.

WEC has a particular focus on life-cycle cost analysis on every project. Cheaper is not always better. In harsh environment sand conditions, consideration of materials is a critical component of design. Extending the life cycle of a project as a means of reducing maintenance costs is a high priority for our staff. Our experience in saltwater and environmentally sensitive conditions provides us the experience to work with the staff and identify materials that truly work. This approach works well with the County's facilities plan and will produce a more cost-effective project over its life. This approach has been applied to many projects, including our Harborwalk Punta Gorda FL, Bill Baggs Restroom, Cayo Costa Restroom Gasparilla, Sea Grape Restroom and numerous other examples. It is standard practice during our design efforts.

Value Engineering

WEC believes that being able to provide cost-saving alternatives for the client is one of the most important aspects of the design process. WEC understands maintaining a high finished quality standard when providing value engineered alternatives. With the combined experience of the team, WEC staff is always able to curate a design that considers all aspects of the client's vision. WEC will stay within budget and provide both cost-saving solutions and hardening options.

Projects Delivering Restrooms (Restroom repairs, replacements, New restroom facility design)

While WEC has extensive Restrooms design, permitting and CEI experience, it is our understanding that Charlotte County would prefer us to expand on our Restrooms, Repairs, Replacements and similar structure experience. WEC has completed the design and permitting and construction support for many relevant projects in Florida and understands how to overcome obstacles to complete these projects on time and within budget. Below is a list of recent Restrooms.

- ◆ **Bill Baggs Restroom**
- ◆ **Cayo Costa Restroom - FDEP**
- ◆ **Gasparilla Sea Grape Restroom**
- ◆ **Ft Pierce Inlet N& S Restroom**
- ◆ **Ft Pierce Inlet South Restroom Redo**
- ◆ **John Pennekamp Restroom - FDEP**
- ◆ **Oscar Scherer SP bath house #2 FDEP**
- ◆ **Long Key Restroom**
- ◆ **Mizell-Eula Johnson Restroom FDEP**
- ◆ **Harborwalk Punta Gorda, FL**
- ◆ **Ocean's Edge Key West Resort Hotel & Marina-Key West FL**
- ◆ **Bahia Honda State Park Restrooms (4)-Big Pine key, FL**
- ◆ **Linger Lodge Restroom- FDEP**
- ◆ **Sea Grape RR FDEP**
- ◆ **Gilchrest Park Restrooms PG (playground Restroom and Harborwalk West Restroom)**



The above list of Restroom projects are just a sampling of recently completed or ongoing projects. Most importantly all the projects list above were performed by the same key personnel proposed for this RFP.

C. Critical Path Method

Our team is well versed in scheduling of complex projects in management and has a thorough understanding of the benefits of the critical path method. In evaluating all project activities, the duration of each, and the interrelation between all for the minimum required total project duration (or critical path), our team can plan for accurate project scheduling during planning, design, and construction.

For the Village of Islamorada– Anne's Beach Restoration Project, WEC was tasked to complete design and permitting for the restoration of the beach and boardwalk which was destroyed by Hurricane Irma. WEC was able to obtain Emergency Order permits through the FDEP and Army Corps of Engineers in less than 2 months time. These permits typically take 6-8 months, but due to the emergency of public safety for the repairs WEC made this a critical path item and was able to expedite the review.

D. Environmental Assessments and Stormwater

Robin Palmer, P.E. will be heading the environmental assessments necessary for this project. She has served as the design engineer, permitting specialist, and project manager throughout her time at WEC on projects that include restroom repairs and replacements, new restroom facility design, and ADA upgrades. WEC has worked extensively with the FDEP on State Park projects on design and permitting for restrooms all along Florida's coastlines.

The WEC team has extensive experience in drainage/stormwater designs and in the development of recreational park facilities. WEC has provided a range of services including the design of open space area, sports playing fields, restroom facilities, boardwalks, picnic areas, gazebos, boat ramps, pedestrian facilities, parking areas and especially stormwater management systems. WEC also provides construction engineering services for many of these facilities. Our design approach to the design of public facilities begins with gaining a full understanding of the Client's design intent. Our recent experience includes improving drainage at several County and City facilities by evaluating soil and sod types based on use, redesigning retention ponds and site grading, and evaluating existing infrastructure for increased efficiency and use.

E. Utilization of Building Information Modeling (BIM) to a Level 4

BIM technology will be applied during the design process, providing a fully coordinated model of each facility. This allows for early identification of design conflicts, improved collaboration among project teams, and enhanced construction accuracy, reducing costly changes during construction. BHPK and WEC have the experience and knowledge to successfully and efficiently use this technology to benefit the design phase of this project.

F. Design Using Sustainable Standards and Energy Efficiency

To support the County's sustainability goals and reduce future operational expenses, restroom designs should incorporate energy-efficient and environmentally responsible features. These may include LED lighting, solar-ready electrical systems, water-efficient plumbing fixtures, and the use of sustainable building materials where appropriate. Including these features not only reduces environmental impact but also helps lower utility and maintenance costs in the long term.

Restroom buildings will incorporate energy-efficient systems such as LED lighting, solar-ready infrastructure, and water-saving fixtures. Where feasible, sustainable building materials will be selected to reduce environmental impact and lower long-term operational costs.

For similar projects with FDEP, WEC has provided designs that help keep the maintenance costs down without allowing the appearance to suffer. A recent example of this is the Oscar Schere State Park Bathhouse #5 project. The bathhouse was customized with quartz countertops, epoxy flooring, and composite restroom dividers, which will be lower maintenance, more aesthetically pleasing without increasing the construction costs.

G. Permitting in Southwest Florida and Charlotte County

WEC has extensive experience with permitting projects in and around Charlotte County. This includes both public and private projects. Recent permitting of similar projects includes Harborwalk Punta Gorda FL, Bill Baggs Restroom, Cayo Costa Restroom Gasparilla, Sea Grape Restroom, and Ft Pierce Inlet N& S Restroom. All permitting was completed without issue. Our public and private experiences make us familiar with the Charlotte County DRC process as well as SWFWMD, FDEP, and ACOE permitting requirements.

This project demands substantial environmental permitting experience. Many of our projects require consideration and preservation of important physical and environmental features. Critical items such as ensuring Best Management Practices are adhered to is one example of small steps that make a large impact. WEC also has a substantial environmental permitting track record in Charlotte County for a wide variety of projects.



WEILER ENGINEERING CORPORATION



VIII. Volume of Work

Weiler Engineering's total amount of payments received from the County within the past 24 months: \$697,915.05.

We are committed to Charlotte County and feel the volume of work that has been awarded to us is evidence of the County's satisfaction of our work.

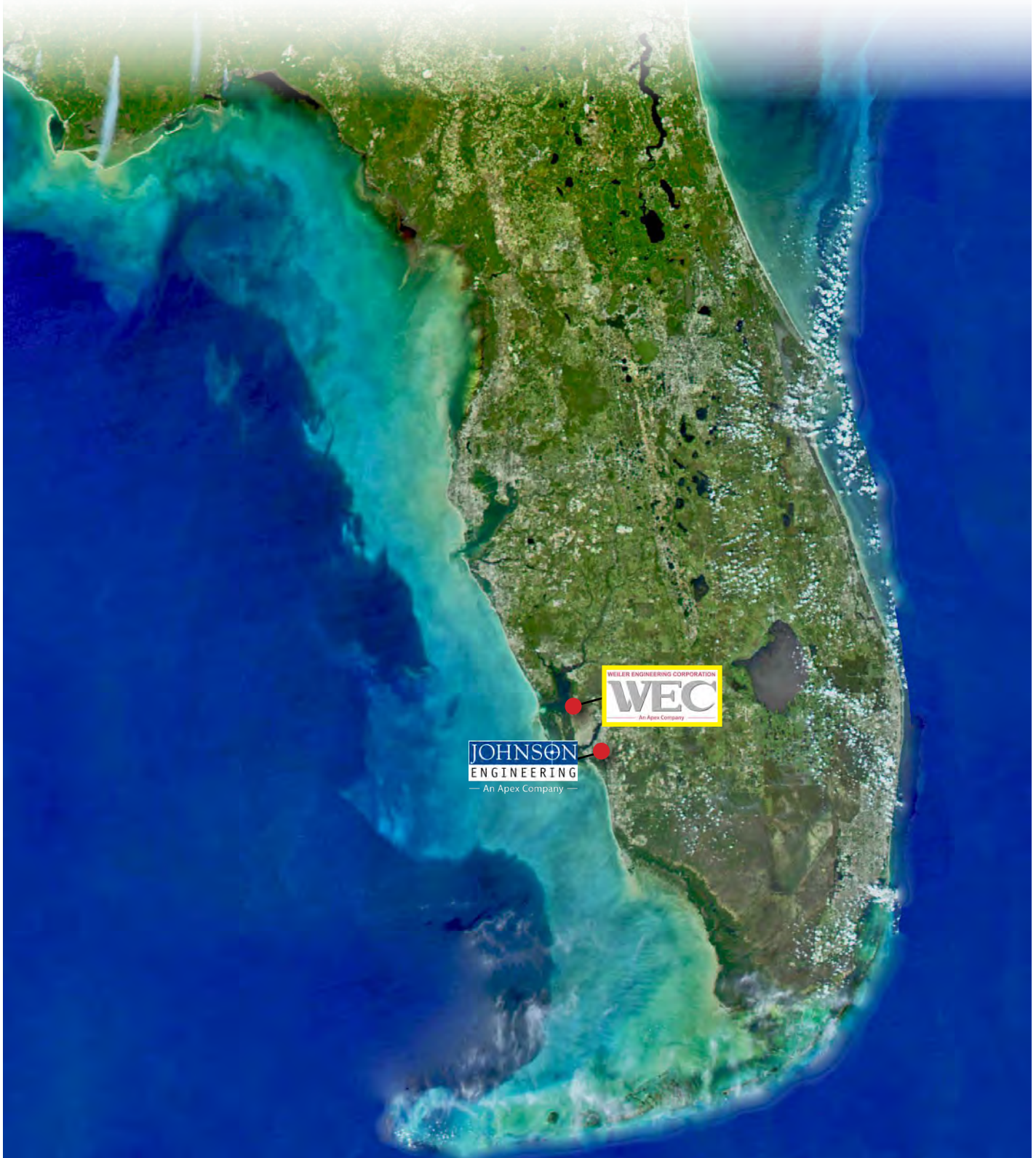
WEILER ENGINEERING CORPORATION



IX. Location

IX. LOCATION

WEC's corporate office is located at 201 W. Marion Avenue, Suite 1306, Punta Gorda, FL. We currently have thirty-two (32) employees in our Punta Gorda office, the majority of whom reside in Charlotte County. As part of the Apex family of companies we are partnered with Johnson Engineering and over 240 professionals throughout Florida.



WEILER ENGINEERING CORPORATION



_____ X. Litigation

The Weiler Engineering Corporation has not been involved in any litigation relevant to the proposed project in the last 5 years.



XI. Minority Business



The Weiler Engineering Corporation is not a certified minority business. However, we take great pride in being an equal opportunity employer. Our goal is to establish a team in the best interest of our clients, while maintaining the standard of quality our firm and clients demand.

Once selected, we will work closely with Charlotte County in identifying other potential minority teaming opportunities.

WEILER ENGINEERING CORPORATION

WEC

— An Apex Company —

_____XII. Forms

Team Licenses

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Parkway Tallahassee, Florida 32399-6300

License No: **LS6959**
Expiration Date: **February 28, 2027**

Professional Surveyor and Mapper License
Under the provisions of Chapter 572, Florida Statutes

ERIK LEE HOWARD
PO BOX 284
FORT OGDEN, FL 34267-0284

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Parkway Tallahassee, Florida 32399-6300

License No: **LS6433**
Expiration Date: **February 28, 2027**

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

KEVIN M RUSCASSI
2122 JOHNSON ST
FORT MYERS, FL 33901-3408

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

HOWARD, ERIK LEE
PO BOX 284
FORT OGDEN FL 34267

LICENSE NUMBER: PE66574
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

GIARDULLO, MICHAEL JAMES
7524 PON KAN
PUNTA GORDA FL 33955

LICENSE NUMBER: PE70676
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

PALMER, ROBIN CHRISTINE
6510 CLEVELAND DR
PUNTA GORDA FL 33982

LICENSE NUMBER: PE90050
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

MUSGRAVE, THOMAS E. JR.
1407 W SAN PEDRO STREET
TAMPA FL 33629

LICENSE NUMBER: PE81669
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

CEE®
The Association of Energy Engineers
certifies that
Jason L. Smith
has completed the prescribed standards for certification, has demonstrated a high level of competence and ethical fitness, and is hereby granted the title of
Certified Energy Manager

Valid: January 1, 2026 - December 31, 2027 | Certification ID: 136173

SEAL
100% COMPLIANCE

CEM®

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

MORGAN, MAX
2082 MIDNIGHT ST
FORT CHARLOTTE FL 33948

LICENSE NUMBER: PE94877
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

LEED AP BD+C

Jason Smith

LEED AP® Building Design + Construction

10877362-AP-BD+C

23-AUG-2011

19-AUG-2025

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

SMITH, JASON L
755 S DENNING DRIVE
WINTER PARK FL 32789

LICENSE NUMBER: PE57943
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

LICENSEE DETAILS 3:36 01 PM 7/9/2025

Licensee Information

Name: **HENLEY, JAMES J (Primary Name)**
Main Address: **BURT HILLPELLOCK KRIEG (DBA Name)**
County: **PORT MYERS Florida 33919**
LEE

License Information

License Type: **Architect**
Rank: **Architect**
License Number: **AR0011658**
Status: **Current/Active**
License Date: **01/16/1987**
Expires: **02/28/2027**

**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
	Brian Corso - Project Manager	11	Punta Gorda	Punta Gorda	Punta Gorda
	Michael J. Giardullo, P.E. - QA/QC	20	Punta Gorda	Punta Gorda	Punta Gorda
	Max Morgan, P.E. - Structural Engineer	7	Punta Gorda	Punta Gorda	Punta Gorda
	Robin Palmer, P.E. - Permitting	11	Punta Gorda	Punta Gorda	Punta Gorda
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$ 697,915.05	
	B) Number of similar projects started within last 24 months:			12	
	C) Largest single project to date:			\$ 15,000,000.00	
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects			11	
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ 687,680.00	
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
	Burt Hill Pollock Kreig	8250 College Pkwy #203 Fort Myers, FL 33919	10	Architecture	
	Tierra, Inc	7351 Temple Terrace HWY Tampa, FL 33637	5	Geotech	
	CMTA	600 Orlando Ave. Maitland, FL 32751	10	MEP	
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 The Weiler Engineering Corporation

(This form must be completed and returned)

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:	

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>7/1/2025</u>	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____

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

The Weiler Engineering Corporation	941-505-1700
Firm Name	Telephone
N/A	65-0413376
Fictitious or d/b/a Name	Federal Employer Identification Number (FEIN)

201 W. Marion Ave Suite 1306	32
Home Office Address	Number of Years in Business
Punta Gorda, FL 33950	
City, State, Zip	

Same as Above	
Address: Office Servicing Charlotte County, other than above	

Michael J. Giardullo, Director of Civil Engineering	941-505-1700
Name/Title of your Charlotte County Rep.	Telephone

Michael J. Giardullo, Director of Civil Engineering	6/30/2025
Name/Title of Individual Binding Firm (Please Print)	Date
Signature of Individual Binding Firm	

mgiardullo@weilerengineering.org
Email Address

(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

The Weiler Engineering

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

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

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



Proposer's Signature

6/30/2025

Date

NAME OF FIRM The Weiler Engineering Corporation

(This form must be completed and returned)

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

Charlotte County Contract #20250479

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

Michael J. Giardullo

Printed Name

Director of Civil Engineering

Title

The Weiler Engineering Corporation
Nongovernmental Entity

6/30/2025

Date

END OF PART IV

NAME OF FIRM The Weiler Engineering Corporation

(This form must be completed and returned)