



**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

Charlotte County West County Annex

DESIGN SOUTH COUNTY ANNEX REPLACEMENT PROJECT

CHARLOTTE COUNTY

ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250587

October 17, 2025

October 17, 2025

Charlotte County
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948

RFP #20250587, Design Services for the South County Annex Replacement Project

Dear Selection Committee,

On behalf of Fawley Bryant Architecture (FBA), we are pleased to submit our qualifications in response to RFP #20250587, Design Services for the South County Annex Replacement Project. Our team is deeply familiar with Charlotte County's goals for civic infrastructure — creating environments that are efficient, accessible, and representative of the County's commitment to public service. We would be honored to continue supporting the County's growth and development through the design of a new facility to replace the existing South County Annex.

FBA brings decades of experience designing government and public service facilities throughout Southwest Florida. Having designed the County's West County Annex, we hold a unique understanding of the County's approach not only to facility design as a whole, but also to this specific scope of work. Our work with Charlotte County also includes projects such as the Family Services Center and the District 3 Sheriff's Office, which further demonstrate our understanding of County operations, stakeholder coordination, and the delivery of projects within budget and on schedule. We place special emphasis on communication and collaboration, aiming to provide client delight throughout every stage of design and construction. For this effort, we have assembled a highly capable team positioned to deliver both the master plan and facility design with precision, clarity, and creativity.

Our approach will be comprehensive — engaging departmental stakeholders to establish a consistent framework for the new facility. The resulting design will emphasize operational efficiency, intuitive wayfinding, long-term resilience, and civic identity. Throughout the process, we will utilize BIM and a collaborative CMAR coordination strategy to ensure cost alignment and schedule adherence from concept through construction.

Fawley Bryant Architecture will provide project leadership, stakeholder engagement, and design management. Serving your team from our office in Sarasota, we will remain actively involved throughout the project's lifecycle — from early master planning discussions through construction administration. Our proposed Project Manager, David Burdwood, will soon begin design work on Charlotte County's McGuire Park Phase 2. Our Director of Design, Stu Henderson, is also well known in our community for his hands-on approach to every FBA project. Within our response, you will find detailed insight into our team's design philosophy, communication strategies, design phase methodologies, and client-focused delivery approach.

Complementing our team are trusted local engineers selected for their proven ability to collaborate effectively and deliver high-quality results. Atwell (formerly Banks Engineering) will provide civil engineering services, while Genesis Engineering will provide structural, mechanical, electrical, plumbing, and fire protection engineering. We have worked closely with both firms and have complete confidence in their capabilities.

We are grateful for the opportunity to continue our partnership with Charlotte County and to demonstrate our commitment to providing the best solutions for public infrastructure — the backbone of our communities. Please feel free to contact us at (941) 343-4070 to discuss our proposal further or to arrange a time for additional review.

PROPOSAL REPRESENTATIVE

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



Stu Henderson
Partner, Director of Design



Amanda Parrish
Partner & COO

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

1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence
	Stu Henderson, Architect, Director of Design	26	Sarasota	Sarasota	Lakewood Ranch
	David Burdwood, Project Manager, Architect	14	Sarasota	Sarasota	Lakewood Ranch
	Jay Grollman, QAQC Specialist	48	Sarasota	Sarasota	Sarasota
	Patty Klemm, Interior Designer	12	Sarasota	Sarasota	Sarasota
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$ \$12,525,492.41	
	B) Number of similar projects started within last 24 months:			7	
	C) Largest single project to date:			\$ 6,103,034 A/E Fees	
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects			0	
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ \$325,279.69 A/E Fees	
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
	Genesis Engineering	Sarasota	20-30	Structural, MEP	
	Atwell	Port Charlotte, Sarasota	20-25	Civil	
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.				
	Firm	Address			
	Phone #	Contact Name			
	Start Date	Ending Date			
	Project Name/Description				

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

Yes _____ No X

Comments or Additional Information:

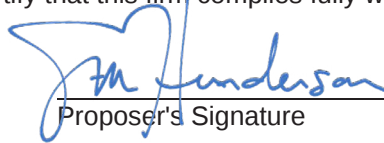
3

DRUG FREE WORKPLACE FORM

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

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

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


Proposer's Signature

10/16/2025

Date

(This form must be completed & returned)

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

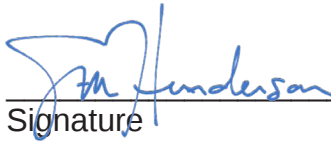
Charlotte County Contract #20250362

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

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

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

Further Affiant sayeth naught.


Signature

Stu Henderson

Printed Name

President

Title

Fawley Bryant Architecture

Nongovernmental Entity

10/16/2025

Date

END OF PART IV

NAME OF FIRM Fawley Bryant Architecture

(This form must be completed & returned)



Downtown Bradenton City Center Parking Garage

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ABOUT US

In 1994, Richard Fawley Architects and Michael P. Bryant Architects merged to create Fawley Bryant Architects. Three decades later, our people, relationships and work have helped us create a roster of amazing clients and award-winning projects.

In 2016, Fawley Bryant Architects became Fawley Bryant Architecture. The seemingly small update emphasizes the creative and collaborative process we proudly provide. The evolution continued into 2017, as firm ownership is transferred to Stu Henderson and Steve Padgett.

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

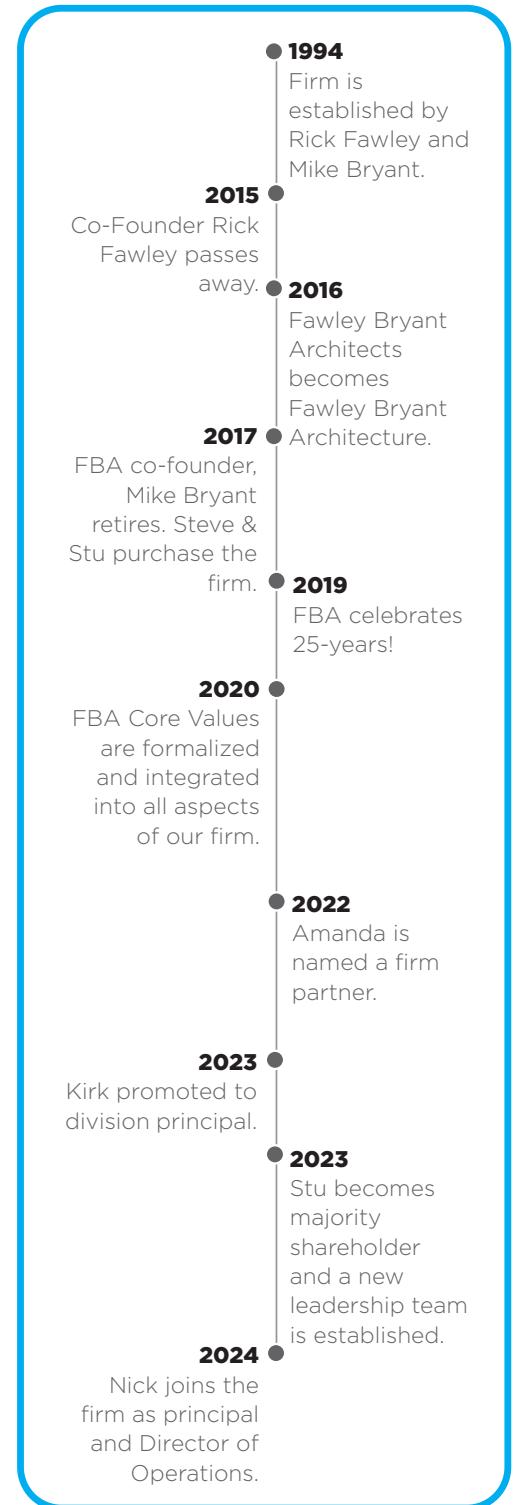
Together, Henderson and Parrish remain mindful of the strong foundation Fawley and Bryant created with eyes wide open towards the future. Through their leadership the firm has grown to 23 employees, including 4 licensed architects. They are committed to the local community, and stay focused on smart, beautiful design.

We have proven time and again our ability to deliver smart, beautiful spaces locally, regionally, and nationally. We have a roster of public and private clients who have trusted us to deliver efficient and purposeful designs that best serve their communities, from high schools to park master plans to County administration centers.

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

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

In every project, we aim to create environments that are safe, accessible, and welcoming for users of all abilities. Especially in the design of public service facilities filtering a wide range of foot traffic, our team is driven by a commitment to enhance spaces through inclusive, sustainable, and resilient design solutions. Each project is supported by a clear work plan and schedule, ensuring proactive issue resolution, effective coordination, and cost-effective delivery from day one.



AWARDS & RECOGNITION

BEST PLACES TO WORK

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

SMALL BUSINESS AWARD

Sarasota Business Awards (2025)

BEST LOCAL ARCHITECTURE FIRM

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

GOLF INC. MAGAZINE GOLDEN FORK AWARD

The Lodge at LWRCC (2017)

FLORIDA EDUCATION FACILITIES PLANNER ASSOCIATION (FEFPA) DESIGN AWARD

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

FLORIDA PLANNING & ZONING ASSOCIATION (FPZA) DESIGN EXCELLENCE AWARD

LECOM Park Redevelopment (2013)

SRQ MAGAZINE 4WALLS DESIGN AWARD

Nathan Benderson Park (2017)
IMG Academy Performance and Sports Science Center (2017)
Atlanta Braves Spring Training Complex (2019)
IMG Academy Residence Hall Complex (2019)
Atlanta Braves Player Academy (2020)
Bradenton City Centre Parking Garage (2020)
IMG Academy East Campus Gym (2022)
Waterside Place (2022)
Lakewood Ranch Library (2024)
Athletics & Aquatics Center at Premier Sports Campus North (2025)
City of Bradenton Fire Station 2 (2025)
Cardinal Mooney High School Multi-Purpose (2025)

AIA TAMPA BAY URBAN DESIGN AWARD

Nathan Benderson Park (2018)

BALLPARK DIGEST BEST OF BALLPARKS AWARD

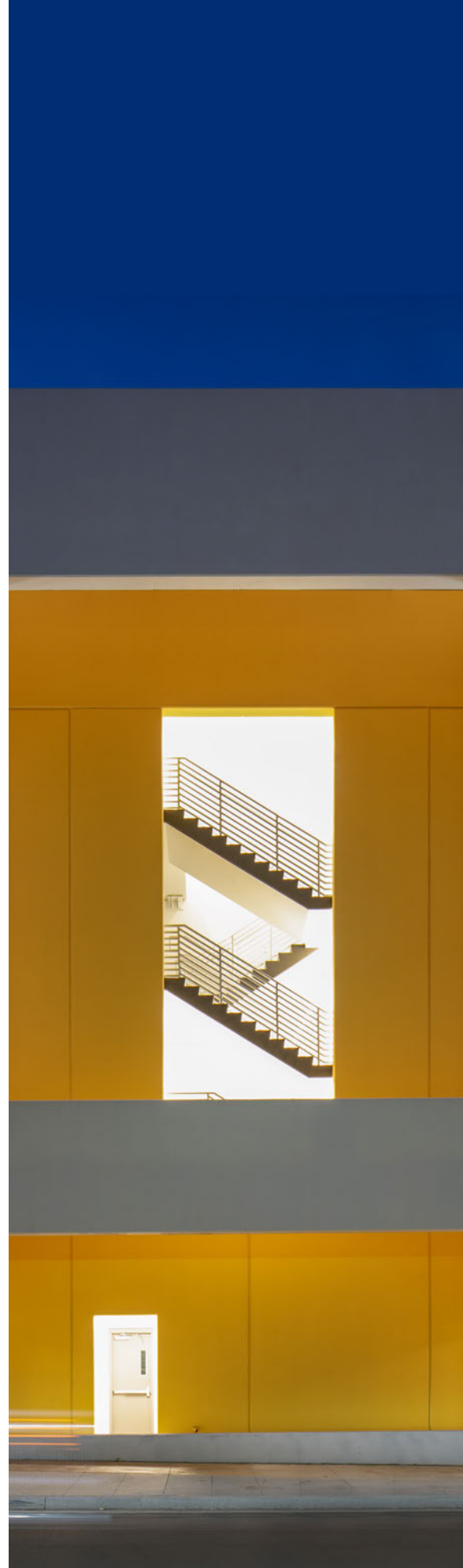
LECOM Park
Best Renovation (2013)
Best Grapefruit League Spring Training Park (2016, 2017)
Best High A Division Ballpark (2018, 2019)

TCA TILT UP ACHIEVEMENT AWARD

Atlanta Braves Spring Training Complex (2019)

PCI DESIGN AWARD FOR BEST ALL-PRECAST SOLUTION

Lake Erie College of Osteopathic Medicine (2005)



CONSULTANTS' BACKGROUNDS

CIVIL

Atwell is a nationally recognized engineering, consulting, and construction services firm dedicated to delivering innovative, client-focused solutions across a wide range of industries. With a multidisciplinary team of experts, Atwell provides comprehensive services in civil engineering, land surveying, environmental consulting, land planning, and project and construction management.



Founded on a commitment to quality, integrity, and collaboration, Atwell partners with clients in real estate, land development, energy, infrastructure, and oil & gas markets, offering tailored services from concept to completion. The company's integrated approach allows for streamlined project delivery, efficient problem-solving, and long-term value for clients and stakeholders.

Above all, Atwell is defined by its people—dedicated professionals who are passionate about building lasting partnerships and shaping the communities where they live and work. From small-scale developments to large, complex projects, Atwell brings experience, innovation, and a relentless drive for excellence to every challenge.

If a need arises within the project to provide landscape services beyond code minimum, Atwell's sister company, RVI Planning, can be brought onto the project through a smooth transition, due to the team's experience partnering.

STRUCTURAL & MEP/FP

Genesis Engineering Group, LLC (Genesis) is a full-service Structural, Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP) firm founded in 2010. With 48 professionals, including eight principals, Genesis combines large-firm expertise with small-firm responsiveness. From offices in Franklin, Tennessee, and Sarasota, Florida, we serve clients across the Southeast with integrated engineering solutions that emphasize performance, sustainability, and long term value.



Our design philosophy is centered on purposeful collaboration and innovation. Public facilities must balance efficiency with flexibility, delivering spaces that meet current needs while adapting for future growth. By providing all disciplines under one roof, our team ensures seamless coordination across building systems, reducing conflicts and enabling cost-effective solutions.

We utilize BIM technology, energy modeling, and life-cycle cost analysis to inform design decisions and deliver optimized systems that align with both project vision and budget. Genesis has extensive experience in civic, government, and multi-agency facilities, including master planning, renovations, and new construction for education, healthcare, housing, and municipal projects.

Our team understands the importance of Construction Manager at Risk collaboration, phased delivery, and stakeholder engagement to achieve consensus and maintain schedule. We treat every project as an opportunity to strengthen communities through facilities that are safe, efficient, and scalable.



STAFFING RESOURCES

PARTNERS

STU HENDERSON
AIA, NCARB
Partner, Architect

AMANDA PARRISH
MBA
Chief Operating Officer

PRINCIPALS

KIRK BAUER
Principal, Director of Sports

NICK RYDER
Principal, Director of Operations

PROJECT MANAGEMENT

BRIAN SLATOR AIA
Senior Project Manager, Architect

BRANDON HOLCOMB AIA
Project Manager, Architect

JAVIER HERNANDEZ
Project Manager

SHANE JOHNSON
Senior Project Manager

DAVID BURDWOOD AIA
Project Manager, Architect

SUPPORT TEAM

SANTIAGO BELLO
Senior Project Designer

HENRY KELLNER
Architectural Staff Level 3

AHMAD SHEHADEH
Architectural Associate

PATTY KLEMM
Interior Designer

JUAN OCAÑA
Senior Project Designer

ERIC MURA
Architectural Staff Level 2

DAVID ALIES
Architectural Staff

ILKIZ KARACAM
Project Designer

JOHN MAURER
Architectural Staff Level 2

JAY GROLLMAN
QAQC Specialist

ADMIN TEAM

CAROLINE ODELL
Marketing Coordinator

CODY TACKTILL
Senior Accountant

KELLIE NASER
HR Manager

KRISTEN EVANGELISTA
Architectural Administrative Coordinator

**ACTIVE
ENGAGED
PRINCIPALS**

4 **LICENSED** ARCHITECTS
5 **PROJECT** MANAGERS
13 **PROJECT** SUPPORT STAFF
5 **ADMINISTRATIVE**
SUPPORT STAFF

Our team works collaboratively out of our Sarasota/Lakewood Ranch office on a day-to-day basis. As an additional resource, we also maintain an office in Bradenton to allow for team meetings and brainstorming sessions.

Staffing assignments are updated and rolled over each week based on the current phase of a project, project deliverables, and client needs. Adherence to this schedule ensures that your project stays on time and within budget, hitting not only client deadlines, but also internal deadlines in coordination with our team of consultants to best prepare for your feedback and collaboration.



STATE COLLEGE OF FLORIDA 26 WEST CENTER

STU HENDERSON

AIA, NCARB

Architect, Director of Design

✉ shenderson@fawleybryant.com

☎ o. 941.343.4070 x2110
c. 941.780.2432

🎓 Bachelors of Architecture
University of Cincinnati

🏠 Registered Architect, State of FL
#AR96481
American Institute of Architects
Gulf Coast Chapter
Manatee County Chamber of
Commerce 2025 Chair of Board of
Directors

📊 Years of Experience: 26

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

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

As Director of Design, Stu takes an active role in designing and reviewing all plans for every Fawley Bryant project. With over a decade of local experience to the team, his approach to design puts the end users at the forefront of the design, accounting for the limitations, needs, and wants of the Owner.

EXPERIENCE

Charlotte County Family Services Phase 1, Port Charlotte, FL
Charlotte County Family Services Phase 2, Port Charlotte, FL
Charlotte County South County Annex, Englewood, FL
Manatee County District 3 Annex Office Conversion, Bradenton, FL
Manatee County Property Appraiser's Office, Bradenton, FL
Charlotte County District 1 Sheriff's Office, Englewood, FL
Charlotte County District 3 Sheriff's Office & Evidence, Forensics Analysis, and Crime Lab Facility, Port Charlotte, FL
Charlotte County Admin Lobby Renovation, Port Charlotte, FL
Braden River Library Renovations, Bradenton, FL
Lakewood Ranch Library, Lakewood Ranch, FL
Manatee County Tax Collector Office, DeSoto, FL
Sarasota Mid-County Tax Collector, Sarasota, FL
Boys and Girls Club of Englewood Conceptual Design, Englewood, FL
NCF Heiser Natural Sciences Building Remodel, Sarasota, FL
State College of Florida Academic Resource Center, Bradenton, FL
State College of Florida Student Union Renovation, Bradenton, FL
State College of Florida 26 West Center, Bradenton, FL
Manatee Chamber of Commerce Offices, Bradenton, FL



DAVID BURDWOOD

NCARB, AIA

Project Manager, Architect

✉ dburdwood@fawleybryant.com

☎ o. 941.343.4070 x 2108
c. 941.323.5388

🎓 Wentworth Institute of Technology
Bachelors of Science in
Architecture
University of South Florida
Masters of Architecture

📅 Years of Experience: 14



LAKEWOOD RANCH LIBRARY 2ND STORY

David approaches every project as more than a task, investing in both the process and the people to create outcomes that endure beyond a single build. His strength lies in connecting concept to reality — studying how materials come together, how form supports function, and how design decisions shape the user experience.

David will also serve as Project Manager for the recently awarded McGuire Park improvements project with Charlotte County. He brings extensive experience working with municipalities across a wide range of locations and is well-versed in managing projects both locally and remotely. Known for his proactive communication, David ensures consistent coordination whether virtually or in person.

EXPERIENCE

Lakewood Ranch Library 2nd Story, Lakewood Ranch, FL

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

Towncenter Parkway Interior Buildout, Sarasota, FL

Gather 242 Food Hall and Events, Bradenton, FL

Charlotte County Dug Out Design WO #36, Port Charlotte, FL *

SRQ Fire Station 21 Renovations, Sarasota, FL *

SRQ Fire Station 2 Renovation, Sarasota, FL *

LECOM School Defuniak Renovation, Lakewood Ranch, FL *

Tenth Street Office Addition, Sarasota, FL *

Venice Diocese Catholic Community Foundation, Venice, FL *

Coastal Gunite Office, Sarasota, FL *

Lee County Water Treatment Facility, Fort Myers, FL *

FELD Entertainment West Building Renovation, Ellenton, FL *

1515 Fruitville Commercial Outlet Renovations, Sarasota, FL *

Lake Manatee Water Treatment Plant, Bradenton, FL *

** Completed at prior firm*

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

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BEAUTIFUL
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PATTY
KLEMM

**FAWLEY
BRYANT**
ARCHITECTURE | SMART
BEAUTIFUL
SPACES

Interior Designer

✉ pklemm@fawleybryant.com

☎ o. 941.343.4070 x2121

🎓 Bachelors of Interior Design
Thomas Jefferson University

📊 Years of Experience: 13

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

EXPERIENCE

- City of Palmetto Feasibility Studies, Palmetto, FL
- J&B Insurance Office at Wellen Park, Wellen Park, FL
- City of Palmetto 14th Ave Park, Palmetto, FL
- Manatee County Convention Center Expansion, Palmetto, FL
- City of Bradenton Fire Station 2, Bradenton, FL
- East Manatee Fire Rescue Fire Station 9, Bradenton, FL
- Lakewood Ranch Library 2nd Story Buildout, Lakewood Ranch, FL
- Manatee County Premier Campus Sheriff’s Office, Lakewood Ranch, FL
- Cardinal Mooney High School Multi-Purpose, Sarasota, FL
- Tidewell Bay Isles Interior Design, Longboat Key, FL



JAY
GROLLMAN

**FAWLEY
BRYANT**
ARCHITECTURE | SMART
BEAUTIFUL
SPACES

QAQC Specialist

✉ jgrollman@fawleybryant.com

☎ o. 941.343.4070

🎓 Bachelors of Civil Engineering
University of Maryland

📊 Years of Experience: 48

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

EXPERIENCE

- City of Palmetto Feasibility Studies, Palmetto, FL
- Manatee County Convention Center Expansion, Palmetto, FL
- Lakewood Ranch Library 2nd Story Buildout, Lakewood Ranch, FL
- Manatee County Judicial Center Renovations, Bradenton, FL
- J&B Insurance Office at Wellen Park, Wellen Park, FL
- City of Bradenton Fire Station 2, Bradenton, FL
- Cardinal Mooney High School Multi-Purpose, Sarasota, FL
- Manatee County Premier Campus Sheriff’s Office, Lakewood Ranch, FL

TODD R. REBOL, PE

VICE PRESIDENT

EDUCATION

Bachelor of Science
Mechanical Engineering
University of South Florida

REGISTRATIONS

Professional Engineer
Florida, No. 64040

AFFILIATIONS

Charlotte County Industrial
Development Authority

Charlotte County Economic
Development Partnership

Charlotte County Chamber of
Commerce

Charlotte/DeSoto Building
Industry Association

YEARS OF EXPERIENCE

23

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

RECENT RELEVANT EXPERIENCE *Additional Experience Available Upon Request*

SIDEWALKS - YEAR THREE IMPROVEMENTS

CHARLOTTE COUNTY, FLORIDA

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

FAMILY SERVICES CENTER – PHASE I

CHARLOTTE COUNTY, FLORIDA

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

DISTRICT ONE SHERIFF'S OFFICE

CHARLOTTE COUNTY, FLORIDA

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

DISTRICT THREE SHERIFF'S OFFICE

CHARLOTTE COUNTY, FLORIDA

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

HARBOR BOULEVARD IMPROVEMENTS

CHARLOTTE COUNTY, FLORIDA

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



CLAYTON W. REBOL, PE

DIRECTOR

EDUCATION

Bachelor of Science
Civil Engineering
University of South Florida

REGISTRATIONS

Professional Engineer
Florida, No. 70173

AFFILIATIONS

American Society of Civil
Engineers

Charlotte/DeSoto Building
Industry Association

YEARS OF EXPERIENCE

21

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

RECENT RELEVANT EXPERIENCE *Additional Experience Available Upon Request*

FAMILY SERVICES CENTER – PHASE I

CHARLOTTE COUNTY, FLORIDA

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

DISTRICT THREE SHERIFF'S OFFICE

CHARLOTTE COUNTY, FLORIDA

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

WEST COUNTY ANNEX BUILDING

CHARLOTTE COUNTY, FLORIDA

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

SPECIFIC PROJECT ATTRIBUTES

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



STEVEN R. SONBERG, P.E., P.S.M

DIRECTOR

EDUCATION

University of Florida
Gainesville, Florida

REGISTRATIONS

Professional Surveyor
State of Florida, #6656

Professional Engineer
State of Florida, #92103

AFFILIATIONS

Florida Surveying & Mapping
Society (FSMS)

Florida Engineering Society
(FES)

YEARS OF EXPERIENCE

27+

Steven is a registered land surveyor with 27 years of experience in Southwest Florida. He has coordinated the field surveying and office mapping of design surveys for many large developments. Steven has extensive experience producing ALTA/ACSM land title surveys, condominium exhibits, record plats, topographic and jurisdictional surveys, utility route surveys and roadway improvement surveys. As Director of Surveying, Steven oversees the company's survey operations.

RECENT RELEVANT EXPERIENCE *Additional Experience Available Upon Request*

CHARLOTTE COUNTY SHERIFF'S ADMINISTRATION BUILDING AND FORENSICS LAB

CHARLOTTE COUNTY, FLORIDA

This project involved the completion of a Record Survey for the Sheriff's Administration Building and Forensics Lab. The project was located within the approximately 20-acre public safety campus on Loveland Boulevard. The survey included detail as-built surveying of the constructed improvements including, but not limited to, stormwater systems, paving & grading improvements, the potable water system and the wastewater collection system.

CHARLOTTE COUNTY DEPARTMENT OF HEALTH

CHARLOTTE COUNTY, FLORIDA

This project involved the completion of a Boundary and Topographic Survey of the approximately 8-acre Department of Health Facility located on Loveland Boulevard. The survey was completed utilizing the State of Florida's Minimum Technical Standards.

CHARLOTTE COUNTY FIRE STATION #3

CHARLOTTE COUNTY, FLORIDA

This project involved the completion of a Boundary, Topographic and Tree Survey of the existing Fire Station #3 facility located on El Jobean Road. The survey will be used for the design of the expansion of the existing Fire Station facility. The survey was completed utilizing the State of Florida's Minimum Technical Standards.

CHARLOTTE COUNTY TRANSFER STATION

CHARLOTTE COUNTY, FLORIDA

This project involved the completion of a Boundary and Topographic Survey of the existing Transfer Station located on Veterans Boulevard. The survey was completed utilizing the State of Florida's Minimum Technical Standards.

CHARLOTTE COUNTY FIRE STATION #17

CHARLOTTE COUNTY, FLORIDA

This project involved the completion of a Boundary, Topographic and Tree Survey of the approximately 4-acre property for the proposed Fire Station #17 facility located on Tamiami Trail (US 41). The survey will be used for the design of the proposed new Fire Station facility. The survey was completed utilizing the State of Florida's Minimum Technical Standards.



EDUCATION

- Southern Methodist University - Bachelor of Science - Mechanical Engineering

REGISTRATIONS

- Professional Engineer in Florida #PE95350

PROFESSIONAL AFFILIATIONS

- Member, American Society of Mechanical Engineers
- Member, American Society of Heating, Refrigerating & Air-Conditioning Engineers
- Pi Tau Sigma - Mechanical Engineering Honor Society
- USGBC LEED® Accredited Professional

PROJECTS

- Austin Peay State University MEP Continuing Services, Clarksville, Tennessee
- Austin Peay State University Welcome Center, Clarksville, Tennessee
- Tennessee Technology University MEP Continuing Services, Cookeville, Tennessee



Victoria Robertson

Principal & VP of Mechanical Engineering
Mechanical Engineer | PE, LEED AP
134 4th Avenue, North Franklin, TN 37064
vrobertson@geneng.net / 615-628-7270

EXPERIENCE

Victoria provides mechanical design expertise and oversight of the entire mechanical and P/FP team for Genesis. She works closely with the project team coordinating the MEP portion of every project. She is a professional mechanical engineer with over 25 years of mechanical engineering design experience in the building industry. Her experience includes building heating and plumbing, ventilation and air conditioning, central cooling and heating plants and geothermal systems. She has worked on a variety of building types including large scale luxury hospitality and entertainment developments along with commercial, retail and specialty markets. With significant energy modeling, performance contracting, life cycle cost analyses and LEED facilitation experience, she is a very valuable asset in identifying ways to improve building performance and in coordinating multi-disciplined teams. Victoria's experience and work ethic coupled with her project management and communication skills enable her to provide quality design work and excellent customer service.

EDUCATION

- South College of Florida - pursuing degree

REGISTRATIONS

- U. S. Coast Guard Captain's License

PROFESSIONAL AFFILIATIONS

- National Fire Protection Association
- Gulfshore Animal League

PROJECTS

- Charlotte County CEP Building, Port Charlotte, Florida
- Charlotte County Jail, Punta Gorda, Florida
- Charlotte Behavioral Health, Punta Gorda, Florida
- Ann Dever Recreation Complex, Englewood, Florida
- North Charlotte Recreation Complex, Port Charlotte, Florida
- Charlotte County CEP Building, Port Charlotte, Florida



Timothy Shiero

Principal | Interim Office Director | Senior Electrical Designer
6700 Professional Pkwy W, Sarasota, FL 37064
tshiero@geneng.net / 941-444-2189

EXPERIENCE

Tim brings 18 years of experience in all phases of engineering analysis and design for mechanical, electrical, plumbing and fire protection systems for a wide variety of building types. Tim also has significant prime project management experience and leads the electrical team in Sarasota and oversees all projects.

Tim excels in all aspects of inter disciplinary project development and management including scope of work development, facility survey/inspections, design, coordination, construction administration and project quality/budget control. He has worked on a broad range of project types including commercial, municipal, multi-family/mixed use, residential, healthcare, industrial, primary and higher education, hospitality and physical sciences.

EDUCATION

- University of Arizona - Bachelor of Science – Mechanical Engineering

REGISTRATIONS

- Professional Engineer in Florida #PE78850
- NCEES Certified

PROJECTS

- North Charlotte Recreation Complex, Port Charlotte, Florida
- Charlotte County Transit Facility, Port Charlotte, Florida
- New College of Florida Robertson Hall, Sarasota, Florida
- New College of Florida Greenhouse, Sarasota, Florida



Roger Shearrow

Associate & Senior Plumbing/Fire Engineer| PE
6700 Professional Pkwy W, Sarasota, FL 37064
rshearow@geneng.net / 941-444-2189

EXPERIENCE

Roger is a Senior Mechanical Engineer with 27 years of experience in the building industry with extensive experience in mechanical engineering design for HVAC, Plumbing, and Fire Protection systems. Roger is adept at all phases of design, construction document production, and construction administration from initial planning to design documentation, submittal review/approval, construction site inspections, and project close/punchlist reports. He has worked on a broad range of building projects including K-12 education, higher education, healthcare, office, retail, restaurant, institutional, and industrial experience.

EDUCATION

- Marquette University - Bachelor of Science – Mechanical Engineering

REGISTRATIONS

- Professional Engineer in Florida #PE94249

PROJECTS

- New College of Florida Robertson Hall, Sarasota, Florida
- New College of Florida Greenhouse, Sarasota, Florida
- St. Joseph's Catholic School, New Haven, Florida
- New College of Florida Caples Mansion, Sarasota Florida



Tony Lukasz

Associate & Senior Mechanical Engineer| PE
6700 Professional Pkwy W, Sarasota, FL 37064
tlukasz@geneng.net / 941-444-2189

EXPERIENCE

Headquartered in our Sarasota, Florida office, Tony brings 28 years of experience in mechanical engineering design for HVAC, Plumbing, and Fire Protection systems. Tony is adept at all phases of design, construction document production, and construction administration from initial planning to design documentation, submittal review/approval, construction site inspections, and project close/punchlist reports. He has worked on a broad range of building projects including luxury hospitality, commercial, and residential projects as well as multiple LEED certified buildings.

EDUCATION

- Syracuse University - Bachelor of Science – Electrical Engineering

REGISTRATIONS

- Professional Engineer in Florida #PE84419
- NCEES Model Law Engineer

PROJECTS

- New College of Florida Caples Mansion, Sarasota, Florida
- Austin Peay State University Fire Alarm Upgrades, Clarksville, Tennessee
- Middle Tennessee State University Campus Life Safety Upgrades, Phase I, Murfreesboro, Tennessee
- Austin Peay State University MEP Continuing Services, Clarksville, Tennessee



Dan Schafran

Principal & VP of Electrical Engineering | PE
134 4th Avenue, North Franklin, TN 37064
dschafran@geneng.net / 615-628-7270

EXPERIENCE

Dan leads our electrical group and applies his extensive expertise to each project. He works directly with the team responsible for producing the electrical drawings and specifications.

Dan has over 15 years of experience in all phases of electrical engineering design for lighting, low and medium voltage power distribution, emergency and standby power systems, nurse call, structured cabling, communication systems, and fire alarm systems for a wide variety of building types. He is extremely well versed, especially his communication skills, tackling any concerns on his projects and responding quickly to all requests with innovative cost-saving measures, which have proved to be invaluable.

EDUCATION

- Tennessee State University - Bachelor of Science - Architectural Engineering
- University of Central Florida - Graduate Studies
- Adjunct Professor - Tennessee State University



Russell Skrabut

CEO & Principal
Structural Engineer | PE, SI, LEED AP
134 4th Avenue, North Franklin, TN 37064
raskrabut@geneng.net / 615-628-7270

REGISTRATIONS

- Professional Engineer in Florida
#PE76242

PROFESSIONAL AFFILIATIONS

- Member, American Society of Civil Engineers
- Member, National Association of Industrial and Office Properties
- Member, Tennessee Economic Development Council
- USGBC LEED® Accredited Professional
- American Concrete Institute
- American Institute of Steel Construction
- Member, Franklin Rotary

PROJECTS

- LCS Assisted Living Facility, Port Charlotte, Florida
- North Port YMCA Early Learning Center, North Port, Florida
- Charlotte Behavioral Multi-Purpose Building, Punta Gorda, Florida
- Collier County Administration and Collections Buildings, Naples, Florida
- Volusia County Courthouse, DeLand, Florida
- Florida Gulf Coast University Phase I, Ft. Myers, Florida

EDUCATION

- Georgia Institute of Technology - Bachelor of Science Civil Engineering
- University of Tennessee, Knoxville - Master of Science Civil Engineering
- University of Tennessee, Knoxville - Master of Business Administration



Patrick Starnes

Principal & Structural Discipline Lead
Structural Engineer | PE, SE
134 4th Avenue, North Franklin, TN 37064
pstarnes@geneng.net / 615-628-7270

REGISTRATIONS

- UProfessional Engineer in Florida
#PE89933

PROFESSIONAL AFFILIATIONS

- Member, American Society of Civil Engineers
- Member, Structural Engineering Institute
- ACE Mentoring Program - Mentor

PROJECTS

- Sarasota County WIC Office Renovation, Sarasota County, Florida
- Sarasota Parks & Recreation Administration Office, Sarasota, Florida
- Manatee School of Arts, Bradenton, Florida
- Dreamer's Academy, Sarasota, Florida

EXPERIENCE

Patrick has over 14 years of experience in structural inspection, analysis and design. A registered Professional Engineer, Patrick is experienced in the design of a range of structural systems, including reinforced and post-tensioned concrete, structural steel, light gauge steel, masonry, wood, deep foundations, spread footings, and retaining structures. Patrick is as comfortable in the office managing structural design teams as he is on site working with the construction team. Known for his communication skills with all members of the design and construction team throughout the entire building process, Patrick ensures his projects remain on schedule and under-budget.

LICENSES & CERTIFICATIONS

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

BURDWOOD, DAVID N
12715 NIGHTSHADE PL
LAKEWOOD RANCH FL 34202

LICENSE NUMBER: AR103143
EXPIRATION DATE: FEBRUARY 28, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/04/2023
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Melanie S. Griffin, Secretary

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

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

LICENSE NUMBER: AR96481
EXPIRATION DATE: FEBRUARY 28, 2027
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ISSUED: 03/04/2025
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BOARD OF PROFESSIONAL ENGINEERS

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

LICENSE NUMBER: PE70173
EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS

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REBOL, TODD RAYMOND
175 SARAH STREET
PUNTA GORDA FL 33950

LICENSE NUMBER: PE64040
EXPIRATION DATE: FEBRUARY 28, 2027
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State of Florida
Department of State

I certify from the records of this office that FAWLEY BRYANT ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on May 24, 1994, effective May 23, 1994.

The document number of this corporation is P94000039060.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on February 7, 2024, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of April, 2024


Secretary of State

Tracking Number: 8133738258CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/filings/CertificateOfStatus/CertificateAuthentication>

FAWLEY BRYANT
ARCHITECTURE
USGBC MEMBER SINCE OCT 15, 2020


USGBC MEMBER
ORGANIZATIONAL

Melanie S. Griffin
Melanie S. Griffin
President, USGBC

In an effort to reduce the environmental impact of building, the US Green Building Council (USGBC) has created a program to recognize and reward organizations that have achieved a high level of sustainability. Fawley Bryant Architecture is proud to be a member of the USGBC and to have achieved this recognition. This membership was awarded on OCT 15, 2020.

LICENSES & CERTIFICATIONS

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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ROBERTSON, VICTORIA WILLIAMS
129 37TH AVENUE N
NASHVILLE TN 37209

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SCHAFFRAN, DANIEL MARK
4005 WILLIFORD WAY
SPRING HILL TN 37174

LICENSE NUMBER: PE84419
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STARNES, PATRICK DANIEL
3403 SPERRY AVE
NASHVILLE TN 37215

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LUKASZ, ANTHONY
13916 GREEN HAMMOCK PLACE
LAKEWOOD RANCH FL 34211

LICENSE NUMBER: PE94249
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SHEARROW, ROGER LEE
14115 FLAT WOODS TERRACE
LAKEWOOD RANCH FL 34211

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SKRABUT, RUSSELL ALAN
4438 LONG LANE
FRANKLIN TN 37064

LICENSE NUMBER: PE76242
EXPIRATION DATE: FEBRUARY 28, 2027
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Michael Saunders & Company Offices

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

**DESIGN SOUTH COUNTY ANNEX
REPLACEMENT PROJECT**

CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250587

October 17, 2025



ORGANIZATIONAL CHART

LEADERSHIP TEAM

STU HENDERSON AIA
FBA
Principal, Director of Design

** Principal-In-Charge and Project Manager will not change without expressed permission from Charlotte County.*

PROJECT MANAGER

DAVID BURDWOOD AIA
FBA
Project Manager, Architect

DESIGN SUPPORT TEAM

PATTY KLEMM
FBA
Interior Designer

JAY GROLLMAN
FBA
QA/QC Specialist

PROJECT CONSULTANTS

TODD REBOL PE
ATWELL
Principal in Charge

CLAYTON REBOL PE
ATWELL
Civil Project Manager

STEVEN SONBERG, PE, PSM
ATWELL
Surveyor in Charge

ROGER SHEARROW PE
Genesis
Sr Plumbing/Fire Engineer

TONY LUCASZ PE
Genesis
Sr Mechanical Engineer

DAN SCHAFFRAN, PE
Genesis
VP of Electrical Engineering

VICTORIA ROBERTSON PE, LEED AP
Genesis
VP of Mechanical Engineering

PATRICK STARNES PE, SE
Genesis
Principal, Structural Lead Engineer

RUSSELL SKRABUT PE, SI, LEED AP
Genesis
CEO, Principal, Structural

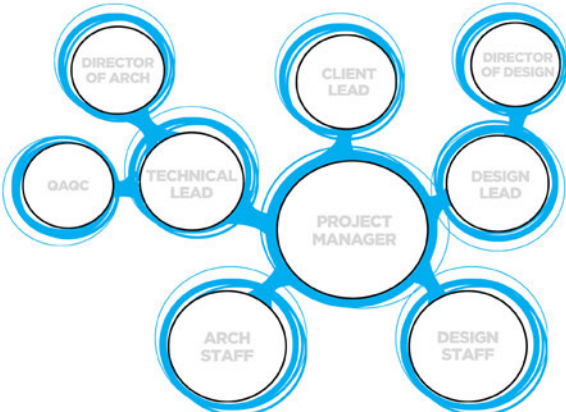
TIMOTHY SHIERO
Genesis
Principal, Sr Electrical Designer

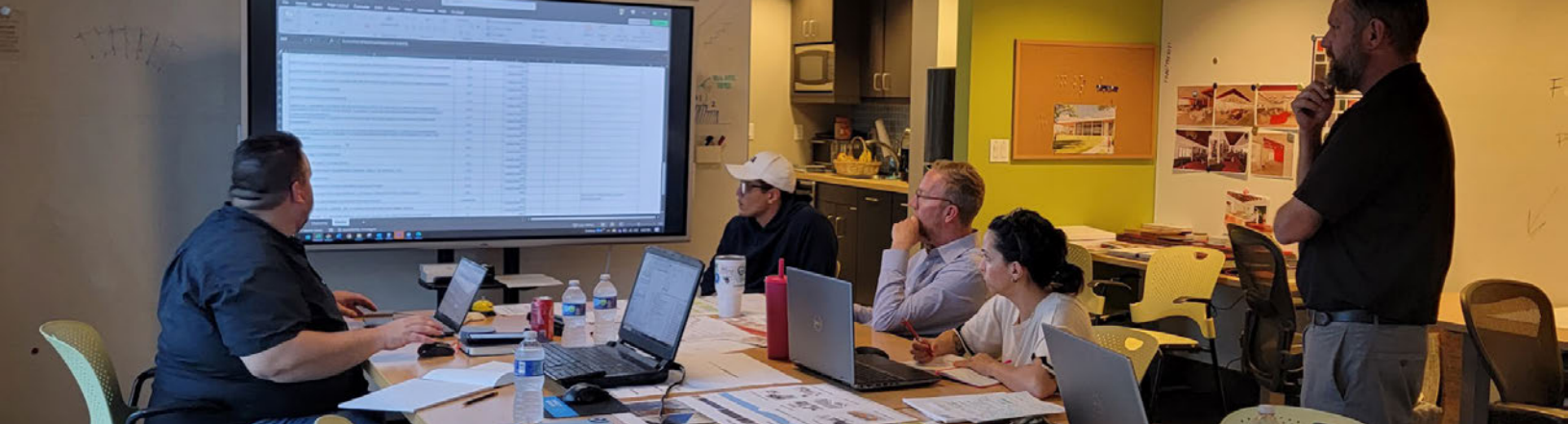
Fawley Bryant Architecture assigns a dedicated team structured around a project manager to ensure clear communication and accountability. Defining team members by project-specific roles minimizes confusion and reduces communication errors, resulting in high quality of coordination with client, CM, and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

LEADERSHIP TEAM Will oversee staff performance to maintain quality service and manage firm resources to meet project budget and schedule requirements.

PROJECT MANAGER (PM) Will be the day to day contact for the County and your stakeholders. The PM is responsible for the coordination of all team members while managing compliance of building codes and program guidelines.

PROJECT CONSULTANTS Coordinate with the PM and lead designer to provide all engineering support related to their discipline.





MANAGEMENT PLAN

- ☒ LEAD ROLE
☐ ASSIST ROLE

	FBA	GENESIS	ATWELL
Project Management	☒		
Programming	☒		
Conceptual Site Planning & Master Plan	☒		☐
Schematic Design	☒	☐	☐
Design Development	☒	☐	☐
Civil Engineering	☐		☒
Construction Documents	☒	☐	☐
Construction Administration	☒	☐	☐
MEP	☐	☒	
Fire Protection	☐	☒	
Systems Performance Criteria Development	☐	☒	
Sustainability	☒	☐	☐
Space Planning & FF&E Layout	☒	☐	☐
Site Analysis	☐		☒
Structural Engineering	☐	☒	

ROLES & RESPONSIBILITIES

STU HENDERSON NCARB, AIA

DIRECTOR OF DESIGN, ARCHITECT

Fawley Bryant Architecture

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

DAVID BURDWOOD NCARB, AIA

PROJECT MANAGER, ARCHITECT

Fawley Bryant Architecture

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

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

PATTY KLEMM, INTERIOR DESIGNER

Fawley Bryant Architecture

Responsible for developing and coordinating interior environments, ensuring functional layouts, material selections, finishes, and furnishings achieve design intent, meet code requirements, support user experience, and integrate seamlessly with architectural and engineering systems.

JAY GROLLMAN, QA/QC SPECIALIST

Fawley Bryant Architecture

Responsible for implementing and managing quality assurance and control procedures, ensuring design documents and deliverables are accurate, coordinated, code-compliant, constructible, and reflective of client goals throughout all project phases.

CONSULTANTS

TODD REBOL PE, PRINCIPAL IN CHARGE

Atwell

Responsible for managing both the engineering and surveying related services being performed on the project. Additionally, he will be responsible to ensure resource availability for the project make sure design production stays on schedule.

CLAYTON REBOL PE, CIVIL PROJECT MANAGER

Atwell

Responsible for managing the design, permitting and construction aspects for the proposed development project. Additionally, he will be responsible for the day-to-day coordination with the other design disciplines for the project to ensure a cohesive project.

STEVEN SONBERG PE, PSM, SURVEYOR IN CHARGE

Atwell

Responsible for managing all surveying aspects of the project. Additionally, he will be responsible to coordinate with the engineering related project managers on the project to confirm the proper field data is collected for the project design.

ROGER SHEARROW PE, SR PLUMBING/FIRE ENGINEER

Genesis

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

TIMOTHY SHIERO PRINCIPAL, SR ELECTRICAL DESIGNER

Genesis

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

TONY LUCASZ PE, SR MECHANICAL ENGINEER

Genesis

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

DAN SCHAFRAN PE, VP OF MECHANICAL ENGINEERING

Genesis

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

VICTORA ROBERTSON PE, LEED AP VP OF MECHANICAL ENGINEERING

Genesis

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

PATRICK STARNES PE, SE PRINCIPAL, STRUCTURAL LEAD ENGINEER

Genesis

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

RUSSELL SKRABUT PE, SI, LEED AP CEO, PRINCIPAL STRUCTURAL ENGINEERING

Genesis

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



Manatee Chamber of Commerce Bradenton Office

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
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**DESIGN SOUTH COUNTY ANNEX
REPLACEMENT PROJECT**

CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250587

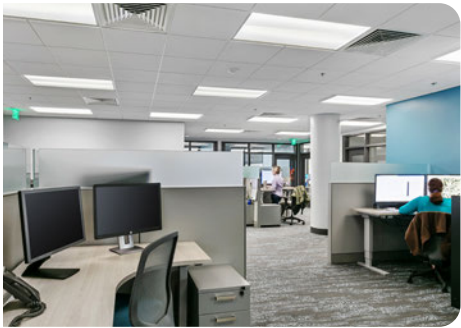
October 17, 2025

MUNICIPAL EXPERIENCE

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

We also understand the critical importance of timelines, budgeting, and stakeholder buy-in that comes with designing facilities for public municipalities. Our work with the below entities serves as a thirty year foundation for the strategies we know to be necessary when working on a project of this level of complexity with public officials.

CITY	COUNTY	SCHOOL BOARD	PUBLIC SECTOR
Bradenton North Port Palmetto Punta Gorda Sarasota Venice	Charlotte Glades Hardee Hendry Manatee Sarasota	Charlotte DeSoto Hardee Manatee Polk Sarasota	USPS FL. Dept. of Management Services Sarasota Bradenton International Airport USF Manatee-Sarasota SCF Manatee-Sarasota New College of Florida



Examples of FBA's Charlotte County Experience:

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

Examples of FBA's Local Municipal Experience:

- Public Works & City Hall Feasibility Studies - City of Palmetto
- Administration Center - Sarasota County
- Tax Collector Office - Sarasota County
- City Centre Parking Garage - City of Bradenton
- Fire Station 2 - City of Bradenton
- Convention Center Expansion - Manatee County
- Lakewood Ranch Library - Manatee County
- Route 41 Vision - Manatee County
- Braden River Library Expansion - Manatee County
- Property Appraiser's Office - Manatee County
- Athletics & Aquatics Center - Manatee County
- Judicial Center Renovations - Manatee County



MASTER PLAN CLIENT EXPERIENCE

- Premier Sports Campus Master Plan
- Route 41 Beautification
- Atlanta Braves Spring Training Complex
- Pittsburgh Pirates - City Park Expansion
- IMG Academy 200 Acre Campus Master Plan
- Charlotte Preparatory School Campus
- Westminster Christian School
- The Pine School
- Shorecrest Preparatory School
- Downtown Bradenton Master Plan
- Bradenton Christian School Campus Master Plan
- St. Stephen's Episcopal School Campus Master Plan
- Binghamton University Baseball Complex Master Plan
- Pace Center for Girls Campus Master Plan
- Visible Men Academy Campus Master Plan
- Cardinal Mooney High School Campus Master Plan

AND MANY MORE!

MASTER PLAN PROCESS: VISIONING & PROGRAMMING

Architectural programming, often considered the first phase of the architectural design process, is a methodical approach to understanding and documenting the requirements and aspirations of a building project before beginning the design. It involves extensive research and decision-making to ensure that the final design aligns with the client's needs, budget, and functional expectations. This phase sets the groundwork for all subsequent design decisions and is critical for creating an effective, efficient, and occupationally viable building. Through structured research, stakeholder engagement, and iterative analysis, this phase ensures that future improvements align with Charlotte County's mission, operational needs, and capital resources.

Our programming Process is outlined in detail for each of our team members to guide you through a comprehensive and structured process. From Research and Data Collection to Site Concepts, we have a tried and true process to guide you through the preliminary design process before we dive deeper into the designs for your campus.

OUR PROCESS

1. Define Project Goals and Objectives

We begin by aligning with Charlotte County's strategic priorities, animal welfare standards, and operational benchmarks. This includes identifying immediate compliance and safety issues, while also setting long-term aspirations for growth, community engagement, and sustainability.

2. Data Collection and Analysis

- Review existing conditions (buildings, infrastructure, site circulation, utilities).
- Conduct site visits to evaluate wayfinding, accessibility, security, and operational flow.
- Gather operational data from departmental stakeholders and decision makers.
- Benchmark against best practices in annex design.

3. Develop the Program of Requirements

Translate findings into quantifiable space needs, adjacencies, and performance criteria for:

- Multi-disciplinary Space Use
- Public Versus Private circulation
- Non-profit organizations
- Elected & Non-Elected Government Officials

4. Synthesis and Communication

Findings are structured into a Program Summary, which defines square footages, functions, and adjacencies. Graphic tools support communication and decision-making, including:

- Bubble Diagrams (functional relationships).
- Block Diagrams (scale and proportion).
- Schematic Floor Plans and Conceptual Layouts.
- Site Planning Diagrams (circulation, parking, and expansion zones).
- Rendered Views.

5. Feedback and Refinement

Stakeholder workshops and BOD reviews validate assumptions and refine the program. This step ensures that the final Program Document reflects consensus, aligns with budget, and supports phaseable implementation.



SITE PLAN DESIGN

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

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

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

PERMITTING EXPERIENCE

Our team members have provided professional planning, architecture, engineering, and environmental consulting services for numerous private and public sector clients within Charlotte County. The completion of these projects have made positive, long-term economic impacts on the County and surrounding communities.

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

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

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

CONSTRUCTION MANAGER AT RISK TEAM APPROACH

Fawley Bryant Architecture brings an extensive background working with the Construction Manager at Risk (CMAR) delivery method. We believe that experience offers great potential to contribute to the design and delivery of an excellent project. Working with a construction manager early in the design of the project leads to better cost control, an appropriate schedule and a higher quality project through discussions about constructibility and document legibility. There are two areas we focus on in our approach to coordinating with the construction manager, which will have the most significant impact on outcomes.

PARTNERING + CONTINUITY

PARTNERING

First step to our approach is to formally partner with the CM team, the County and the users, resulting in a higher quality project in the end. Developing shared goals, identifying obstacles to success and processes to address them, sharing lessons learned, and most importantly, identifying the lines of communication and issue resolution strategies are all key to successful outcomes.

CONTINUITY

The continuity of staff for both the design team and the CM team is important in order to maintain the design intent through construction and to realize the cost and schedule benefits that help shape the design of systems. Our key team members who will lead the project during design and documentation will see the project through construction, and as your advocate, we will push for the same engagement from the CM.

FBA offers decades of experience with the Construction Manager At Risk (CMAR) delivery method. The benefit of this partnership-driven approach leads to a project that is within budget and completed on time.

BENEFITS OF CMAR:



Establish key milestones allowing us to monitor the progression of the cost as we move through each of the design phases.



Ability to evaluate design decisions as they relate to the schedule and budget of the project on an on-going basis.



Enables frequent assessment of building systems, materials and construction techniques based on the value that they create for the project not only from an initial construction cost perspective, but from a life-cycle and replacement cost as well.



Enhanced navigation of the current turmoil of rising prices and interruption to supply chains, allowing the team to evaluate and adapt to alternate approaches.



Capstan Financial Office Buildout

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

**DESIGN SOUTH COUNTY ANNEX
REPLACEMENT PROJECT**

CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

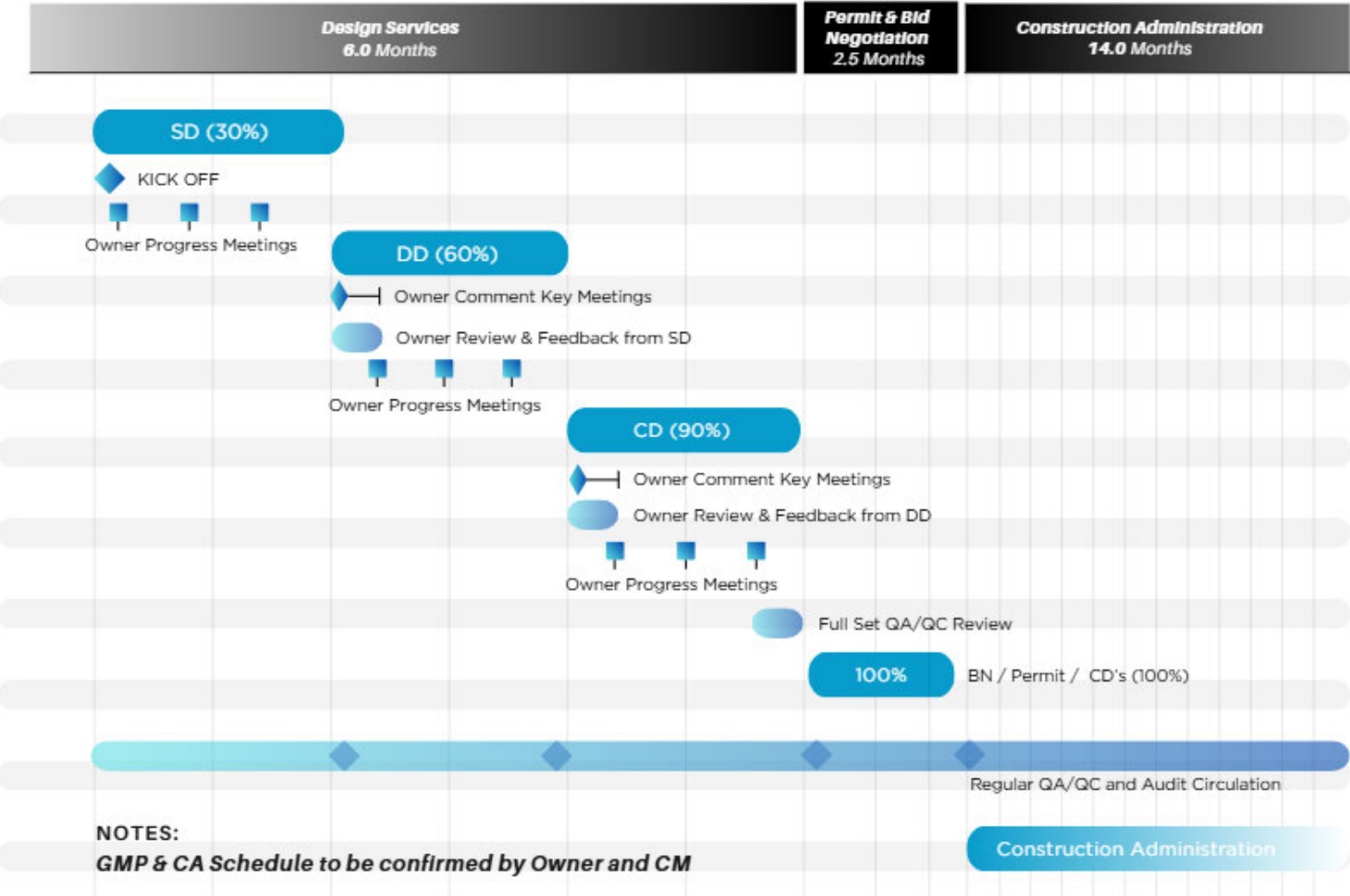
RFP NO. 20250587

October 17, 2025

PROJECT SCHEDULE

180 DAYS (6.0 MONTHS)
75 DAYS (2.5 MONTHS)
420 DAYS (14.0 MONTHS)
675 TOTAL DURATION IN DAYS

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



REALISTIC SCHEDULING

Our team is committed to meeting project goals and deadlines established by the County relative to all aspects of the design. In keeping with that, our team of Architects, Designers, and Engineers will remain steadfast to the full and well-rounded design of a functional, efficient design concept relative to the master planning services. According to the needs and feedback of the County, FBA will prioritize all aspects and elements of the design deemed highest priority from design through final phasing coordination and construction. Our goal is to ensure that Charlotte County is delivered a successful project that serves them effectively and efficiently into the distant future.

VALUE ENGINEERING IS NOT A PHASE!

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

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

It is the joint responsibility of the Architect and CM that all projects align with forecast budgets and schedules. It is our responsibility to set up the project for success, and we will conduct alternative analysis and value engineering if plans project costs or deadlines outside the discussed range.

PROJECT TASKS

MASTER PLANNING (2 Months)

The Master Planning phase sets the foundation for the project by establishing the overall vision, goals, and feasibility of development. This phase includes data gathering, site analysis, and stakeholder engagement to define the project scope and framework.

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

SCHEMATIC DESIGN (2 Months) 30%

In the Schematic Design Phase, the Team will provide drawings and other documents illustrating the general scope, scale and relationship of project components for approval by the Owner. The Schematic Documents will be used to prepare a cost estimate or verify a budget for the project.

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

DESIGN DEVELOPMENT (2 Months) 60%

In the Design Development Phase, the Team will provide prepare more detailed documentation from the approved set of Schematic Design Documents. These documents will consist of drawings and other documents to fix and describe the size and character of the entire project.

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

PROJECT TASKS

PRE-FINAL DESIGN/PERMIT DRAWINGS (2 Months) **90%**

In the Permit Drawings Phase, the Team will provide those services necessary to prepare a final set of documents for approval by the owner, based on the previously approved Design Development Documents.

- Incorporation of Owner and CM comments
- Evaluation & Incorporation of owner approved VE measures
- Bi-weekly Owner/Architect/Contractor meetings
- Bi-Weekly consultant meetings
- Develop FBA-Lead architectural design & visioning documentation
- Develop interiors visioning & documentation
- Access control evaluation and update
- Asbestos and lead paint evaluation
- Contract deliverables (Plans & Specifications production) - ending prior to QAQC Review
 - Consultant Plan Completion - 2 weeks prior to 90% submission
 - QAQC Review - 2 weeks prior to 30% submission
 - Final FBA Review & Submission of progress plans
- CM Review & Pricing
- Owner Review & Comment

CONSTRUCTION DOCUMENTS (2 Months) **100%**

During this phase, the design concepts are translated into working documents that will guide the construction team. The goal is to provide clarity, accuracy, and coordination across all disciplines.

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

PERMITTING, BIDDING & NEGOTIATION (2 Months) - Running concurrently to Construction Documents

We work closely with the municipality to answer any questions or concerns they may have about the project in a timely and efficient manner. During this time we also work closely with CM during bidding and negotiations to respond to questions, review substitution requests and facilitate communication.

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

CONSTRUCTION ADMINISTRATION

In this phase, Fawley Bryant will provide the services and documentation necessary for the administration and construction of the project. We oversee adherence to the construction documents by the CM, review pay applications, process shop drawings & submittals and address any unforeseen concerns during construction.

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



SCHEDULE TECHNIQUES

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

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

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

OWNER'S RESPONSIBILITY TO SCHEDULE AND BUDGET ADHERENCE

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

ABILITY TO MEET PROJECT COST CONTROLS

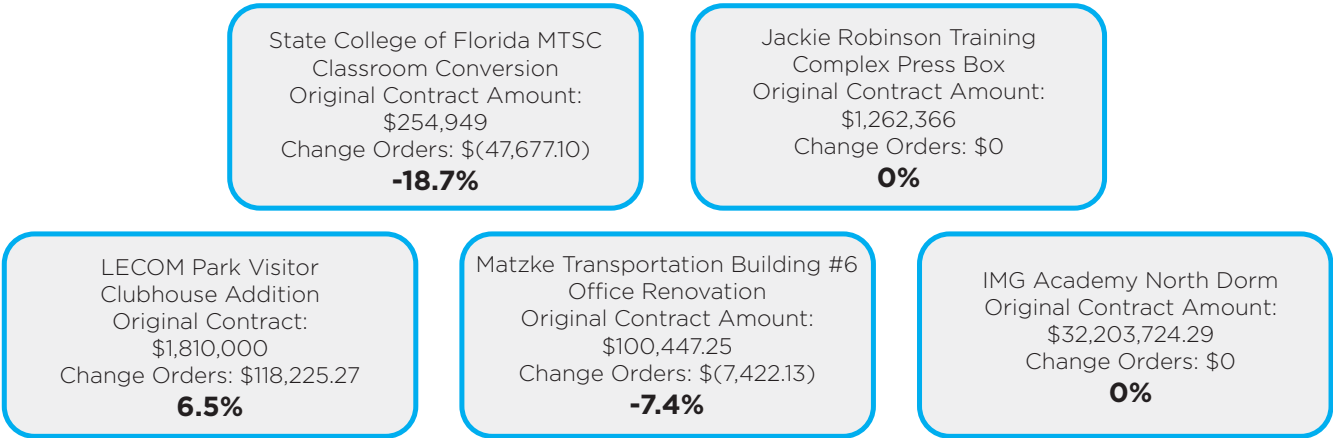
Fawley Bryant prides ourselves on financially responsible projects. By developing a smart response to the requirements of the client and program, our team instills each project with a strong conceptual framework that can be developed to exceed design expectations while meeting financial realities. In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

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

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

5 STEPS FOR EFFECTIVE COST CONTROL

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





Manatee County Judicial Center

PROJECT WORKLOAD

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

FBA has always been strategic when selecting projects and partnerships to pursue. We are also intentional about the consultants we work with, and rely on our partnership approach to facilitate collaboration and communication through lasting partnerships.

We never accept or respond to a solicitation that we would not be able to properly manage. We are confident in our ability to perform.

The FBA team is designed to respond quickly. We've been restructured for growth, and because of that, we can scale up quickly. We maintain flexibility to meet quick turnaround demands. We regularly reserve two staff members to be immediately available for urgent starts.

The below chart details the availability and capacity of the proposed team:

PROJECT NAME	PHASE	PROJECT LEAD (WITHIN PROPOSED TEAM)
Manatee County Sheriff's Office at Premier	CA	David Burdwood
Lakewood Ranch Library 2nd Floor Interior Buildout	CA	David Burdwood
Sarasota Paradise Small Office Renovation	CD	David Burdwood
Hardee County Barndominium PEMB Event Space	CD	David Burdwood

PA Project Awarded | **PD** Pre-Design | **MP** Master Planning | **SD** Schematic Design

DD Design Development | **CD** Construction Documents | **PBN** Permitting/Bid Negotiation | **CA** Construction Administration



Charlotte County West County Annex

**FAWLEY
BRYANT**
ARCHITECTURE

SMART
BEAUTIFUL
SPACES

**DESIGN SOUTH COUNTY ANNEX
REPLACEMENT PROJECT**

CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250587

October 17, 2025



DESIGN METHODOLOGY

DESCRIBE PROPOSED DESIGN METHODOLOGY, INCLUDING PROGRAMMING AND PHASING APPROACH.

Our design process places you at the forefront of every decision. We do our best work when you tell us about yours, and so we understand just how vital it is to be communicative, responsive, and collaborative. We are dedicated to providing client delight throughout the delivery of your project, from kickoff to closeout. We believe in the responsibility of the architect to properly translate the design and plans to clients and stakeholders. During key discussions — particularly in schematic design, when the program and scope are still evolving — we use tools such as color-coded program diagrams and rendered views to visualize the current design trajectory. These visuals provide clarity and serve as valuable support throughout the decision-making process.

An in-depth itemization of the actions within each phase can be found on pages 29 and 30.

PRE-DESIGN & SCHEMATIC DESIGN During this phase, we establish the foundation for all subsequent design and development efforts. Essential to shaping the project's vision and ensuring design alignment, this stage defines the guiding principles and expectations for the work ahead. We begin by clarifying project goals and objectives, assessing feasibility, and engaging key stakeholders. This is also when our team develops the functional program for the space and begins conceptualizing the overall design direction.

DESIGN DEVELOPMENT This phase serves as the bridge between concept and constructibility. As we refine the design into a fully integrated and buildable solution, our team will coordinate with consultants to finalize the project's requirements, systems, and materials. Detailed and precise plans will be developed, ensuring that the design is both practical for construction and responsive to the project's functional and technical needs.

CONSTRUCTION DOCUMENTS The construction documents phase marks the final stretch of the design process. Our primary goal during this stage is to ensure full team alignment. Consultant documents are thoroughly coordinated and consistent with the design and architectural intent, reflecting the groundwork established in earlier phases. The final deliverables must be clear, easy to interpret, and fully compliant with applicable regulations — minimizing the potential for change orders and RFIs. This phase also includes the preparation of a complete project manual outlining all project specifications.

PERMITTING / BIDDING & NEGOTIATIONS We will work closely with the client to identify and select a contractor capable of executing the work in accordance with the project documents and specifications. Our priority is to ensure transparency throughout the process and to support decision-makers in selecting the contractor best suited to the project's goals.

CONSTRUCTION ADMINISTRATION We are here to support the smooth development of the constructed facilities. Working closely with the CM and Owner, we serve as a resource during this phase — ensuring that construction progresses in alignment with the detailed plans and defined scope.

CHALLENGES & OPPORTUNITIES

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

We have reflected on the challenges and solutions developed in partnership with Charlotte County during the West County Annex project, as this facility will share many of the same operational and spatial complexities.

Our approach will focus on achieving harmony within a diverse mix of agencies, balancing their overlapping needs through thoughtful organization and clear definition of space. The design will prioritize efficiency, flexibility, privacy, security, and a seamless distinction between public and private user experiences.

Our team is well equipped to address these considerations through a structured, proactive design process — anticipating challenges early and resolving them with safety, functionality, and cost efficiency as guiding principles.

PROGRAM ADJACENCY & SHARED SPACE LOGISTICS A primary challenge will be efficiently accommodating a diverse mix of County departments, state offices, and nonprofit agencies within a single shared facility. Each user group will have unique operational rhythms, public engagement levels, and confidentiality requirements. We will address this through a robust programming and adjacency analysis that maps interdepartmental relationships, identifies shared resources (such as reception, kitchenette, and meeting spaces), and separates incompatible functions. Early space-planning workshops with County stakeholders will allow us to visualize traffic flow and refine adjacencies to balance accessibility, efficiency, and privacy.

PUBLIC VERSUS PRIVATE SPACE Because the space will be utilized by both departments in need of private space due to confidentiality as well as high traffic public services, defining and protecting the boundaries between these spaces through design will ensure that operations run smoothly for all those sharing the facilities. Through design, we can ensure that the circulation of the space is easy to understand, controlled, and intuitively cued and guided.

ACOUSTICS & VISUAL PRIVACY With multiple agencies coexisting under one roof, acoustic control and visual privacy are critical to maintaining professionalism and confidentiality. We will integrate acoustic zoning strategies — such as sound-absorbing materials, controlled ceiling systems, and partitioned layouts — to limit sound transmission between departments. Visual control can be achieved through careful sightline studies, selective glazing, and furniture screening, ensuring privacy without isolating users from daylight or visual cues.

SECURITY & ACCESS CONTROL Balancing public accessibility with security will be another key challenge. We will design layered access control zones supported by card-access systems, cameras, and spatial separation of public-facing and restricted areas. The entry experience will clearly delineate visitor and staff pathways, integrating CPTED (Crime Prevention Through Environmental Design) principles to ensure a safe and transparent environment without compromising openness or civic welcome.

DEPARTMENTAL SEPARATION The Annex must function both as an integrated service hub and as a collection of independent entities. We will employ a modular planning approach that organizes consistent programs into flexible clusters — allowing departments with collaborative functions to share proximity while maintaining separation between public and private work areas. By developing clear circulation hierarchies, we can ensure intuitive navigation for the public while minimizing internal disruptions for staff.

ON BUDGET & WITHIN SCHEDULE

Fawley Bryant Architecture has a proven record of delivering projects on budget and on schedule through disciplined planning, proactive coordination, and transparent communication. Our approach integrates advanced tools, defined processes, and experienced personnel to identify and address challenges before they impact cost or timeline. By combining accurate, real-time cost tracking with rigorous quality control and a structured feedback process, we ensure that every decision supports the project's goals, scope, and fiscal commitments. This page outlines the strategies we employ to safeguard quality, control costs, and meet your deadlines with confidence.

COLLABORATIVE COMMUNICATION

Collaboration and communication keep all stakeholders aligned, allowing issues to be addressed early and decisions made efficiently. This prevents scope creep, controls costs, and keeps the project on schedule.

BIM MODELING

BIM provides a shared, detailed, and accurate 3D model that integrates architectural, structural, and MEP systems in one platform. This coordination reduces clashes, minimizes rework, and keeps the project aligned with budget and schedule targets.

COST ESTIMATION

Our cost-estimator, Marc Taylor Inc, tracks budgets in real time and evaluates the cost impact of design decisions as they happen. This proactive oversight prevents overruns and ensures financial alignment at each stage.

INTERNAL TEAM PHASE DEADLINES

Setting consultant deadlines before final deadlines builds in review time, catching errors and ensuring coordinated, on-time submittals. Our processes have consultants submitting their plans two weeks ahead of your deadline, permitting one week for review, one week for updates, then final submission.

CLIENT FEEDBACK LOOP

Structured feedback sessions after each design phase confirm that goals and requirements are being met. This validation reduces the risk of costly revisions and keeps the project moving forward on schedule.

CLIENT AUDITS

Regular client audits verify that the evolving design aligns with expectations, scope, and quality requirements. This early alignment prevents late-stage changes that can drive up costs and extend schedules. At least three of these meetings are held per phase, but more can be added according to the needs of the project and the client.

QA/QC SPECIALIST

Our QA/QC specialist reviews all documents for accuracy, compliance, and completeness before release. This reduces costly RFIs and change orders, keeping construction on track.

EFFICIENT AND DEFINED PROCESSES

Clearly defined decision protocols outline who approves what, and by when, at every project stage. This prevents bottlenecks, ensuring decisions are made quickly to keep work moving and costs controlled.

CONSTRUCTABILITY REVIEWS

Evaluating the design for buildability identifies potential construction issues before they arise in the field. Addressing these early avoids schedule delays and expensive redesigns during construction.

DEFINED PROJECT TEAM STRUCTURE

A clear team structure defines responsibilities, communication channels, and points of accountability. This clarity streamlines workflows, avoids duplicated effort, and supports timely delivery within budget.

CONTINGENCY PLANNING

A detailed, milestone-based schedule coordinates work across all disciplines and phases. This precision allows for proactive adjustments, keeping the project on track despite changing conditions.

TEAM EXPERIENCE

An experienced team leverages lessons learned to foresee potential issues and apply proven solutions. This foresight minimizes errors and inefficiencies, helping maintain both cost and timeline targets.



WHEN IT COMES TO STAKEHOLDER ENGAGEMENT, **THE KEY** TO GATHERING VALUABLE FEEDBACK IS TO MAKE IT **CLEAR, ACCESSIBLE, AND TIMELY.**

We collaborate closely with stakeholders, making real-time updates using tools ranging from handheld iPads to virtual reality headsets and high-resolution touchscreen tablets. Your feedback is incorporated directly into our designs as the conversation evolves. Listening to everyone's opinion is not a simple task — but through tried and true methodology, the chaotic nature of gathering a wide range of input and insight from various groups of stakeholders can be discussed according to planned framework, prioritizing clear and productive conversations.

Engaging with key user groups is an essential element to uncovering valuable insights that spark innovative solutions. Understanding the users is essential to ensure resources are invested in the most effective solutions tailored to their specific needs and goals. While we rely on proven engagement methods, we also recognize that each stakeholder group may require a customized approach. Below are examples of methods we've successfully used in the past:

ROUTE 41 BEAUTIFICATION - MANATEE COUNTY

- Hosted public workshops to gather feedback from residents, business owners, and the community, with updates shared with the Board of Commissioners.
- Partnered with the Manatee Chamber of Commerce to engage local business professionals.
- Distributed questionnaires via mailers in impacted areas to collect input.
- Presented design updates to County Commissioners and the public throughout development.
- Available for meetings with HOAs, condo associations, and business owners.
- Displayed large-format visuals at public meetings to illustrate project scope.
- Offered online surveys through the project platform for accessible feedback.

17TH STREET PARK MASTER PLAN - SARASOTA COUNTY

- Presentation of designs to Commissioners open to the public for stakeholder engagement and feedback.
- Remote engagement opportunities for local associations.

CAMPUS CENTER EXPANSION - IMG ACADEMY

- Virtual and printed surveys shared with multiple stakeholder groups (faculty, students, parents, staff) to gain understanding and rank importance of associated elements.

CAMPUS MASTER PLAN - ST. MARY'S EPISCOPAL DAY SCHOOL

- Email marketing utilized to distribute and collect surveys from three public stakeholder groups (parents, faculty, and parishioners).



DESIGN TRENDS

DESCRIBE POTENTIAL TRENDS IN ANNEX SPACE THAT WOULD BENEFIT THIS PROJECT.

Annexes are a unique challenge that our team is well equipped to solve through smart and efficient design. Due to their multi-functional and dynamic programs, the strongest theme incorporated into the design of an annex is their **adaptive efficiency in service of the public**. Integrating the proper systems to support the varying user groups that will use these facilities daily will be essential while planning the layout, selecting FF&E, and mapping circulation. A few trends in the design of spaces like these include:

FLEXIBILITY & EFFICIENCY Modern annex spaces prioritize open, flexible layouts that reduce excess circulation and underused areas. Efficient planning allows departments to scale, reconfigure, or share spaces as needs evolve, improving long-term adaptability and cost control.

ZONING & MODULARITY Strategic zoning supports departmental adjacencies while maintaining clear public and private boundaries. Modular layouts enable phased growth or reorganization without disrupting ongoing operations.

MULTI-USE & WAITING SPACES Common areas and waiting zones are increasingly designed as multipurpose environments that can host small meetings, outreach events, or collaborative uses, ensuring every square foot serves multiple functions.

TECHNOLOGY INTEGRATION Annex design now embeds smart building systems, digital signage, and connected infrastructure for improved operational efficiency, remote coordination, and user experience — supporting future-ready service delivery.

MODULAR PROGRAMMING ELEMENTS “Plug-and-play” design modules allow for consistent space standards across County facilities, simplifying maintenance and ensuring equitable access to amenities and resources.

LONGEVITY & FUTURE ADAPTABILITY Designing for durability and flexibility extends facility life and reduces future retrofit costs. Adaptable structures and infrastructure accommodate changing technologies, staffing, and public service needs.

MINIMIZE MAINTENANCE COSTS Material selection and detailing prioritize low-maintenance, resilient finishes suited for high-traffic public environments, reduces lifecycle costs and facility downtime.

NEEDS FOR MECHANICAL SYSTEMS Mechanical systems are being designed with zone-specific flexibility to meet varying departmental demands while optimizing energy efficiency and occupant comfort.

SUSTAINABILITY & RESILIENCE Sustainable strategies such as energy-efficient systems, natural lighting, and resilient envelope design enhance performance while aligning with County priorities for environmental responsibility and long-term value.

VISUAL CUES Color-coded zones and intuitive signage promote ease of navigation, accessibility, and public comfort, reinforcing a sense of clarity and order within multi-departmental facilities.



Waterside Place Commercial Offices

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CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250587

October 17, 2025



Charlotte County Mac V Horton West County Annex

LOCATION

Englewood, FL

SIZE

20,000 sf

COST

\$6,500,000

COMPLETION

2018

Fawley Bryant Architecture was contracted to design the Charlotte County West County Annex in Englewood, Florida, replacing the former complex with a new single-story, 20,000 square-foot facility. Located on San Casa Drive adjacent to Public Works, the annex was planned to consolidate critical County functions in one accessible, community-focused location. The phased design process balanced the needs of multiple tenants while maintaining efficiency and adaptability.

The annex houses a variety of essential services, including the Supervisor of Elections, Tax Collector, District Commissioner's Office, nonprofit partners, and a volunteer medical clinic. Public-facing areas feature a secure lobby, open work zones, conference rooms, and shared amenities such as restrooms and breakrooms.

Delivered two months ahead of schedule and more than \$1 million under the original \$5 Million GMP, the project reflects FBA's ability to meet cost-conscious design, strategic material selection, and close coordination with County leadership. By providing a modern, multi-functional facility with long-term flexibility, the West County Annex strengthens Charlotte County's ability to deliver services efficiently and accessibly to the Englewood community.





Charlotte County Family Services Center Phase 1

LOCATION
Port Charlotte, FL

COST
\$10,647,000

SIZE
17,500 sf

COMPLETION
2020

Fawley Bryant Architecture was contracted to design a new Family Services Center in Port Charlotte, Florida, as the first facility within a larger planned family services campus. The design establishes a framework for future growth while providing immediate, multi-functional space to support the community. Program elements were developed to balance youth-focused services, community partner spaces, and government service functions in a single, efficient building footprint.

The center includes youth services and dedicated areas for community partners, outdoor flex space, and indoor gathering areas intended for both day-to-day use and larger events. Human Services' Neighborhood Services staff are accommodated in general office suites, strategically integrated for accessibility and collaboration. The facility also incorporates an emergency generator to ensure resiliency and continued operation during critical events. By combining social service support, flexible programming, and community-oriented design, the new Family Services Center sets the foundation for a larger campus dedicated to meeting the needs of Charlotte County residents.





Charlotte County Family Services Center Phase 2

LOCATION
Port Charlotte, FL

COST
\$8,808,108

SIZE
18,500 sf

COMPLETION
2023

Phase 2 of the Family Services Campus expanded the site with the addition of an adjacent 18,500 SF facility, designed to complement the initial Family Services Center while broadening available services. The building increases the number of offices and meeting spaces, accommodating both staff and community partners with greater efficiency. A key feature of the expansion is a large multi-purpose room, designed with the flexibility to serve as a gymnasium for the Boys & Girls Club as well as a venue for larger community gatherings and events.

The site design was developed to meet multi-generational needs, integrating outdoor amenities that support both youth and family engagement. Directly adjacent to the new building are a playground and basketball courts, while a natural grass field provides open space for recreation. The campus is rounded out with a community garden featuring raised beds, reinforcing the focus on health, wellness, and community connection. This second phase builds on the foundation of Phase 1, evolving the campus into a more comprehensive hub for Charlotte County residents.





Charlotte County Sheriff's Office District 1 Headquarters

LOCATION

Englewood, FL

COST

\$3,505,813

SIZE

12,000 sf

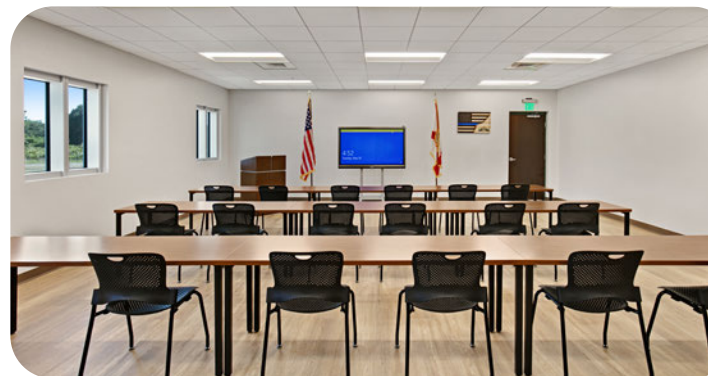
COMPLETION

2017

Fawley Bryant Architecture was contracted to design the Charlotte County District 1 Sheriff's Office in Englewood, Florida, a single-story, 12,000 square-foot facility dedicated to safety, efficiency, and staff well-being. The program includes a secured public lobby, impound yard, armory, evidence lab, and designated spaces for patrol, detectives, records, and training. General offices, a conference room, and wellness amenities such as an exercise area with locker and shower rooms support both operational needs and daily staff use.

The building's exterior responds directly to its context, with an industrial finish along the commercial corridor and sleek, residential-scale detailing along the neighboring street. This balance ensures that the facility integrates seamlessly into its surroundings while maintaining a secure and professional presence.

Delivered ahead of schedule and under budget, the project was realized at a cost of \$3.5 million — \$500,000 below the allocated budget. The District 1 Sheriff's Office demonstrates FBA's ability to combine functional, resilient design with fiscal responsibility, providing Charlotte County with a modern facility that strengthens law enforcement services and community connection.





Charlotte County Sheriff's Office District 3 Headquarters

LOCATION

Punta Gorda, FL

COMPLETION

2020

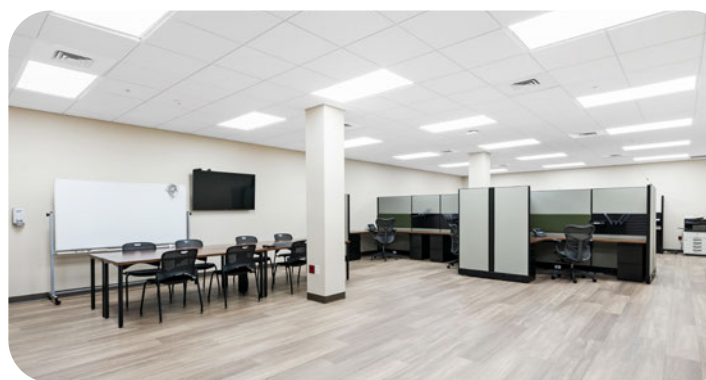
SIZE

40,000 sf

Fawley Bryant Architecture was contracted to design the Charlotte County District 3 Sheriff's Office in Punta Gorda, Florida, a two-building campus intended to expand and modernize the County's law enforcement infrastructure. The project includes a 16,000 square-foot Administration Center to support day-to-day operations and a 24,000 square-foot Evidence, Forensics Analysis, and Crime Lab facility designed to meet specialized investigative and processing needs. Together, the buildings create a secure, efficient environment that supports both administrative functions and advanced forensic services.

The design approach emphasizes visual and functional continuity with the recently completed District 1 Sheriff's Office, ensuring a consistent architectural identity across the County's public safety facilities. The Administration Center provides general offices, staff support spaces, training areas, and secure public access, while the adjacent forensics and crime lab facility incorporates evidence processing, analysis labs, storage, and specialized work zones built to meet high standards for accuracy and security.

Situated on a strategically selected site, the new District 3 campus strengthens the Sheriff's Office presence while balancing accessibility for staff and secure operational needs. Exterior detailing reflects the surrounding context while maintaining the professional, civic image appropriate for law enforcement.





Manatee County Administration Renovation

LOCATION

Bradenton, FL

COMPLETION

2021

COST

\$1,200,000

Fawley Bryant Architecture was contracted under a continuing services agreement with Manatee County to design renovations for the 4th, 5th, and 9th floors of the County Administration Building. The project focused on creating more efficient office layouts and upgraded conference room spaces to enhance the operational capacity of the Purchasing and Building and Development Services departments.

Close stakeholder engagement and collaboration with County leadership and government agencies was central to the process, ensuring that the design solutions aligned with operational needs while maintaining schedule and budget priorities. The result was a streamlined, modernized workplace environment that supports daily functions and strengthens the County's ability to serve its residents effectively.





REFERENCES



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

JIM FREEMAN
City of Palmetto
City Clerk
941.723.4570
Project: City Hall and Public Works Feasibility Studies

ROB PERRY
City of Bradenton
City Administrator
941.932.9442
Project: Bradenton City Centre Parking Garage

CHARLIE BISHOP
Manatee County
County Administrator
941.748.4501 x 3004
Project: Manatee County Administration Renovation



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

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

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



ANITA KEITEL
DSDG Architects
AnitaK@dsdginc.com
(941)228-7653
Project: Bird Key Yacht Club

JAVIER SUAREZ
Suarez Architecture
Javier@suarezarchitecture.com
(941)400-8574
Project: Dreamers Academy

JEDD HEAP
Plunkett Raysich Architects
jheap@prarch.com
(941)518-802
Project: Legacy Gold Club Renovation



Sarasota County Administration Center

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CAPABILITIES REQUIRED

**GOVERNMENT
FACILITY
EXPERIENCE**

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

A list of our government-related entity experience can be found on page 24.

**LIFE CYCLE
COST ANALYSIS
INCLUDING VALUE
ENGINEERING**

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

More information on our team’s approach to value engineering and cost analysis can be found on page 32 and 48.

**CRITICAL PATH
METHOD**

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

**PRE-
CONSTRUCTION
SERVICES WITH
A FOCUS ON
MINIMIZING COST
AND MAXIMIZING
SCOPE**

Our pre-construction approach centers on partnership, transparency, and data-driven decision-making. Working closely with the County and the CMAR, we establish cost alignment early through collaborative milestone pricing during phased milestones of the design.

Value engineering is treated as an integrated feature of design. It doesn’t stand as it’s own phase, instead utilized at each phase of design to ensure that we are tracking the cost of construction and balancing estimated cost against budget. We explore alternates that maintain design intent, durability, and long-term performance while identifying opportunities for lifecycle savings — such as low-maintenance finishes, efficient mechanical systems, and flexible space planning that reduces future renovation costs.

Throughout pre-construction, we maintain open communication through standing meetings, with regular communication with consultants and the County during each phase of design. This ensures all stakeholders are informed, budgets are validated, and the design continues to achieve the County’s full programmatic scope within available funding.



CAPABILITIES REQUIRED

BIM EXECUTION PLAN

BIM is a process. We're not just drafting, we're modeling your future building from the ground up.

Fawley Bryant Architecture requires all consultants to utilize BIM. This allows us to deliver a cross-disciplined, fully integrated architectural and engineering design. Our utilization of BIM minimizes human error and ultimately saves clients time and money — making it a vital tool for delivering your project on time and within budget. We typically design to a level of design of 350.

The power of BIM shows itself primarily during construction, when the model guides construction coordination and installation. BIM allows the team to catch major issues during the design process, coordinate with the CM on how to successfully address and solve that problem, then properly facilitate the building of the facility to the improved design.

During pre-construction, we work closely with the CM to ensure that the modeled design is buildable. We leave it up to the client how detailed you want your model to be. Although a more in-depth BIM model may be more costly up front, it saves the owner money on costly change orders, providing a project control mechanism that saves you money and time during construction.

We review models and communicate with our consultants constantly, working through the cloud to update the model throughout the design process. The level of BIM modeling we provide will be best suited to your needs. In a project with many intricately integrated systems, the more detailed the model and the more invested the up front BIM installation model in partnership with the CM and their contractors, the less likely your project is to run into expensive and extreme costs and change orders during construction.

More information on how BIM and our Technology-based capabilities will benefit your project can be found on pages 32 and 48.

PERMITTING IN SOUTHWEST FLORIDA AND CHARLOTTE COUNTY

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

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



TECHNICAL ABILITIES

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

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

Our technological arsenal includes:

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



RENDERING DESIGNS FROM THE BEGINNING

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

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

BENEFITS OF VIRTUAL REALITY:

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

BENEFITS OF 3D MODELING:

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

TOOLS





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State College of Florida 26 West Center

VOLUME OF WORK

TOTAL PAYMENTS RECEIVED FROM CHARLOTTE COUNTY (10/10/2023 - 10/10/2025)

\$325,279.69 including both Architectural and Engineering fees to sub-consultants.



Lakewood Ranch Library

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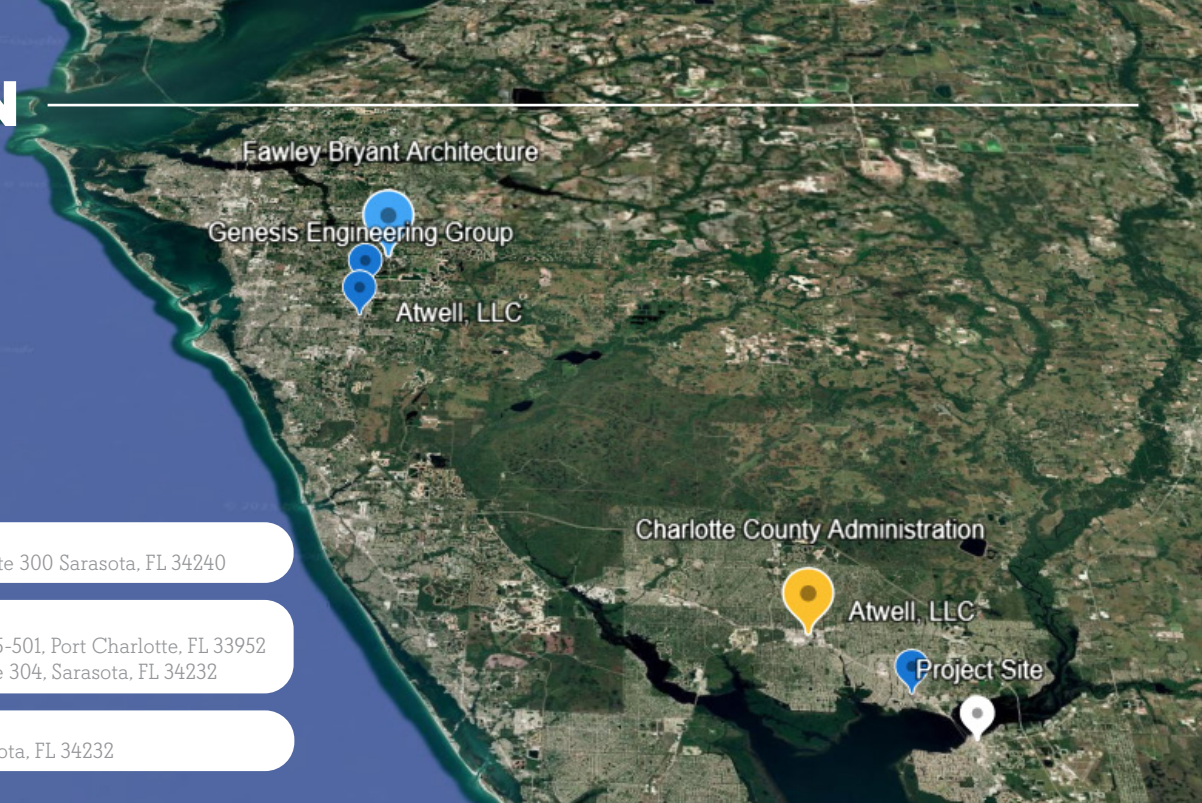
**DESIGN SOUTH COUNTY ANNEX
REPLACEMENT PROJECT**

CHARLOTTE COUNTY
ARCHITECTURAL & ENGINEERING SERVICES

RFP NO. 20250587

October 17, 2025

LOCATION



Fawley Bryant Architecture

5391 Lakewood Ranch Blvd N, Ste 300 Sarasota, FL 34240

Atwell

Port Charlotte: 4161 Tamiami Trl 5-501, Port Charlotte, FL 33952
Sarasota: 551 N Cattlemen Rd Ste 304, Sarasota, FL 34232

Genesis Engineering

2601 Cattlemen Rd Ste 501, Sarasota, FL 34232



PROJECTS 30+ MILES AWAY

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

Charlotte County Family Services Center

Port Charlotte, FL (49.2 mi)
Construction Administration

Charlotte County Sheriffs District 3 Offices

Port Charlotte, FL (47.8 mi)
Completed 2020

Roger Dean Chevrolet Stadium

Englewood, FL (160 mi)
Construction Administration

Jackie Robinson Training Complex

Vero Beach, FL (151 mi)
Design Development

Binghamton Univ. Athletic Fieldhouse

Binghamton, NY (1,247 mi)
Completed 2021

Professional Bull Riders Performance Center

Pueblo, CO (1,826 mi)
Completed 2019

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

As our partner, you are our priority.

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



IN PERSON



**VIRTUAL
MEETING TOOLS**



**PHONE, TEXT
& EMAIL**



**SHARED
SOFTWARE**



Braden River Library Renovation

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LITIGATION

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



Energy Court Center Office Building

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MINORITY BUSINESS

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



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