Charlotte County

FLORIDA

Design Services - Special Needs Safe Room

RFP NO. 20260026

PROPOSAL

November 2025

Weston & Sampson℠

westonandsampson.com

4210 Metro Parkway, Suite 230, Fort Myers, Florida 33916

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4210 Metro Parkway, Suite 230, Fort Myers, FL 33916
Tel: 239.437.4601

November 20, 2025

Rhiannon Mills
Senior Contract Specialist
Charlotte County Administration Complex
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Re: **Request for Proposal: Design Special Needs Safe Room**
RFP No. 20260026

Dear Ms. Mills:

Weston & Sampson appreciates the opportunity to provide our proposal to Charlotte County for the Design of the Special Needs Safe Room. We have established a team of in-house and local subconsultant staff to provide professional engineering and design services. We offer the following advantages to the county:

- **Capacity:** The Weston & Sampson team can provide sufficient staffing to meet these timelines. With over 1,100 professionals, Weston & Sampson has the depth of technical staff resources to complete all project assignments in an expedient manner. Our team of professionals includes several Florida-registered engineers and a support staff of multi-disciplined in-house specialists and qualified subconsultants who will offer technically sound solutions during the evolution of your project.

- **Local Firm:** Weston & Sampson's Florida office is in Fort Myers, less than one hour from Charlotte County and the proposed work site.

- **Knowledge of Area:** The Weston & Sampson team is familiar with the County's standards and expectations and will complete the work efficiently and effectively. Our staff has been providing professional services in southwest Florida for more than 20 years, including several projects within Charlotte County. We have experience with design and site planning within the County providing design services for the County's ***South County Utility*** Upgrades project.

- **Proven Past Performance:** From initial discussions through project close-out, Weston & Sampson has been delivering exceptional infrastructure projects to communities along the eastern seaboard since 1899. Our hallmark is developing solutions to infrastructure needs that are easy to operate and maintain, while remaining affordable. And we constantly think ahead to resolve situations before they become issues. With over 90% of our services being provided to the public sector, we consistently meet regulatory-driven deadlines and are responsive to client needs or changes in scope that result in new deadlines.

  Serving as the prime consultant, Weston & Sampson has assembled a local, highly qualified, and experienced team of professionals that will provide all services required to successfully deliver this project for Charlotte County.

- **Dedicated Project Team:** The right team for this project is more than a combination of firms with proven success in delivering services and projects. The selected team must be composed of leaders whose credentials and qualifications align to ensure the process yields the results the county is entitled to and must have for this project. We developed our team with this in mind. The goal of the formation of our team was to offer the county a team with diverse experience working in the county and surrounding areas, while providing the flexibility of resources and a core team that will be fully available and engaged throughout the project, with additional staff available to assist to meet accelerated schedules.

- **Proven Public Facility Experience.** Our facilities group, composed of over 40 staff including architects and engineering specialists, has led dozens of municipal building development projects, and has the technical expertise to take a project from a study effort through conceptual design to final construction. Our project experience includes public facilities, corporate office buildings, commercial and industrial subdivisions, recreational and aquatics facilities, but is most strongly focused on fleet operations and public works facilities. Our staff works closely with our in-house site civil, structural, transportation, and plumbing/fire protection/mechanical/electrical engineers, resiliency specialists and landscape architects, to meet a full range of project needs. Specializing in site analysis, functional planning, design, and construction administration for municipal operations facilities, Weston & Sampson has developed a portfolio of more than 130 facilities over the past decade. We also offer significant experience with site development and oversight of new construction, building additions, and site improvements and environmental remediation.

  Our current local facility projects include the Cape Coral Fleet Maintenance Facility and Property Management Building. This is an approximate 80,000 square foot, 40 garage bay facility to maintain the city's fleet. This new state-of-the-art facility is under design. Work includes designing 40 maintenance bays with associated lifts, bridge cranes, lubrication distribution systems and other shop support space. Work also includes the design of a 20,000 square foot property management building and warehouse. ***The building will also be used an emergency control center and has been evaluated for the addition of a safe room***.

We are confident that we have assembled the right people from the right firms to successfully complete the Special Needs Safe Room Project. On behalf of the Weston & Sampson Team, we look forward to the opportunity to serve Charlotte County and its residents. You can contact me at 239-737-2013 or via email at zongolj@wseinc.com if you have any questions regarding our submittal.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.

Joseph Zongol, PE, NICET III
Regional Manager | Senior Associate

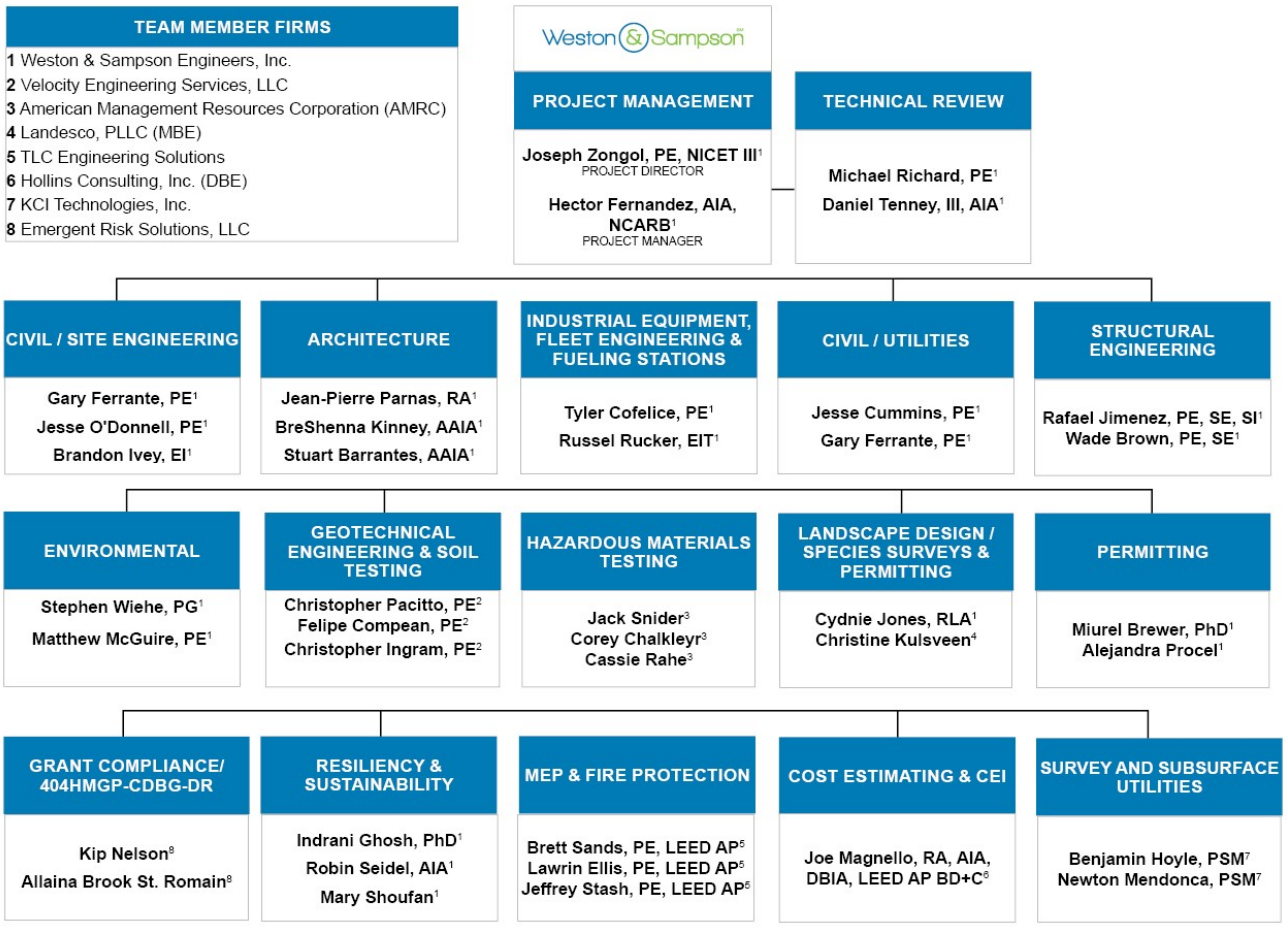
Note: Weston & Sampson is submitting this proposal as the primary entity. This proposal has been made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

Section 1 TEAM PROPOSED FOR THIS PROJECT

SECTION 1 –TEAM PROPOSED FOR THIS PROJECT

As shown in the organization chart below, Weston & Sampson has assembled a collection of experienced in-house professionals, supplemented by highly qualified local subconsultants, with the qualifications and experience needed to provide engineering, design, permitting, construction administration, inspection and testing services, as well as federal grant compliance support, for Charlotte County. Our team includes highly qualified architects, engineers, and technical/support specialists with the knowledge and experience of working on projects for Charlotte County and throughout Southwest Florida.

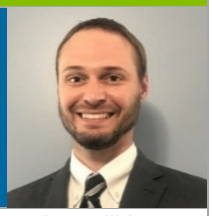
We have included a table on the following page outlining the qualifications and experience for the project management team we commit to the project for its duration. One-page resumes, licensure, and certifications for our team members are included at the end of this section.



Note: The principal and the proposed project manager will not be substituted without the express permission of the County.

PROJECT MANAGEMENT TEAM

JOSEPH ZONGOL, PE, NICET III | PROJECT DIRECTOR



- BS, Civil & Environmental Engineering
- Professional Engineer Florida No. PE93111
- 17 years of experience (17 years with firm)
- Availability: Up to 80% as needed

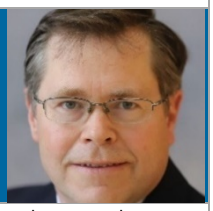
Joe serves as regional manager of Weston & Sampson's Florida operations. As project director, Joe will have contracting authority for this assignment. Joe's 17+ years of engineering experience includes the design and construction of a variety of municipal facility and infrastructure projects. A Florida registered Professional Engineer (PE No. 93111) Joe has provided engineering services for many communities in Southwest Florida, including Charlotte, Lee and Collier Counties, and the cities of Cape Coral and Fort Myers. He is serving as Project Manager for the new $50-M, 40-bay Public Works Fleet Facility in Cape Coral; the fuel system replacement in Naples; the structural condition assessments for Lee County; Fleet Maintenance Building and Fuel Island Replacements for Lee County; new public services facility for the City of Bradenton; and the new public services facility for the City of North Port; .

HECTOR FERNANDEZ, AIA, NCARB | SENIOR PROJECT MANAGER

- Bachelor of Architecture
- Professional Architect Florida No. AR93311
- 30 years of experience (1 years with firm)
- Availability: Up to 100% as needed

Hector is a licensed Florida architect with 30 years of architectural design and project management experience. He has participated in projects from schematic design through construction to final closeout. His professional experience in regions across the U.S. gives him a strong understanding of a myriad of construction types, building codes, energy codes, and permitting requirements. Hector is serving as project architect and deputy project manager for the new $50-M, 40-bay Public Works Fleet Facility in Cape Coral.

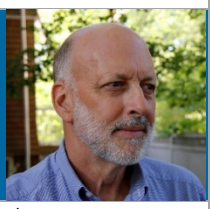
MICHAEL RICHARD, PE | PRINCIPAL-IN-CHARGE / TECHNICAL REVIEW



- BS, Civil & Environmental Engineering
- Professional Engineer Massachusetts No. 45686
- 30 years of experience (20 years with firm)
- Availability: Up to 50% as needed

Michael is a civil and environmental engineer with 30 years of experience in the permitting, planning, and design of municipal facilities. As our Facilities Discipline Leader, Mike has overseen the planning and design of multiple public works facilities along the East Coast. He is currently serving as Principal-in-Charge for the new $50-M, 40-bay Public Works Fleet Facility in Cape Coral, Florida.

DANIEL TENNEY, AIA | TECHNICAL REVIEW



- MA, Architecture; BA, Architecture
- Professional Architect; Member: American Institute of Architects
- 41 years of experience (10 years with firm)
- Availability: Up to 50% as needed

Daniel has 40 years of experience in the design of new construction, the rehabilitation of existing structures, historic adaptation and re-use, commercial renovations, facilities assessments, project management, and planning. Daniel has served as the lead architect for dozens of public works facility projects along the East Coast.

EXPERIENCED LOCAL TEAM

Weston & Sampson will manage and service this project from our local office in Fort Myers. We will also provide support services from our other offices located in Jacksonville, Florida as well as South Carolina, North Carolina, and throughout the eastern United States as needed to support our local office staff. To complement and further strengthen our in-house capabilities in support of County projects under this agreement, we have added the following key subconsultants to our team:

- Velocity Engineering Services, LLC for Geotechnical Services
- American Management Resources Corporation for hazardous materials
- Landesco (MBE) for Environmental Assessment services
- TLC Engineering Solutions for Mechanical Electrical, Plumbing, and Fire Protection (MEP FP) Engineering
- Hollins Consulting, Inc. (DBE) for cost estimating and CEI services
- KCI Technologies, Inc. for survey and SUE services
- Emergent Risk Solutions for grant management

Through our expert in-house staff and experienced team of local consultants, we can provide services listed in the General Scope of Work on page 9 of the RFP.

Velocity Engineering will provide geotechnical engineering services for work under this contract. Velocity's geotechnical services include geotechnical investigations, test borings, foundation analysis, ground improvement analysis, settlement investigations, sinkhole evaluation, geophysical evaluation, underpinning and remediation design, vibration consulting, permeability and exfiltration testing, and laboratory testing.

American Management Resources Corporation (AMRC) was founded on the timeless principles of providing the highest level of integrity and service to the client. Established in Fort Myers and incorporated on 12/13/1984, AMRC provides services to clients throughout the state of Florida. Our internal company structure is divided into individual departments that involve our services in engineering, consulting and remediation activities. AMRC is owned by Mr. Jack Snider and Ms. Gudrun Snider. There are 20 partners, managers, supervisors and senior management, with 30 full-time staff. The ethics standard for AMRC is to be the company clients trust for comprehensive solutions accomplished with integrity, professionalism and fiscal responsibility. AMRC has an established client base that includes school districts, county and city governments, large residential and commercial developers, property management companies, higher educational institutions, as well as a variety of other businesses and organizations. AMRC is well versed in providing detailed comprehensive environmental, health and safety services. We have appreciated the opportunity to work with Lee County since 1999 and hope to continue our working relationship.

AMRC's uncompromising commitment to its current and future clients is to provide expedient response, sound technical solutions, fiscal responsibility, professional integrity and the highest level of overall service to the client. Our goal and greatest source of pride is the creation of long-term professional relationships with our clients, who have the comfort of knowing that AMRC is there to serve them anytime and anywhere.

Landesco *(MBE)* is a full-service firm providing professional services in support of the development and stewardship of land and other natural resources. Providing smart, creative, and economically viable land planning and design services, Landesco works well independently and as part of a team of firms. Landesco aims to merge the built and natural environments in an ecologically respectful manner, creating functional spaces for people to live, work, and play. Landesco considers the environment and wildlife and analyzes the landscape to provide sustainable design solutions that surpass client expectations. Landesco has worked on a multitude of projects including sustainable site design and analysis; wetland delineation; invasive species eradication planning; listed species surveys and permitting; permitting and development services; and landscape preservation.

TLC Engineering Solutions (TLC) is a multifaceted high-performance engineering firm with a portfolio of experience that wraps the globe. Headquartered in Orlando, Florida, TLC has offices that span the United States. Our highly qualified team of 600+ professionals includes professional engineers, LEED-accredited professionals, and ACG-registered commissioning authorities, coupled with specialists in acoustics, energy management, and technology that are able to service our clients from coast to coast.

Hollins Consulting (HCI), located in St. Petersburg, Florida, will provide cost estimating services on work resulting from this contract. HCI provides a full range of cost management services including initial budget development, detailed cost estimating, project cost management, life costing value and risk management, procurement bid evaluation and reconciliation, change order management, and cost control of building contracts. The firm's experiences as general contracts, subcontractors, architects, and engineers, enables them to have a comprehensive perspective as they provide cost management throughout a project's life cycle. HCI optimizes cost performance at every stage through their vast experience, proven methodologies, cost models, and vast cost database, allowing clients to make the best-informed decisions.

KCI Technologies, with offices in Clearwater and Miami, Florida, will provide surveying services on this contract. The firm offers a full range of survey and mapping services, including boundary delineations, bathymetric survey, and the development of municipal GIS databases, as well as state-of-the-art technology, including mobile LiDAR, terrestrial LiDAR and drones. KCI's SUE division delivers quality, accurate mapping of existing underground utilities to avoid costly utility conflict or construction delays caused by unknown or misrepresented utilities.

KCI's clients include municipalities and governmental agencies throughout the state, including City of Fort Meyers, City of Bonita Springs, City of Tampa, City of Fort Lauderdale, City of Miami, Lee County, Palm Beach County, Broward County, Miami- Dade County, Florida Water Management District, the Turnpike, and FDOT Districts 1, 2, 4, 6, and 7. KCI Technologies, Inc has worked directly with Weston & Sampson providing miscellaneous surveying & SUE services for the Lee County Civic Center, Sanibel Toll Plaza, and projects in Bonita Springs.

Emergent Risk Solutions was founded with the realization of the increasing risks associated with the frequency of catastrophic natural disasters. Since 2005, ERS leaders have provided services including emergency management, disaster recovery, resilience and mitigation, and project support for federal, state, and local government agencies, private non-profits and enterprises. In 2013, Kipp Nelson incorporated the firm, which provides independent, innovative, and professional project services, adding value to decision-making processes for clients. Today, the firm staffs more than 75 positions with approximately 50 additional staff available to support our clients. ERS has supported recovery from 37 disasters and provides service in 16 states and territories, while supporting multiple FEMA contracts across the nation.

Section 2 PROPOSED MANAGEMENT PLAN

SECTION 2 – PROPOSED MANAGEMENT PLAN

The Charlotte County Board of Commissioners is seeking Professional Design Services for a firm to perform design of construction ready plans for a Special Needs Saferoom with backup power to accommodate individuals with special needs requirements during and after a storm event. Careful planning and industry knowledge is imperative to the successful inception and completion of the project – and Weston & Sampson brings that to the table.

Our facilities group has been developing successful facilities plans since 2006. Our recent work includes the study and design of many public facilities for the communities of *Lee County, Naples, North Port, Cape Coral, Bradenton, City of Bonita Springs, Fort Myers, and others throughout Florida.*

CLIENT ORIENTED APPROACH

Should we be awarded the contract, our first step will be facilitating a kickoff meeting with Charlotte County, with a focused conversation about the project's goals, timeline, and budget.

We have assembled a dedicated, experienced team that will use a client-focused approach to deliver a successful project for the County. Our team is comprised of well-regarded local professionals and building specialists, which will allow for QA/QC reviews for the specific areas of practice of each facet of this unique project. Our local expertise and deep industry experience will allow us to streamline the project schedule. We will discuss planning options with the County early on so that timely decisions can be made to advance the design at each stage to keep the work on schedule and on budget.

PROJECT MANAGEMENT

Having a good project management team in place is essential for the success of your Project.

- Leading the day-to-day activities as Project Manager, Hector Fernandez, NCARB, AIA, will be up to 100% dedicated to the Special Needs Safe Room Facility. As the main point of contact for this project, he will be responsible for coordination with County staff, our design teams, and other project stakeholders. As necessary, he will adjust resources and levels of effort to maintain the project schedule. Hector will also be available as needed to attend any meetings. Prior to relocating to Fort Myers, Hector was the owner of an architecture practice completing the design and construction management for a range of projects from a 25,000sf bio-tissue processing lab and ISO Class 3 clean room facilities to a 200,000sf DHS and USCBP international freight forwarding facility. Additional specialized projects included project management of the USMC Advanced Warfare Center and the USMC Marine Command Barracks for the US Department of Navy's Naval Facilities Engineering Systems Command at the US Navy Yard in Washington DC. Mr. Fernandez also served as a Sr. Project Manager with Lee Health system overseeing design and construction of acute care facilities across 5 hospital campuses. Projects included radiology, nuclear medicine and imaging facilities as well as specialized hybrid operating rooms, ER department expansion endoscopy suites for advanced surgical intervention. Mr. Fernandez' practice also specialized, over the prior 8 years to him joining WSE, in providing specialized and technical support in the disaster response and recovery space for both state entities such as FDEP (Florida), GOHSEP (Louisiana), BEMDA/COR3 (Puerto Rico) and CALOES (California) as well as for DHS/FEMA. During that time Mr. Fernandez specialized in resiliency and mitigation practices and opportunities with focuses on 406HM and 406HMGP funding programs. His previous work experience, coupled with his passion for resilient design and disaster recovery, will be of tremendous benefit to the County on this project.

- Supporting Hector will be our **Project Team**. The Team includes three senior leaders ***(Joseph Zongol, Gary Ferrante, and Rafael Jimenez)*** who will meet weekly with Hector to review processes, staffing requirements, schedule, and any potential barriers that might impede the delivery of the new Special Needs Safe Room Facility. The County staff members will also be invited to attend these meetings.
- Our **Architecture** and **Industrial Equipment Engineering Teams** bring a myriad of experience in programming and design of public works operations. Our unique, comprehensive approach to working with County Leadership to fully understand your operations, equipment, and challenges to provide an integrated, highly efficient facility.
- Extensive **Quality Assurance/Quality Control QA/QC** led by **Daniel Tenney and Mike Richard** as mentioned above.

RESPONSIVENESS OF FIRM EMPLOYEES

What differentiates Weston & Sampson from other firms is our ability to provide comprehensive services using in-house staff, while offering the benefits of a broad perspective (Owner's Project Management, planning, engineering, design, contracting, construction, and operation). Our extensive in-house capacity enables us to commit the resources necessary to meet important deadlines. Our depth of staff and breadth of expertise ensures the availability of qualified personnel to meet your project needs.

As a full-service engineering/architecture firm, Weston & Sampson can provide all project management, evaluation, programming, space planning, design, and construction services in-house. We will augment our in-house resources with the addition of our teaming partners, whom we have worked with seamlessly on a variety of past and ongoing projects:

- Velocity Engineering Services, LLC for Geotechnical Engineering.
- AMCR for Hazardous Materials Testing.
- LANDESCO, PLLC for Species Surveying.
- TLC Engineering Solutions for MEP, Fire Alarm and Fire Protection.
- Hollins Consulting Inc. for Estimating.
- KCI Technologies, Inc. for Survey and Subsurface Utilities.
- Emergent Risk Solutions, LLC for Grant Compliance & Disaster Recovery.

PROJECT APPROACH

Members of our staff have established relationships with the county and are well-versed in its priorities and processes. We are committed to continuing this relationship with the county. Our approach to completing project field work, design, management, and construction on time and on budget is as follows:

Fieldwork

We are prepared to complete the required fieldwork to support the assigned landscape architectural services. We approach fieldwork with a safety-first mentality to minimize risk to our employees, clients, and communities. We will provide services related to site exploration and photo-documentation, in-field site analysis, inventories and assessments, ADA compliance, or similar studies.

Design

"Form Follows Function" is one of the fundamental principles to which our architects adhere. We view architecture as a necessary tool for providing usable and functional spaces that meet the needs of the client and the broader public and as an opportunity to contribute to the public realm.

We feel a great responsibility that the work we do not only helps serve the needs of the public but also provides opportunities by which the public can engage, and which shape the identity and attitude of a community. We take great pride in approaching each project with the importance and mindfulness it deserves. Every intervention in the built environment, whether a project is a focal point within the public realm or a facility that supports a critical

function, impacts how a community lives and thrives daily. We are proud to contribute to our local communities' growth and help guide their future.

Being a good partner means delivering projects on time and on budget. We utilize project management software, including Microsoft Project and Asana. This helps us outline and manage milestone deliverables, critical path items, long-lead times, and project resources. We allow adequate time for quality control and proactively communicate schedule changes as soon as they are known. We also work with clients to find alternative solutions that advance as many aspects of the project as possible.

JOSEPH ZONGOL, PE, NICET III

BACKGROUND

2022-Present
Regional Manager
Weston & Sampson

2018-2022
Team Leader
Weston & Sampson

2016-2018
Project Manager
Weston & Sampson

2008-2016
Project Engineer
Weston & Sampson

2008
Site Design Engineer
Civil 1

EDUCATION

2008
Bachelor of Science
Civil Engineering
(Minor: Science, Technology, and Society)
Rensselaer Polytechnic Institute (RPI)

PROFESSIONAL REGISTRATION

Professional Engineer:
Florida No. 93111
New York No. 086584
New Jersey No. 24GE05434100
Connecticut No. 34110

PROFESSIONAL CERTIFICATIONS

NICET Level III
Underground Utilities Construction - Water and Sewer Lines
OSHA 10 Hour Construction
OSHA 40 Hour HAZWOPER

HONORS / PROFESSIONAL SOCIETIES

American Public Works Association, Capital Branch Chairman

Connecticut Society of Civil Engineers, Member
2008-Present

Project Lead the Way
2000-2004

Joe is a Regional Manager responsible for the overview and control of project budgets, schedules, and technical performance. He provides resource management to ensure that projects are properly staffed to meet client needs and schedules. Joe has more than 15 years of engineering experience in the design and construction of a variety of municipal infrastructure projects, including wastewater treatment and collection system investigation and improvements, drainage and stormwater management, transportation improvements, municipal park development, site development, public works facility design, dam evaluations and design, and retaining wall evaluation and design. Throughout his career his responsibilities included coordinating and implementing field investigations, project/design management, and bid/construction phase services and construction inspection. In addition, he is proficient in various engineering software programs, including AutoCAD Civil 3D and ERSI ARC GIS and is a NICET III Construction Inspector. He also maintains his OSHA HAZWOPER 40-hour certification for working on and supervising staff working on hazardous waste operation and emergency response sites.

SPECIFIC PROJECT EXPERIENCE

Sanibel Toll Plaza Stairway Tower Reconstruction, Lee County, Florida. Principal-in-Charge of design and specifications for the structural replacement of the south stairway of the Sanibel Toll Plaza building in Fort Myers, which was damaged by wind and storm-surge from Hurricane Ian on September 28, 2022. The structural design for this FEMA-funded project consisted of in-kind replacement of the damaged components plus the addition of three 36-inch-diameter drilled shafts to replace the original shallow spread-footing foundation and prevent reoccurring damage by a similar future hurricane event. The design was consistent with the Florida Building Code, AASHTO LRFD Bridge Design Specifications, and Florida DOT Standard Specifications for Road and Bridge Construction. The final plans included the detailed existing conditions, demolition limits, and the repair, reconstruction, and replacement of components.

FEMA Facility Condition Assessments, Lee County, Florida. Principal-in-charge for condition assessments of multiple project sites and buildings. The project includes assessment of building construction, information technology (IT), architectural features, and sites damaged from Hurricane Ian. Weston & Sampson will provide a report detailing the extents of damage, photos, and opinion of cost.

Centennial Park Restoration, Fort Myers, Florida. Regional Manager overseeing the restoration of several structures in the park that were damaged by Hurricane Ian, including the restroom and maintenance storage building, the open pavilion, and the railing along the waterfront. The damage to the structures included structural and electrical damage, cosmetic damage, and damage to the railings. The existing restroom, maintenance storage building and open pavilion will be rehabilitated in place, and the damaged waterfront railing will be removed and replaced. The overall project included an assessment report; resiliency/floodplain evaluation and

permitting; final plans, specifications, and cost estimates; FEMA reimbursement coordination; and bid and construction phase services

Public Services Facility – Phase II, North Port, Florida. Principal-in-charge for Phase II of the city's existing Public Services Facility project. The project included an analysis of the 2008 Space Needs Assessment for projected needs 30 years into the future for road and drainage operations and maintenance, solid waste, and an outdoor repair facility for fleet maintenance. Responsible for oversight of a needs assessment and facility programming, industrial equipment program development, building and site planning concept design of both the existing site and recently acquired 37-acre parcel, traffic circulation, review, geotechnical evaluation, environmental assessments, site test-fit development budget, preparation of a final report and presentation to the City Commission, and schematic 30% design development.

Fleet Maintenance Facility & Property Management Building and Warehouse, Cape Coral, Florida. Project manager responsible for performing a feasibility study and conceptual design plan for a new 40-garage-bay fleet maintenance facility. The purpose of this feasibility study included determining the appropriate building size for the new fleet facility for today's current needs and the city's future build-out plan, as well as researching and determining the appropriate city site for the new fleet facility location. The study also provides a conceptual master plan layout design for the selected site and identifies future facility outparcels. This study included, existing facility evaluation, conducting a space needs assessment (building and site programming) for existing and projected future needs, performing a site evaluation to determine the best option for locating the new facility, preparation of a conceptual level site and building plans based on the recommended site and the needs identified within the building and site programming study, preparation of a conceptual cost estimate and providing a formal recommendation for the proposed site location and fleet maintenance facility campus. Following the conceptual design, Joe served as project manager for the design of the new fleet facility and fuel island, as well as a new 20,000 square foot property management building and auxiliary warehouse on the same site. The project responsibilities included managing site plan development and utility connections, zoning and land use evaluations and support, environmental site assessments, survey and geotechnical investigations, permit application services, endangered species survey and permitting, project financial services; programming, schematic, and final design services for the city's new property management building and associated warehouse, including associated site plan development and utility connections, and bid phase services.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

ZONGOL, JOSEPH MICHAEL

14219 WINDING CEDAR WAY
FORT MYERS FL 33913

LICENSE NUMBER: PE93111

EXPIRATION DATE: FEBRUARY 28, 2027

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MICHAEL RICHARD, PE

BACKGROUND

2024-Present
Discipline Leader | Vice President
Weston & Sampson

2020-2023
Discipline Leader
Weston & Sampson

2017-2020
Team Leader
Weston & Sampson

2004-2017
Project Manager
Weston & Sampson

2003-2004
Project Manager
Camp Dresser & McKee

2001-2003
Project Manager
Edwards and Kelcey

1998-2001
Engineer
Weston & Sampson

1995-1998
Project Engineer
Consulting Engineers and Scientists, Inc.

EDUCATION

1995
Bachelor of Science
Civil & Environmental Engineering
University of Massachusetts, Amherst

PROFESSIONAL CERTIFICATIONS

Professional Engineer:
Massachusetts No. 45686

SWANA Certified Transfer Station Manager

40-Hour OSHA Training and Certification

10-Hour OSHA Construction Safety Training

DEP Qualified Soil Evaluator

Michael is a civil and environmental engineer with 30 years of experience in the permitting, planning, and design of municipal facilities and solid waste projects. Leading the Facilities group, he has been involved in and overseen the planning, public outreach, design, and construction of numerous municipal projects from vertical construction to solid waste facilities.

SPECIFIC PROJECT EXPERIENCE

Resiliency Study for the Department of Public Works, Salem, Massachusetts. Provided technical review for a vulnerability assessment of the existing Department of Public Works facility to determine if this existing site could be modified and maintained. This study included a gap analysis of the MC-FRM and existing FEMA floodplain inconsistencies, an analysis of total storm depths by recurrence interval for present and calculated future projections, existing conditions assessment and alternatives analysis. Adaptation strategy recommendations and costs were provided to help inform future decision making.

Fleet Maintenance and Property Management Facilities, Cape Coral, Florida. Principal-in-charge for a new Public Works Fleet Maintenance Facility and Property Management Facility. The project started with a feasibility study and site selection. Work involved staff interviews, operational analysis, and review and development of future staff projections to determine the appropriate building size for the new fleet facility for today's current needs and the city's future build-out plan. We also researched and determined the appropriate site for the new fleet facility location using an in-depth site selection matrix considering cost, permitting, public impact, and many other key parameters. Following building programming and site selection, we provided a conceptual master plan layout design for the selected site and identified future facility outparcels. At this stage, the City also awarded us the complete programming and design of the Property Management Facility which will reside on the same property. Combined, the site includes development of nearly 19 acres including stormwater features, parking, fuel island, site security, and internal roadways; and over 106,000 square feet of building area. The project is currently in final design, which includes architectural, planning, engineering, design, and permitting.

New Public Works Facility, Billerica, Massachusetts. Principal-in-charge for a new 67,000 square foot Public Works Facility. The Town initially hired Weston & Sampson to conduct a feasibility study for a new consolidated facility. The project includes performing a site selection analysis for multiple sites within the community. Work also included conducting a space needs assessment, developing building and site alternatives, preparing conceptual cost estimates, and assisting the town with public outreach. As part of this effort, we assisted the town with releasing portions of the site from Article 97 Protection status.

The facility includes administrative offices, vehicle maintenance facilities, workshops, vehicle storage, and wash operations. The project involves demolition and remediation of a former wastewater treatment facility, wetland replication, and Mechanically Stabilized Earth (MSE) retaining walls.

PRESENTATIONS

June 2022
"Department of Public Works: The Backbone of Resilient & Sustainable Communities" presented at New England Chapter of American Public Works Association

September 2012
"MSE Berms in Landfill Closure and Post Closure Use Projects," presented at Environmental Business Council New England, Inc

New Public Works Facility, Rochester, New Hampshire. Principal-in-charge for a new Public Works Facility. The project includes the programming, design, and construction administration of a new 56,000-square-foot Public Works Facility. The project includes office areas, employee facilities, trade shops, vehicle maintenance, wash bay, and vehicle/equipment storage. The facility was designed/constructed with energy-efficient design features including building envelope super-insulation, photovoltaic ready roof, and natural daylighting.

New Public Works Facility, Duxbury, Massachusetts. Principal-in-charge for a new 32,600 square foot Public Works Facility. The new facility consists of administration, employee facilities, vehicle storage and maintenance, wash bay and shop support spaces. Weston & Sampson was initially selected to complete a feasibility study which included the programming and concept development of a new facility to be constructed on the existing site. As the project advanced into design, we assisted the town with public outreach, permitting, and obtaining funding.

New Facilities Department Building, Bentley University, Waltham, Massachusetts. Prepared a feasibility study for relocation of Bentley's Facilities Management Division (FMD), currently located at two buildings on South Campus. FMD also has materials, such as salt and bulk material storage, contained elsewhere on campus. The purpose of the feasibility study was to conceptualize options for a new facility to support the operations. The study process included inspecting the existing facilities, identifying programmatic building and site needs, drafting conceptual design options, and preparing a cost estimate. The site selected for the new facility is also located on South Campus, and within a riverfront area, within a wetland buffer area, and adjacent to FEMA's 100-year flood zone.

HÉCTOR C. FERNÁNDEZ, AIA, NCARB

BACKGROUND

2025-Present
Senior Project Manager
Weston & Sampson

2023-2024
Facilities Design Architect
Lee Health

2022-2021
Sr. Project Manager Architect
Department of Navy | NAVFAC
Washington FEC

2009-2025
Owner | Architect
Hf Architect, P.A.

2004-2009
Associate Partner
Fuller Diaz Architects

CODE-RELATED

FEMA - Pa Program

FEMA - 404/HMPG & 406/HM Programs

FEMA - Consensus Based Codes

FEMA P-361 - Guidance for Community & Residential Safe Rooms

ICC -International Buidling Code

ICC/NSSA 500 - Standards for the Design & Construction of Storm Shelters

ADA - Americans with Disabilities Act (Guidlines)

HUD -Fair Housing Act (Guidelines)

HUD – UFAS Section 504

GSA - PBS-P100 Facilities Guidlelines Institute

GSA - National Accessibility Program (Standards)

FGI - AFacilities Guidelines Institute

AHCA -AFlorida Agency for Health Care Administration

EDUCATION

1994
Bachelor of Architecture
University of Miami School of Architecture

Hector is a senior project manager with more than 30 years of experience. He is responsible for/has experience in managing and designing various building types including public buildings, healthcare facilities, office buildings, and administrative spaces for both public and private sector clients. Hector also has extensive experience providing support and guidance after natural disasters in the southeast and the US Virgin Islands.

SPECIFIC PROJECT EXPERIENCE

Radiology & Imaging Upgrades, Multiple Campuses, Lee Health Fort Myers, Florida. $20 million in upgrades to latest generation of GE, Omega and Siemens CT, MRI, Radio-fluoroscopy and Nuclear Medicine equipment upgrades and remodeling of facilities (with former employer)

BioTissue | TissueTech, Doral, Florida. 25,000-square-foot corporate headquarters for biomedical facility and clean room processing center. (with former employer)

FEMA PA, Disaster Response and Recover Consulting for Hurricane Ian, Florida. Provided support and guidance as a Hazard Mitigation 406 specialist. Responsible for development of mitigation strategies and developing scope and costs for qualifying mitigation strategies. Priority focus on PAAPG Appendix J qualifying scope for critical infrastructure projects across 5 counties for various applicants. (with former employer)

FEMA PA, Disaster Response and Recovery Consulting for Hurricane Ida, Houma, Louisiana. Provided support and guidance as a disaster recovery sub-consultant working through GOHSEP (Governor's Office of Homeland Security and Emergency Preparedness) representing the Terrebonne District Attorney's Office. Primarily focused on generating "Repair/Replace" and 50% evaluation cost estimates and feasibility studies for various applicant facilities. Additionally providing estimating and guidance. (with former employer)

FEMA PA, Disaster Response and Recovery Consulting for Hurricane Ian, Southwest Florida. Provided support and guidance as a disaster recovery consultant representing the School District of Lee County. Integral in formulating program development strategies, damage reporting and capture methodology as it pertains to the FEMA PA, HMGP/406 and HMA/404 programs as well as meeting FEMA "Consensus-Based Codes". Worked on project development for $250 million in grant funding for over 1300 facilities spread out over 88 campuses. (with former employer)

FEMA PA, Disaster Response and Recovery Consulting for Hurricane Maria, US Virgin Islands. Provided continued post-obligation support as a sub-consultant, cost estimator for applicants in the USVI under the 428 program. Primarily focused on reconciliation of additional funding requests under the PA program due to "Codes and Standards" as well as HMA/404 opportunities identified as part of a post obligation re-evaluation of project build back resiliency to meet heightened CAT4 and ICC 500 standards. (with former employer)

HÉCTOR C. FERNÁNDEZ, AIA, NCARB

PROFESSIONAL REGISTRATION

Florida No. AR93311
New York No. 031235
Puerto Rico No. 92879

NCARB

PROFESSIONAL AFFILIATIONS

United States Green Building Council

American Institute of Architects

FEMA PA, Disaster Response and Recovery Consulting for Hurricane Michael, Panama City Beach, Florida. Provided sub-consultant services as a cost estimator and QAQC reviewer for work produced for various applicants as part of the FEMA PA program. Applicants included the Bay District Schools, Panama City Housing Authority, Tyndall Air Force Base and City of Panama City Beach. Additionally, guidance provided and cost evaluation of mitigation opportunities under the 406/HM and 404/HMGP programs. Successfully completed over $200 million in FEMA PA project formulations resulting in $100 million of obligated funds by late 2021.

Centennial Park, Municipal Waterfront Park, Fort Myers, Florida. Design of a 5.5-acre waterfront park located in the heart of Fort Myers' historic downtown district. This project addresses damage caused by Hurricane Ian and includes additional facility upgrades identified by the Parks and Recreation Department. Improvements include the park grounds, hardscape areas, children's playground, public restrooms, a facilities storage structure, a roofed pavilion, a waterfront promenade, and parking areas. Additionally, project management services include coordination and tracking of FEMA grant funding throughout the bidding process and construction administration. The construction budget for the project is $1.5 million.

Bonita Beach Park & Bonita Beach Access 1, Municipal Beachfront Parks, Bonita Springs, Florida. Design of two municipal beachfront park facilities for the municipality of Bonita Springs on behalf of Lee County. The project addresses damage caused by Hurricane Ian's storm surge and upgrades facilities to meet current codes and standards, providing increased resiliency and mitigating future damage. The sites consist of the 2.25-acre Bonita Beach Park facility and the 0.75-acre Bonita Beach Access #1. Facilities include the repair of the elevated restrooms, property management office, and approximately 2,000-square-foot elevated boardwalk deck, which features roofed pavilion structures. Additionally, the project entails the repair and restoration of all landscaping, beach re-grading adjacent to the beach, and supporting parking areas. The project construction budget is $6.2 million.

Little Hickory Island Beach Park, Municipal Beachfront Park, Bonita Springs, Florida. Design of a municipal beachfront park facility for the municipality of Bonita Springs on behalf of Lee County. The project addresses damage caused by Hurricane Ian's storm surge and upgrades facilities to meet current codes and standards, providing increased resiliency and mitigating future damage. The site consists of the 1.5-acre Little Hickory Island Beach Park facility. The facility includes the redesign of the damaged restroom facilities to provide a new facility that will be elevated 12 feet to comply with FEMA flood plain and Florida Building Code requirements. Additionally, the project includes the repair and restoration of all landscaping, beach re-grading adjacent to the beach, and supporting parking areas. The project construction budget is $2.2 million.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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FERNANDEZ, HECTOR C

HECTOR FERNANDEZ ARCHITECT, P.A.
1130 SAN MARCO RD
MARCO ISLAND FL 34145

LICENSE NUMBER: AR93311

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ISSUED: 12/02/2024

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GARY FERRANTE, PE

BACKGROUND

2025-Present
Senior Team Leader
Weston & Sampson

2018-2025
Team Leader
Weston & Sampson

2017-2018
Senior Project Manager
Weston & Sampson

2011-2017
Utility Engineer | Associate
Greeley and Hansen

2006-2011
Senior Civil Engineer | Client Service Manager
AECOM

1998-2006
Civil Engineer
Sodemann and Associates, Inc.

1996-1998
Civil Engineer
Adache-Ciuni-Lynn Associates, Inc.

1993-1996
Engineer-in-Training
Adache-Ciuni-Lynn Associates, Inc.

EDUCATION

1993
Master of Science, Civil Engineering
Case Western Reserve University

1991
Bachelor of Science
Civil Engineering
Case Western Reserve University

PROFESSIONAL REGISTRATION

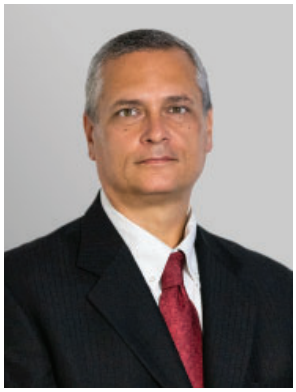
Professional Engineer:
Florida No. 65011
Illinois No. 062.052676
Ohio No. 60495

PROFESSIONAL AFFILIATIONS

American Water Works Association

PAPERS & PRESENTATIONS

Hagan, David, Gary Ferrante and Nicole Smith. "Next Generation Advanced Biological Treatment is



Gary has more than 30 years of professional experience, with a broad background in various aspects of civil engineering. He has civil engineering experience in the areas of transportation, storm water, utilities, land development, and water and wastewater plant design. Gary's additional technical experience includes long-range planning and master planning projects for several clients.

SPECIFIC PROJECT EXPERIENCE

Emergency Operations Center Expansion, Cape Coral, Florida. Project manager (as subconsultant to an architectural firm) for civil/site design associated with an addition to a city-owned emergency operations center. Responsibilities included site design, drainage design, SFWMD permitting, and City of Cape Coral site development plan permitting.

Picaya Bay Surgery Center, Private Developer, Estero, Florida. Project engineer for civil/site design for a new 19,300 square foot medical office facility. Responsibilities included site design, coordination with Lee County Utilities and landscape architect, part-time resident inspection, and site certification. ($500,000 construction cost)

Garden Street EMS Building, Lee County Department of Construction and Design, North Fort Myers, Florida. Project manager for civil/site design for a new EMS station. Responsibilities included site, drainage, and septic system design; site grading; water and sewer utilities; coordination with architect and landscape architect; and Lee County Health Department permitting.

Public Works Annex, Fort Myers, Florida. Project engineer (as subconsultant to an architectural firm) for civil/site design for a design-build project to convert an old water treatment plant building into offices for City of Fort Myers Purchasing Department. Responsibilities included site design, drainage design, lift station design, coordination with other design team members (electrical, mechanical, architectural, structural, landscaping, general contractor), value engineering, DEP permitting, and SFWMD permitting.

Public Services Facility – Phase II, North Port, Florida. Team leader for Phase II of the city's existing Public Works Facility project. The project included an analysis of the 2008 Spaces Needs Assessment for projected needs 30 years into the future for road and drainage operations and maintenance, solid waste, and an outdoor repair facility for fleet maintenance. Responsible for coordinating the building and site planning concept design of both the existing site and recently acquired 37-acre parcel, traffic circulation, review, geotechnical evaluation, environmental assessments, site test-fit development budget, preparation of a final report and presentation to the City Commission, and schematic 30% design development.

Integrated Water Resources Master Plan, Lee County, Florida. Project engineer for Integrated Water Resources Master Plan. Developed population and demand projections for future water and wastewater treatment capacities based on Lee County's population projections. Developed irrigation water demands based on acreage and crop type for present and future land uses, and compiled a technical

Global: Why not in Florida?" Florida Water Resources Conference. Orlando, Florida, May 2015.

PAPERS & PRESENTATIONS (CONT'D)

Ferrante, Gary, Kevin Higginson, Tom Welch, and Eva Deyo. "Immokalee Water and Sewer District – Case Study of Effective Biosolids Management." Florida Water Resources Journal. (January 2015): 20-24.

Ferrante, Gary, Kevin Higginson, Tom Welch, and Eva Deyo. "Immokalee Water and Sewer District – Case Study of Effective Biosolids Management." Southwest Florida Water and Wastewater Expo. Fort Myers, Florida, September 2014.

Ferrante, Gary, Kevin Higginson, Tom Welch, and Eva Deyo. "Immokalee Water and Sewer District – Case Study of Effective Biosolids Management." Florida Water Resources Conference. Orlando, Florida, April 2014.

Ferrante, Gary C. "An Analysis of Reflection Cracking Through Fracture Mechanics." (Thesis) August 1993.

memorandum on population and demands.

Florida Gulf Coast University Off-Site Utilities, Lee County Utilities, Fort Myers, Florida. Project manager for the construction phase of FGCU offsite utilities project for Lee County Utilities. Responsibilities included shop drawing review, progress meetings, responses to RFIs, and project management. Work included the installation of new 18-inch and 24-inch force mains between FGCU and the Three Oaks WWTP, as well as the installation of approximately 3,200 linear feet of 16-inch water main along the east side of Ben Hill Griffin Parkway. Work for the force main portion of the project entailed a 30-inch HDPE pipe horizontal directional drill underneath I-75 and Miromar Lakes Country Club golf course.

Lagg/Tufts Utility and Drainage Improvements, Fort Myers, Florida. Project manager for the installation of new water mains and storm drains and the rehabilitation of the sanitary sewer system in this established residential neighborhood. Responsibilities included stormwater modeling, design, bidding assistance, and obtaining permits from the SFWMD, FDEP, and Lee County Health Department. Replaced the existing galvanized steel water mains with approximately 650 linear feet of new 6-inch water mains and 8,600 linear feet of new 8-inch of new water mains to improve water quality and system pressure. Work also included installation of new storm sewers to alleviate recurring street flooding problems. Sewer system work entailed a combination of point repairs, cured-in-place pipe (CIPP) liner inside approximately 10,000 linear feet of 8-inch clay sewers and approximately 190 laterals, and interior coating of associated manholes. Additional work included re-grading and stabilizing the bank of a neighborhood stormwater lake, as well as new sidewalks and associated roadway improvements.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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FERRANTE, GARY C.

7605 D H PARKER ROAD
LABELLE FL 33935

LICENSE NUMBER: PE65011

EXPIRATION DATE: FEBRUARY 28, 2027

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RAFAEL JIMÉNEZ VELEZ, PE, SE, SI

BACKGROUND

2024-Present
Senior Project Manager
Weston & Sampson

2022-2024
Senior Structural Project Manager
McFarland-Johnson, Inc.

2020-2022
Senior Project Manager, Structural
CONSOR Engineers

2018-2019
Senior Structural Engineer
CSA Group

2016-2018
Senior Civil Engineer
NYC Department of Design and Construction

2007-2019
Lead Civil/Structural Engineer/ Owner
Ti Project Management & Engineers, PSC

2007-2016
Associate Professor
Polytechnic University of Puerto Rico

2003-2007
Construction Project Manager
Deckers Construction Inc.

2002-2003
Junior Structural Engineer
CI Engineers, PSC

EDUCATION

2002
Master of Engineering
Civil Engineering
Cornell University

2001
Bachelor of Science
Civil Engineering
Polytechnic University of Puerto Rico

Rafael is a senior project manager in our Transportation Group. He has more than 20 years of experience as civil / structural engineer and has special expertise in high-wind and high-seismic hazard areas and resiliency hardening of public facilities in coastal areas. Rafael has experience with construction inspection; wind/seismic/flood proofing retrofit design of existing buildings; and design of public, institutional, healthcare, and commercial facilities, including zoos, storm shelters, juvenile detention centers, wastewater treatment plants, flood control structures, and multi-story parking with retail spaces. Rafael is qualified as a Special Inspector for Threshold Buildings and Recognized as a Structural Engineer by the Florida Board of Professional Engineers.

SPECIFIC PROJECT EXPERIENCE

Islamorada, Village of Islands, Dry Floodproofing Design for Fire Stations 19, 20 & 21, Islamorada, Florida. Project manager responsible for project coordination. The design scope involved retrofitting the existing building with dry floodproofing measures to protect the facility against flood damage based on the 500-year flood elevation, or the Base Flood Elevation plus 2.0 feet, as applicable to Flood Design Class 4 buildings. Dry floodproofing design included removable engineered flood panels to protect all openings, and the application of coating products to create watertight seals around each, and installation of sump pumps to ensure proper removal of any seepage of water during flooding events. The fire station building retrofits were designed to be watertight and substantially impermeable to the passage of water. Design work included structural analysis to confirm the buildings are structurally capable of resisting hydrostatic forces, including buoyancy, hydrodynamic forces, and debris impact loads. (with previous employer)

Rutland House Reroofing Structural Assessment and Retrofit Design, Sanibel, Florida. Structural Engineer of Record for the visual assessment, structural evaluation and structural retrofit design of the roof framing members at a historic structure to determine if the structure is capable of supporting the increase in dead loads imposed by the proposed roof system. The wood framed house was built in 1913. The structure is supported by concrete pedestals approximately 18" above grade. The existing hip roof consists of standing seam metal deck spanning over wood nailer boards, which span over wood rafters and hip beams.

Sanibel City Hall Emergency Repairs, Sanibel, Florida. Structural Engineer of Record for the emergency repairs of a deteriorated wood girder. Supervised the structural analysis, design, preparation of construction documents and provided construction administration services.

Dr. Ann Murphy Knight S.T.A.R.S. Complex Expansion Phase II, Fort Myers, Florida. Senior structural engineer responsible for providing structural analysis and design of a new 35,000 square foot single story CMU building. The building serves as a storm shelter and design complies with ICC 500 hurricane storm shelter requirements. (with previous employer)

RAFAEL JIMÉNEZ VELEZ, PE, SE, SI

PROFESSIONAL REGISTRATION

Professional Engineer:
Florida No. 84876
Connecticut No. 32587
New York No. 89332
Colorado No. 0059560
Texas No. 138095
Idaho No. 20509
Oregon No. 97062
Structural Engineer:
Washington No. 21017284
Arizona No. 74848
FAA Part 107 Drone Pilot
No. 3988858

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Cape Coral Hospital RTU-20, Lee Health, Cape Coral, Florida. As senior structural engineer, worked with the architect, Smith Seckman Reid, Inc. (SSR) to investigate and evaluate existing roof framing at the 1989 Cath Lab addition to support new RTU-20. Provided design options: expand existing roof openings or add fall protection at perimeter. Design support framing or curb for new RTU. Provided signed and sealed structural sketches or drawings. (with previous employer)

Cape Coral Hospital Master Plan, Lee Health Cape Coral, Florida. As senior structural engineer, provided a comprehensive structural analysis and evaluation of the north tower, designed in 1992, to determine the number of floors that could be added. The additional floors will be used primarily for patient rooms and must meet the current building code. (with previous employer)

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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SPECIAL INSPECTOR NUMBER: 84876

JIMENEZ VELEZ, RAFAEL

3386 MENORES WAY
FORT MYERS FL 33905

LICENSE NUMBER: PE84876

EXPIRATION DATE: FEBRUARY 28, 2027

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WADE BROWN, PE, SE

BACKGROUND

2020-Present
Team Leader
Weston & Sampson

2019-2020
Senior Project Manager
Weston & Sampson

2017-2019
Project Manager, Bridge Group Manager
Kleinfelder

2015-2017
Senior Project Manager, Technical Leader - Bridges
McFarland Johnson

1996-2015
Structural Engineer, Team Leader, Project Manager
Kleinfelder

1991-1996
Structural (Building/Bridge) Engineer
McLean & Schultz, Inc.

1989-1991
Structural (Building) Engineer
Borm Associates, Inc.

1988-1989
Structural (Building) Engineer
JDR Corporation

EDUCATION

1990
Master of Civil Engineering
California State University, Fullerton

1981
Bachelor of Science
Agricultural Engineering
University of Connecticut

PROFESSIONAL REGISTRATION

Professional Engineer:
California No. C46525
California No. S3922 (Structural)
Connecticut No. PEN.0020200
Florida No. 87545
Maine No. 8648
Massachusetts No. 55031
New Hampshire No. 9456
North Carolina No. 47952
South Carolina No. 37210

Wade has more than 35 years of professional experience as a design engineer and project manager. He has led design and analysis efforts, using conventional and creative solutions, on numerous bridge transportation projects that have encompassed a multitude of bridge types. He has attained extensive experience in a wide variety of complex structures and developed expertise in structural modeling; wind and seismic design; staged and accelerated construction techniques; and repair, retrofit, and preservation type improvements.

SPECIFIC PROJECT EXPERIENCE

FEMA Facility Condition Assessments, Lee County, Florida. Project manager and lead engineer for the preparation of structural condition assessments of multiple project sites and buildings damaged by Hurricane Ian. An inventory was created for major remaining assets and their damages respectively, which includes wood trusses, roofing material, structural components (non-building), fences, beaches, docks, piers, pavilions, playgrounds, etc.

Facility Assessment, Bonita Springs, Florida. Project manager and lead structural engineer for a condition assessment of 18 buildings at six sites including a recreation center, former library, community pool, sheriff's office substation, the Liles Hotel, and Everglades Wonder Gardens. Developed and submitted a 500-page report of the final condition assessment for the City of Bonita Springs, which included each building assessment, findings, breakdown of repair costs, and recommendations.

Sanibel Toll Plaza Stairway Tower Reconstruction, Lee County, Fort Myers, Florida. Project manager and lead engineer for the structural replacement of the south stairway of the Sanibel Toll Plaza building that was damaged by wind and storm-surge from Hurricane Ian in September 2022. The structural design for this FEMA-funded project consisted of in-kind replacement of the damaged components that included the lower two flights of stair and handrail, and the three-sided stone-faced perimeter wall. A geotechnical engineering subconsultant provided recommendations for a new deep foundation system. Weston & Sampson provided calculations, detailing, and specifications for the construction of three 36-inch-diameter drilled shafts to replace the original shallow spread-footing foundation and prevent reoccurring damage by a similar future hurricane event. The design was consistent with the Florida Building Code, AASHTO LRFD Bridge Design Specifications, and Florida DOT Standard Specifications for Road and Bridge Construction. The final plans included drawings, details, and design notes to show the existing conditions, demolition limits, and the repair, reconstruction, and replacement of components.

Lee Civic Center Facility, Lee County, North Fort Myers, Florida. As senior structural engineer and project manager conducted a multi-discipline study of this civic center building. The project team of architects and engineers specialized in assessing the site grounds and 14 buildings, including an 8,000-seat capacity 90,000 square foot arena, located at 11831 Bayshore Road. The existing conditions of the 14 buildings and the site grounds were observed through multiple site visits. Deficiencies in need of correction were identified and classified according to three

PROFESSIONAL ASSOCIATIONS

Structural Engineers of New Hampshire

American Society of Civil Engineers

American Council of Engineering Companies

PUBLICATIONS & PRESENTATIONS

"New Hampshire Bridge More Than Just a Vital Transportation Link" Transportation Builder 2010, Bridges

"Unbonded Post-Tensioning Tendons and Prestressed Beams" ACI Structural Journal 1994

priority levels with the recommended timeframe to correct or repair the deficiency according to urgency of need. The information was compiled, assessed, and evaluated to determine recommendations for repair or replacement and additional considerations for future use, and associated preliminary construction cost estimates.

Justice Center Annex Parking Garage Structural Condition Assessment, Lee County, Fort Myers, Florida. Senior structural engineer and project manager responsible for providing a structural condition assessment of the existing precast concrete two-story parking garage (130 feet x 390 feet) and adjacent steel truss walkway bridge (150 feet in length) at Dr. Martin Luther King Jr. Boulevard. Engineering services included site observations to gather and record existing condition information including the layout of structural framework, the creation of structural framing drawings, not previously available, including references to photographs documenting previous repairs and other notable findings.

Ron DeSantis, Governor

Melanie S. Griffin,Secretary

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BROWN, WADE ROBERT

1 TOWER HILL DR
BOW NH 03304

LICENSE NUMBER: PE87545

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JEAN-PIERRE PARNAS, RA

BACKGROUND

2025-Present
Director of Design
Weston & Sampson

2020-2025
Team Leader
Weston & Sampson

2018-2020
Senior Project Manager
Weston & Sampson

2013-2018
Project Manager/Architect
Weston & Sampson

2003-2013
Owner/Architect
JP Parnas Design

2005-2006
Project Architect
STV, Incorporated

1997-2003
Project Architect
Domenech Hicks and Krockmalnic Architects

1994-1997
Job Captain, Designer and Detailer – Public School Projects
Drummey Rosane Anderson Architects, Inc.

EDUCATION

1992
Master of Architecture
Massachusetts Institute of Technology

1988
Bachelor of Arts, Architecture
Washington University

PROFESSIONAL REGISTRATION

Architecture License:
Massachusetts #20264

TEACHING AND RESEARCH

1993-1994
Design Studio Instructor
Boston Architectural Center

1991
SIGUS/MIT Poland Housing Research, Lublin, Poland

Jean-Pierre (JP) is a Massachusetts-licensed architect with more than 30 years of proven success in the management, planning, design, and construction administration of new and renovated buildings, including facilities for municipalities and public agencies. Past clients include Boston, Boylston, Charlton, Medford, Norwood, Revere, Somerville, Massachusetts; Rochester, New Hampshire; and the Southeastern Regional Transit Authority (SRTA), Massachusetts Bay Transportation Authority (MBTA), and the Division of Capital Asset Management and Maintenance (DCAMM).

SPECIFIC PROJECT EXPERIENCE

New Public Works Facility, Rochester, New Hampshire. Project Manager/Architect for the programming, design, and construction administration of a new 56,000-square-foot Public Works Facility. The project includes office areas, employee facilities, trade shops, vehicle maintenance, wash bay, and vehicle/equipment storage. The facility was designed/constructed with energy-efficient design features including building envelope super-insulation, photovoltaic ready roof, and natural daylighting.

Municipal Light Department Facility, Norwood, Massachusetts. Project Manager/Architect for the programming, design, bidding, and construction administration for the adaptive reuse of an existing facility to support Norwood Electric Light Department operations. Work included developing an initial feasibility study, developing concepts, and advancing the preferred concept through design. Work will include assisting the town with public bidding of the project and provide construction administration services for the duration of the project.

New DPW Fuel Island, Marshfield, Massachusetts. Project architect for the permitting, design, and preparation of bid documents for a new fuel island, which involves evaluation of subsurface conditions, and coordination to minimize disruption to the existing fueling operations.

Public Works Facility, Waterbury, Connecticut. Project architect for the final design of a renovated and new 110,000-square-foot consolidated public works facility, including bidding alternates for a new vehicle maintenance facility for Fire Department apparatus and a new vehicle maintenance facility for the Police Department.

New Department of Public Works Facility, Longmeadow, Massachusetts. Project architect for the design of a new 42,000-square-foot public works facility, which includes offices, employee facilities, trade shops, vehicle maintenance, wash bay, and vehicle/equipment storage.

State Police Facility Assessments, Various Locations, Massachusetts. Project architect for assessments of state police facilities across the state of Massachusetts. Work included coordinating database of facility assessments with cost estimates and preparation of final report.

MBTA Silver Line Courthouse Station, Boston, Massachusetts. Project architect

COMMUNITY SERVICE

2008-Present
Appointed Member
Natick Historic District Commission,
Natick, MA

1996-2000
Appointed Member
Natick Commission on Disabilities,
Natick, MA

for the design of a new $90,000,000 MBTA Transitway Courthouse Station. Work included coordination with MBTA and private developer for concept design, development of construction documents, and construction administration.

Central Maintenance Truck Wash, Boston, Massachusetts. Prepared construction documents and provided construction administration for a 9,500-square-foot, $6.5 million truck wash and maintenance facility.

New Public Works Facility, Medford, Massachusetts. Project architect for the programming, design and construction administration of a new 40,000-square-foot public works facility. Construction of the new facility was completed in May 2015 and includes office areas, employee facilities, trade shops, vehicle maintenance, wash bay, and vehicle/equipment storage. The facility was designed and constructed with sustainable design features including building envelope super-insulation, photovoltaic ready roof, natural daylighting, and destratification devices.

New Highway Department Facility, Boylston, Massachusetts. Project architect for the programming, design, bidding and construction of a new Highway Department facility to support department operations. Met with the Highway Department administration and staff to review their operations, determine the facility size, and develop conceptual building and site alternatives. Managed the development of design and construction and bid documents. Assisted the town in the bidding process. Also provided permitting support services, attended public meetings, assisted the town with gaining consensus for the project, and provided construction administration/support services.

Public Works Facility Design, Norwood, Massachusetts. Project architect for the programming, design, bidding and construction administration of the new public works facility. Met with the DPW to review their operations, determine the facility size, develop conceptual building and site alternatives, and manage the design and bidding of the facility. Also provided permitting support services, attended public meetings, assisted the town with gaining consensus for the project, and provided construction administration/support services.

New Department of Public Works Facility, Wayland, Massachusetts. Project architect for the programming, design and construction administration of a new 40,000-square-foot Public Works Facility. Construction of the new facility was completed in May 2015 and includes office areas, employee facilities, trade shops, vehicle maintenance, wash bay, and vehicle/equipment storage. The facility also includes a canopy storage area to support the covered storage of non-vital DPW response vehicles. The facility was designed and constructed with sustainable design features including building envelope super-insulation, photovoltaic ready roof, natural daylighting, and destratification devices. The facility was constructed on the site of the DPW's existing salt storage structure. A construction phasing plan was provided to allow the DPW to utilize the salt storage structure during construction of the facility without interruption.

New Department of Public Works Facility, Bourne, Massachusetts. Project architect for the design of a new 40,000-square-foot DPW and Vehicle Maintenance Facility to support DPW operations. The new facility was designed to replace the existing facility at the town-owned landfill to provide room for expansion of the landfill. The facility includes offices, employee support spaces, trade shops, vehicle maintenance, vehicle wash, and vehicle/equipment storage.

ALEJANDRA PROCEL

BACKGROUND

2025-Present
Engineer I
Weston & Sampson

2022-2025
Supplemental Instruction Leader
FGCU Center for Academic Achievement

EDUCATION

2025
Bachelor of Science
Environmental Engineering
Florida Golf Coast University

Alejandra is an engineer in Weston & Sampson's Water group. She holds a bachelor's degree in environmental engineering and has contributed to a range of projects in Southwest Florida such as with the City of Cape Coral, North Port Public Works Department, and Immokalee Water & Sewer District. As an undergraduate student, she worked with multiple projects that involved the design, improvement, and optimization of water and wastewater treatment systems. Her current responsibilities include preparing and reviewing construction bid documents, performing cost estimates, and using AutoCAD to incorporate client and team feedback to implement design changes and modifications.

SPECIFIC PROJECT EXPERIENCE

Pine Island Road Corridor, Cape Coral, Florida. Staff engineer for a field assessment of existing culvert infrastructure to evaluate condition, capacity, and potential risks. Additionally, prepared visual exhibits and preliminary cost estimates for proposed roadway improvements along Pine Island Road.

Public Services Facility, North Port, Florida. Developed preliminary exhibits for a proposed facility expansion for the North Port Department of Public Works. Included vehicle tracking analysis to ensure adequate access and circulation for emergency service and oversized vehicles.

Immokalee Softening Project, Immokalee, Florida. Conducted background research and comparative analysis of water softening technologies. Supported the team by summarizing past performance and regulatory considerations.

RUSSELL RUCKER, E.I.T

BACKGROUND

2025-Present
Project Engineer
Weston & Sampson

2023-2025
Engineer III
Weston & Sampson

2019-2023
Project Engineer
Wilcox & Barton, Inc.

EDUCATION

2018
Bachelor of Science
Civil Engineering
University of New Hampshire

2015
Associate of Science
Architectural Engineering
Technology
New Hampshire Technical Institute

PROFESSIONAL REGISTRATION

E.I.T No. 07176

Russell is an engineer in our facilities group. He has experience in site engineering design, permitting of land development projects, and coordinating construction plans.

SPECIFIC PROJECT EXPERIENCE

Naples Equipment Services Fleet Fueling Facility, Naples, Florida. Project engineer for the City of Naples Equipment Services Department's new fleet vehicle fueling facility. Responsible for the site and fuel system design, including layout of fueling infrastructure within a FEMA Zone AE floodplain. The project featured two 12,000-gallon UL 2085 protected aboveground storage tanks for gasoline and diesel fuel, a 500-gallon tank for diesel exhaust fluid, eight fuel and fluid dispensers, and a protective canopy. All systems were designed in full compliance with the city's floodplain management ordinances and ASCE 24 flood load criteria to ensure continued operation during flood events.

Lee County Fleet Management Fueling Facility, Fort Myers, Florida. Project engineer for the Lee County Fleet Management Department's new fleet fueling facility, currently in design at Lee County's Fort Myers headquarters. Responsibilities include development of the site and equipment layout for the fueling station. The project features two 10,000-gallon UL 2085 protected aboveground storage tanks for gasoline and diesel fuel, six fuel dispensers, a canopy with integrated compressed air and clean-water hose reels, and a truck cab vacuum station to support efficient fleet operations.

Cape Coral Fleet Maintenance and Property Management Facilities, Cape Coral, Florida. Project engineer for the City of Cape Coral's new Fleet Maintenance and Property Management Facilities. Responsibilities included the design of operational support systems for a 40-bay vehicle repair, maintenance facility and a property management warehouse with trade workshops to enhance the city's service capacity. Systems included new and used hazardous fluid bulk delivery, retrieval, and storage systems; a 5-ton bridge crane; heavy duty vehicle lifts accommodating equipment ranging from small mowers to fleet vehicles exceeding 100,000-lbs; an automatic combustible dust extraction system for cabinetry operations; a fleet vehicle washing station, and bulk parts and materials storage systems.

Lee County Fleet Management Vehicle Maintenance Facility, Fort Myers, Florida. Project engineer for Lee County Fleet Management Department's new 10-bay fleet maintenance facility, currently in design. Responsible for the design of operational support systems, including hazardous fluid bulk storage and handling systems, bridge cranes, heavy-duty vehicle lifts for equipment up to 100,000-lbs, refrigerated storage for ambulances, and bulk storage for vehicle parts and batteries.

Billerica DPW Facility, Billerica, Massachusetts. Site engineer for the Town of Billerica's new Department of Public Works facility housing the town's administrative offices, fleet, and maintenance operations. Responsibilities included the design of comprehensive site improvements including layout, grading, drainage, and utility systems. The project incorporated advanced stormwater infrastructure with

a subsurface infiltration system containing over 250 individual chambers, a gravity retaining wall more than 500 feet long and up to 20 feet high, a driveway crossing with an embedded box culvert to preserve stream function, and a dedicated sanitary pump station for facility sewer service.

Allenstown Community School, Allenstown, New Hampshire. Project engineer for the development of a new 65,000-square-foot K–8 public school on a 59-acre undeveloped site. Responsibilities included the design of multiple stormwater management BMPs to promote low-impact development and integrate plant and wildlife protections, supporting safe habitats for protected species adjacent to the school campus. (with former employer)

Havenwood Heritage Heights, Concord, New Hampshire. Project engineer for a multi-phase redevelopment of a luxury senior living community consisting of several dozen condominium-style residences. Developed a comprehensive master plan for phased demolition and reconstruction across the campus and designed Phase I site infrastructure, including stormwater treatment systems, domestic water and sewer mains, and private roadways. Phase I construction is now complete. (with former employer)

ROBIN SEIDEL, AIA

BACKGROUND

2025-Present
Senior Team Leader | Senior Associate
Weston & Sampson

2024-2025
Associate
Weston & Sampson

2022-2024
Team Leader
Weston & Sampson

2020-2022
Architect Project Manager
Weston & Sampson

2016-2020
Climate Resilience Architect & Planner
Kleinfelder

2014-2016
Architectural Designer
Add Inc/Stantec

2012-2014
Designer
Merge Inc.

2010-2012
Designer
Tobi Tobin Design

2008-2009
Special Events Coordinator
Carnegie Institution for Science

2007
Policy Intern
Senator Hillary Clinton

EDUCATION

2016
Master of Architecture
Northeastern University

2012
Master Certificate
Interior Architecture
University of California, Los Angeles

2008
Bachelor of Arts
Communication, Law, Economics, and Government
American University

Over the past 15 years, Robin has been at the forefront of integrating resilience into design and planning. She focuses on not only addressing climate change but also ensuring that her projects benefit environmentally disenfranchised populations. She has technical expertise in city resilience, building and infrastructure adaptation, vulnerability assessments, sustainable design and mitigation strategy, transportation, and stakeholder engagement. Robin has led several vulnerability assessments and community engagement projects focused on climate resiliency, including environmental justice initiatives. She was the 2022/2023 AIA National Climate Change Resilience Committee Chairperson and an MVP certified provider.

SPECIFIC PROJECT EXPERIENCE

Lee County Civic Center Facility Condition Assessment Study, Lee County, Florida. Resiliency technical lead for an assessment for 13 separate buildings, approximately 150,000 square feet. The resiliency assessment piece of the study included: identifying the site's vulnerability to present extreme weather events using previously generated and publicly available data. Critical facilities/systems within the site were identified as well as their critical flood elevation thresholds. The results provided an understanding of the scope and scale of physical vulnerabilities to climate change impacts to inform short term solutions and future capital improvement decisions.

Critical Municipal Facilities Resiliency Assessment, Bonita Springs, Florida. Resiliency technical lead for an assessment of buildings and grounds at six different sites following Hurricane Ian. This work included developing flood adaptation measures to retrofit existing buildings, recommendations for future facilities planning, the development of future design flood elevations using NOAA sea level rise projections, and operational considerations for future hurricane and riverine flooding preparedness.

Citywide Vulnerability Assessment, Cape Coral, Florida. Working under s. 380.093, F.S, led the Cape Coral vulnerability assessment, a comprehensive study, to evaluate the city's susceptibility to climate hazard impacts, focusing on coastal flooding and its associated risks.

Infrastructure & Natural Assets Vulnerability Assessment, Massachusetts Department of Conservation & Recreation (DCR), Statewide, Massachusetts. Project manager for statewide vulnerability assessment of present day and future vulnerabilities for a wide variety of infrastructure and natural assets. Developed adaptation strategies toolbox for the agency to use as a blueprint for future capital and resiliency focused improvements.

Orange Line Vulnerability Assessment Massachusetts Bay Transportation Authority (MBTA), Boston, Massachusetts. Task leader for the development of a methodology and assessment of potential vulnerabilities for Orange Line system considering sea level rise and storm surge, heavy precipitation events and inland

PROFESSIONAL REGISTRATION

Registered Architect
Massachusetts No. 952131
Florida No. AR104215

CERTIFICATIONS

Municipal Vulnerability Preparedness (MVP) Certified Provider

AWARDS

2022 Ascending Leader Award
Environmental Business Council of New England (EBC)

PROFESSIONAL AFFILIATIONS

American Institute of Architects

PRESENTATIONS

June 2022
"DPWs: The Backbone of a Resilient & Sustainable Community"
NEAPWA Summer Conference
Yarmouth, Massachusetts

flooding, extreme heat, high winds, and winter weather events related to extreme cold, snow, and ice. Developed a vulnerability assessment tool to be used by the MBTA on future assessments of additional train lines. Recommend prioritized areas for additional studies and consideration of adaptation strategies.

Installation Coastal Flood Vulnerability Assessment, US Navy Naval Facilities Engineering Command (NAVFAC), Norfolk, Virginia. Technical leader in the development of a methodology and assessment of vulnerabilities for the Norfolk installation considering sea level rise and storm surge and heavy precipitation events and compound flooding. Developed a vulnerability assessment tool to be used by the US Navy on 11 additional installation sites throughout the east coast. Recommended prioritized areas for additional studies and consideration of adaptation strategies

Climate Hazard Adaptation Resiliency Masterplan (CHARM), Department of Housing and Community Development (DHCD), Boston, Massachusetts. Deputy project manager responsible for coordinating various disciplines to assess exposure to existing and future climate hazards using the climate change projections and scenarios based on the State Hazard Mitigation and Climate Adaptation Plan (SHMCAP). Performed on-site assessments identified in the risk and vulnerability assessment and currently developing guidelines and tools for adaptation and resilience to be considered in DHCD's broader investment strategies, operation/management priority, and business continuity concerns. (with former employer)

Resiliency Study for Municipal Wastewater Facilities in Multiple Communities, Marion, Massachusetts and Seabrook, New Hampshire. Performed vulnerability assessments of wastewater facilities for these communities to determine if their existing wastewater facility sites could be modified and maintained. These studies included a gap analysis of the projected flooding and existing FEMA floodplain inconsistencies, an analysis of total storm depths by recurrence interval for present and calculated future projections, existing conditions assessment and alternatives analysis. And when warranted, adaptation strategy recommendations and costs were provided to help inform future decision making.

Climate Adaptation & Mitigation Best Practices Guide, Executive Office of Public Safety and Security (EOPSS), Massachusetts. Led coordination across EOPSS agencies and the consultant team to develop a comprehensive, replicable process and Best Practice Guide that integrates climate resiliency and decarbonization into agency operations, aligning with the 2023 ResilientMass Plan.

Climate Adaptation & Mitigation Best Practices Guide, Executive Office of Public Safety and Security (EOPSS), Massachusetts. Led coordination across EOPSS agencies and the consultant team to develop a comprehensive, replicable process and Best Practice Guide that integrates climate resiliency and decarbonization into agency operations, aligning with the 2023 ResilientMass Plan.

MARY SHOUFAN

BACKGROUND

2024-Present
Senior Job Captain
Weston & Sampson

2021-2024
Project Designer
NBBJ

2019-2021
Architectural Designer
Safdie Architects

2016-2019
Architectural Designer
Paul Lukez Architecture

EDUCATION

2018
Master of Architecture
Architecture and Interior Design
Miami University

2015
Bachelor of Architecture
Architectural Engineering
& Urban Planning
Damascus University

AWARDS

Finalist at YAC Moon Station Competition

ARCC King Award for Environmental Design

AIA Ohio Foundation 2017 Scholarship Award

Certificate from The Royal Danish Academy of Fine Arts

Mary is a senior job captain with Weston & Sampson's Water Group. She directs and supervises design teams for life sciences, civic, residential, and urban planning projects. She manages projects from concept through construction documentation, building strong relationships with top clients and consultants. In addition to her design skills, Mary leads Justice, Equity, Diversity, and Inclusion (JEDI) initiatives, integrating inclusive practices into her work. She delivers comprehensive design solutions, including 3D models, renderings, and presentations in fast-paced settings. Her portfolio encompasses a range of projects, including mixed-use and civic developments, as well as participation in global competitions, schematic design, and design development. Mary also contributes to urban design, master planning, and rehabilitation of existing structures, demonstrating her ability to deliver innovative solutions and guide projects to completion.

SPECIFIC PROJECT EXPERIENCE

Lee County School District Vulnerability Assessment, Lee County, Florida. Project manager for the Lee County School District Vulnerability Assessment, leading interdisciplinary teams to evaluate 63 schools for climate hazard exposure, including flooding, sea-level rise, and extreme heat. Oversaw field assessments, data collection, and GIS analysis to identify vulnerabilities in buildings, infrastructure, and sites. Delivered actionable, data-driven reports and resilience recommendations to inform district hazard mitigation and facility investment.

Oxford Petroleum to Pollinator Project, MVP Action Grant, Oxford, Massachusetts. Spearheaded the Oxford Petroleum to Pollinator Project, converting a former gas station at 3 Barton Street into a thriving pollinator garden and passive park. Orchestrated large multidisciplinary teams to install nature-based solutions, including rain gardens, native plantings, and permeable pathways, to combat extreme heat and flooding risks in an Environmental Justice community. Championed public engagement with the Grow Native Pollinators Team, infusing community input into every design decision. Completed the project ahead of schedule and under budget, boosting biodiversity, climate resilience, and public health benefits for residents.

Annisquam Yacht Club Resilience Plan, Glouster, Gloucester, Massachusetts. Deputy project manager for the Annisquam Yacht Club Resilience Plan, navigating the preservation of a historic waterfront facility while ensuring long-term flood protection and sea-level-rise adaptation. Directed the development of vulnerability and flood-risk assessments for 2030, 2050, and 2070 conditions, orchestrated technical contributions from coastal engineering, architecture, and permitting teams, and engaged club leadership throughout planning. Developed conceptual alternatives and propelled the preferred resilience strategy to preliminary design, ensuring regulatory feasibility, constructability, and cost-effectiveness.

Boston Interim Flood Protection Plan, Boston, Massachusetts. Directed project pursuits and spearheaded resilience planning for the Boston Interim Flood

Protection Plan, serving as deputy project manager and financial manager. Orchestrated budgeting, scheduled tasks, and galvanized cross-disciplinary teams to design and implement deployable flood protection strategies for critical municipal and private infrastructure. Conducted resilience assessments, fostered stakeholder engagement, and engineered cost-effective adaptation solutions to strengthen the city's preparedness for coastal flooding and sea level rise.

Beach Concessions Feasibility Study, Nantucket, Massachusetts. Served as resiliency designer for the final development of a feasibility study evaluating and recommending strategies for climate protection of three signature beaches and their concessions support buildings. Authored the final public report and contributed to designing elevated structures at Jettie's Beach, Children's Beach, and Surfside. The study encompassed gathering climate data, forecasting sea level rise and storm events at each site, analyzing existing structures and sites, assessing opportunities and constraints, and delivering recommendations for protecting and preserving current structures. Drove public engagement, created a town-wide survey to collect public input, conducted conceptual design studies, and generated construction cost projections for each site. Authored the final public report and contributed to the design of the elevated structures.

Chelsea Mary C. Burke Elementary School Urban Heat Island Project – MVP, Chelsea, Massachusetts. Resiliency designer for the development of an urban heat island project through the MVP Action Grant. Supported the development of the design and bid set. This project involved an intensive community engagement process among stakeholder groups to discuss site selection and urban heat mitigation strategy ideas. The project design reflected a green infrastructure solution with a solar canopy on the selected site.

Eastern Avenue Climate Resilience Vision, Chelsea, Massachusetts. Led the conceptual design to build an actionable resilience vision for the floodplain, with public and private stakeholders for the area from the Chelsea Street Bridge to the MBTA tracks. This included careful assessment of existing conditions, a feasibility analysis, and development of design alternatives driven by a stakeholder visioning process. Design alternatives were developed for the midterm (2050) resilient vision for the roadway and long-term (2070) resilient vision for the waterfront.

James Brook Watershed Coastal Flood Pathways Mitigation Design, Cohasset, Massachusetts. Task lead for the Coastal Zone Management, Flood Pathways mitigation design project along Cohasset Cove and Summer Street within the James Brook Watershed. Spearheaded the development of an existing conditions memo and led community engagement and outreach, such as site walks and coffee hours. Conceived multiple 25% preliminary design strategies to protect the neighborhood from the future 2070 1% chance flood scenario, supporting long-term community resilience and reducing future flood risk for the area

Sustainable Clinic Design, Uganda. Designed a community clinic that utilizes sustainable materials and local labor to provide essential eye and dental care, focusing on accessibility and eco-friendly construction methods. (with former employer)

DANIEL TENNEY III, AIA

BACKGROUND

2015-Present
Senior Project Manager/Lead Architect
Weston & Sampson

2007-2015
Principal Architect
SEA / Kleinfelder

2003-2006
Architect
Ranere Associates, Inc.

2001-2002
Consultant
Paul Lukez Architecture

1998-2001
Senior Project Manager
Gorman Richardson Architects

1987-1998
Partner
Larkin Tenney Architects

1984-1987
Project Architect / Project Manager
Woo & Williams, Inc.

EDUCATION

1984
Masters of Architecture
Massachusetts Institute of Technology

1977
Bachelor of Arts
Architecture
Yale University

PROFESSIONAL REGISTRATION

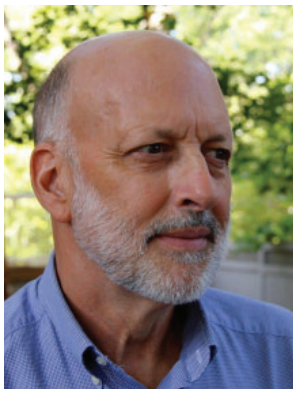
Professional Architect:
Massachusetts No. 6688
Maine No. ARC3843
Connecticut No. ARI.0012264
Florida No. AR102604
New Hampshire No. 4375
Maine No. ARC3843
New York No. 025013-01

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Boston Society of Architects

American Council of Engineering Companies (BEC co-chair)



Dan is a senior project manager/lead architect at Weston & Sampson. He has more than 40 years of experience in the design of new construction, rehabilitation of existing structures, historic adaptation and re-use, commercial renovations, facilities assessments, project management, and planning. His project experience ranges from full building investigations to new building programming and design, exterior and interior rehabilitation, technical and QA/QC review, studies, reports, and campus planning.

SPECIFIC PROJECT EXPERIENCE

Statewide Resilience Master Plan, Division of Capital Asset Management and Maintenance (DCAMM), Massachusetts. Lead architect for this program to develop resiliency guidelines and a vulnerability scorecard that can be used for DCAMM planning and development, building on existing information and best practices. Worked with DCAMM stakeholders to identify critical Commonwealth assets, evaluated their vulnerability and risk to climate impacts, developed site-specific adaptation strategies for several critical facilities, and developed resiliency guidelines to minimize risk.

Building Information Modeling / GIS Projects, Various Locations. Principal architect on multiple projects using integrated BIM and GIS technologies, including renovations and new building projects, facilities assessments, and planning studies for federal, state, and municipal authorities and higher education clients. Provided planning and guidance for transition from AutoCAD 2-D design and production to full implementation of Revit-based 3-D BIM for project programming, planning, visualization, interdisciplinary coordination, construction documentation, and facility management.

Manufacturing Facility, EMC Corporation, Franklin, Massachusetts. Senior architect for checking and coordinating sequential construction document packages, submittal and RFI review, communication tracking, building code review and compliance, construction observation, punch list and commissioning for 685,000 gross square foot high-tech manufacturing and office support facility, designed and constructed on a “flash-track” schedule of 13 months from design start to full occupancy.

Public Works Facility, Waterbury, Connecticut. Technical review and QA/QC for the final design of a renovated and new 110,000-square-foot consolidated public works facility, including bidding alternates for a new vehicle maintenance facility for Fire Department apparatus and a new vehicle maintenance facility for the Police Department.

Public Works Facility Schematic Design, Hopkinton, Massachusetts. Provided technical review and QA/QC for the final design phase of a new 40,000-square-foot public works facility, following site selection analysis and space needs assessments. Project designs included an elevator as well as the necessary infrastructure (conduits, pull boxes, etc.) for the security systems.

PROFESSIONAL AFFILIATIONS (CONT.)

U.S. Green Building Council (LEED GA)

NCARB (as IDP coordinator)

DPW Feasibility Study, Amherst, Massachusetts. Technical reviewer for a facility programming / conceptual design study and site selection for a new DPW complex to house seven operating divisions while addressing the town's unique requirements and character.

Highway Department Facility, Boylston, Massachusetts. Technical reviewer for a comprehensive programming, site selection, and feasibility study for a new 15,000-square-foot Highway Department garage.

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

TENNEY, DANIEL GLEASON III

WESTON & SAMPSON ARCHITECTS, INC
114 WASHINGTON AVENUE
CAMBRIDGE MA 02140

LICENSE NUMBER: AR102604

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STEPHEN WIEHE, PG

BACKGROUND

2007-Present
Project Manager
Weston & Sampson

2004-2007
Branch Manager
Bureau Veritas North America

1993-2004
Environmental Division Manager
American Testing & Engineering Company/ATEC

1991-1993
Project Manager
Seyfried & Associates, Inc.

1990-1991
Geologist
Metcalf & Eddy

EDUCATION

1990
Bachelor of Science
Geology with Specialty in Engineering Geosciences
Radford University

PROFESSIONAL REGISTRATION

Professional Geologist
Florida No. 1904
New York No. 000512-1

OSHA 40-Hour Hazardous Waste Site Operations Training

Certified Environmental Assessor, NREP

Registered Environmental Property Assessor, NREP

Asbestos Building Inspector Certification

Phase I Environmental Site Assessment Process Certification

PUBLICATIONS

May 2012
Wiehe, Stephen;
"Energy efficiency and renewable energy: A good investment for existing properties?"
New England Real Estate Journal, Issue 25

Steve, a project manager at Weston & Sampson, has 35 years of consulting experience in the environmental, engineering geosciences, and renewable energy fields. A licensed professional geologist, Steve provides expertise in a wide area of environmental consulting and construction management services. He has served as a project manager and the owner's representative on many large municipal capital projects. Steve also has provided project management services for over 15 renewable energy projects.

SPECIFIC PROJECT EXPERIENCE

Hurricane Charlie Environmental Response, Charlotte County Schools, Florida. Coordinated environmental response to Charlotte County Schools in the aftermath of Hurricane Charlie in 2004. Work included collection and disposal of all petroleum and hazardous wastes from hurricane-damaged buildings, including asbestos building materials and remediation of significant mold in moisture-damaged buildings.

Project Expediter (PEX) Program, National Grid, Massachusetts, Rhode Island, New York. Contract manager for the National Grid PEX program, which includes energy audits and implementation of energy efficiency projects for National Grid's gas and electric customers. Manages the energy team in assessing customers' facilities and implementing energy conservation measures (ECMs) and improvements at various facilities, including municipal office buildings, schools, water and wastewater treatment plants, pump stations, and related public infrastructure using various forms of energy. Manages contracts, coordinates site work and deliverables, and oversees the preparation of rebate applications and other grants or incentives on behalf of the customer.

ASHRAE Level II Energy Audits, Massachusetts DOER, Various Locations, Massachusetts. Project manager at three water treatment plants and three wastewater treatment plants in Massachusetts. Completed audits for the Great Sandy Bottom WTP in Pembroke, John Hannigan WTP in Rockland, Myers Avenue WTP in Abington, Lowell Regional WWTF; Lynn water pollution control facility, and New Bedford water pollution control facility. Audits led to subsequent contracts to implement a $99,700 construction project for several of the recommended ECMs at the Great Sandy Bottom WTP and John Hannigan WTP, leveraging $77,900 in state grants and $13,200 in utility rebates for a net cost of $8,600 to the municipal customer.

ASHRAE Level II Energy Audits of Municipal Buildings, Bridgewater, Massachusetts. Project manager for the audits of the Town of Bridgewater's police station, public library, fire station, public works facility, multiple recreation facilities, historic homestead, and a senior center. Identified potential ECMs which, if implemented, could reduce energy consumption by an estimated 90,000 kWh and saving $15,000 per year.

Renewable Energy Screening Study, Rockingham Planning Commission, Hampton, New Hampshire. Project manager for the renewable energy screening study at the town's landfill and public works facility. Performed screening study to evaluate renewable energy opportunities, including wind, solar, geothermal, and hydropower systems as a means to reduce on-site energy consumption.

PRESENTATIONS

April 25, 2017
Wiehe, Stephen and Walker Jim; *Roxbury Community College's Renewable project.* Case study presented at BOMA Boston Roundtable, Renewable Energy - The State of State on Renewables.

April 15, 2014
EUCI Solar Development on Landfills and Brownfields

Obtaining Environmental Engineering from Site Approval through Operations and Maintenance

Renewable Energy Feasibility Study, Town of Stoughton and Stoughton Public Schools, Massachusetts. Project manager for the town and Stoughton Public Schools renewable energy feasibility study. Performed town-wide screening study to evaluate renewable energy opportunities, including wind, solar, and geothermal systems as a means to reduce energy consumption.

Renewable Energy Alternatives Analysis and Solar PV Procurement Support, Nashoba Valley Technical High School, Westford, Massachusetts. Project manager for the renewable energy analysis of the 205,000-square-foot vocational Nashoba Valley Technical High School in Westford. Assessment included technical and economic evaluation of solar PV, solar thermal, geothermal, and wind power.

Renewable Energy Projects Contract, Commonwealth of Massachusetts. Project manager for a multi-year, $500,000 contract to provide a broad range of consulting and engineering services for renewable energy projects, including wind and photovoltaic at state-owned facilities throughout the Commonwealth of Massachusetts for the Division of Capital Asset Management and Maintenance (DCAMM). Assignments completed under this contract include the development of preliminary design and procurement documents for photovoltaic installations at 10 separate facilities ranging in size from 50 kW to 150 kW in both roof-mounted and ground-mounted installations. Completed a wind feasibility study and preliminary engineering for two 1.8-MW wind turbines at North Central Correction Institute in Gardner.

Energy Production Feasibility Study, Rutland, Vermont. Project engineer for the small-scale energy production feasibility study for the town's wastewater treatment plant. Evaluated the technical and economic viability of one or more small-scale renewable technologies, including micro-hydro, solar thermal, and solar photovoltaic.

BRANDON IVEY, EI

BACKGROUND

2023-Present
Senior Project Engineer
Weston & Sampson

2023-2023
Project Engineer
Weston & Sampson

2020-2023
Engineer III
Weston & Sampson

2017-2020
Engineer II
Weston & Sampson

2015-2017
Staff Engineer
Greeley and Hansen

2005-2014
Environmental Consultant
Florida Department of Environmental Protection

EDUCATION

2011
Master of Business Administration
Florida Gulf Coast University

2004
Bachelor of Science
Mechanical Engineering
University of South Florida

PROFESSIONAL REGISTRATION

Engineering Intern (EI):

Florida No.1100012297

Brandon is a senior project engineer with more than 15 years of experience in water and wastewater utility design, permitting, and construction oversight. He has expertise in regulatory compliance requirements for various utility projects from the design stage to upgrading existing facilities to current standards. His combination of design, construction, and regulatory experience helps avoid any potential issues before they become significant problems.

SPECIFIC PROJECT EXPERIENCE

Matlacha Isles Water Main Replacement, Greater Pine Island Water Association, Florida. Engineer for the installation of approximately 5,750 linear feet of water main including the replacement or installation of services, blow-offs, meters, meter boxes, valves, valve boxes, and fire hydrants. Responsibilities include plan and profile creation using Civil 3D, specification creation, site visits, preliminary water main design assistance, and bidding assistance.

Fiddlesticks Water Main Replacement, Lee County Utilities, Florida. Engineer for the replacement of approximately 60,000 linear feet of water main including the replacement or installation of services, blow-offs, meters, meter boxes, valves, valve boxes, and fire hydrants in multiple construction phases. Responsibilities include plan and profile creation using Civil 3D, subconsultant guidance documents, specification creation, preliminary water main design assistance, and bidding assistance.

Maintenance Building and Fuel Tank Layout, Immokalee Water and Sewer District, Florida. Engineer for the design of a 60-foot x 120-foor maintenance building and the installation of a 2,000-gallon fuel tank for a backup generator. Responsibilities included the creation of design plans in AutoCAD, design assistance, and permit creation.

Reservoir Street Water Main Replacement, Norton, Massachusetts. Engineer for the replacement of approximately 3,000 linear feet water main, including transferring all services over to the new mains, new hydrants and valves. Responsibilities included updating existing plan sheets and specifications to the current requirements and drafting a MassDOT permit application for a part of the project.

Cape Coral North 2 Utilities Extension Project, Lee County, Florida. Engineer for the installation of water, force main, reuse, and gravity for a seven square mile area. The work included potable mains from 6-inchs to 24-inches with associated fire hydrants, air-release valves, meters, services, valves, valves boxes, and meter boxes. Gravity sewer that ranged from 4-feet in depth to over 20-feet in depth. Reuse mains from 4-inches to 42-inches in diameter with associated air-release valves, meters, services, valves, valves boxes, and meter boxes. Force mains from 6-inches to 24-inches diameter with associated air-release valves. Responsibilities included subconsultant guidance, specification creation, and water, force main, reuse, and gravity design and adjustment.

IWSD CR846 Utility Relocation, Immokalee Water and Sewer District, Florida. Engineer for the installation of 800 linear feet of 14-inch HDPE water main installed

by horizontal directional drill and 60 linear feet of ductile iron water main installed by open cut under a county roadway. The work included design and drafting of the water main using Civil 3D, installation of fire hydrants, restoration details for the roadway, drafting of various permits, drafting of the specifications and contract documents, and bidding services.

AC and Undersized Replacement Project, Immokalee Water and Sewer District, Florida. Construction Engineer for the replacement of water main ranging from 6-inches to 12-inches in size. The work included overseeing four inspectors, conducting construction progress meetings, conducting site inspections, reviewing change orders, reviewing RFI's, negotiating construction changes, and reviewing pay requests.

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LICENSEE DETAILS

10:58:42 AM 4/18/2023

Licensee Information

Name:	**IVEY, BRANDON CURBY (Primary Name)**
Main Address:	[redacted]
County:	

License Information

License Type:	**Engineering Intern**
Rank:	**Eng Intern**
License Number:	**1100012297**
Status:	**Current**
Licensure Date:	**03/03/2008**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

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STUART BARRANTES

BACKGROUND

2025-Present
Designer II
Weston & Sampson

2022-2025
Architectural Associate
RG Architects, P.A.

2015-2018
Construction Safety Manager
Professional Plumbing, Corp.

EDUCATION

2022
Bachelor of Architecture
LCI Veritas University, Costa Rica

PROFESSIONAL REGISTRATION

Licensed Architect,Costa Rica No. A-37232

PROFESSIONAL AFFILIATIONS

The American Institute of Architects (AIA), International Architect Member #40717789

NCARB #878719

Stuart, a designer with Weston & Sampsons Facilities Group, has over 5 years of experience in architectural design and construction. His expertise includes sustainable design, urban planning, and construction administration on a variety of projects including educational, institutional, commercial, residential, and hospitality projects.

SPECIFIC PROJECT EXPERIENCE

Ave Maria Public Elementary School, Collier County, Florida. Played a key role in the architectural design and development of the construction documents for Collier County's first public elementary school in Ave Maria—a 900-student K–5 campus designed for future phased expansion. Participated in the Safe Room design effort, collaborating with structural and MEP engineers to meet FEMA P-361 and ICC 500 standards, incorporating impact-resistant assemblies, reinforced envelope systems, emergency egress, and dual-use educational programming. Supported site planning, technical detailing, renderings, and coordination with senior architects and Collier County Public Schools. Contributed to a 46-acre public–private initiative delivering a resilient, community-centered educational facility for the rapidly growing Ave Maria community.

Facility Assessment, Bonita Springs, Florida. Project Architect for an in-depth condition assessment of 18 buildings across six sites, including a recreational center, former library, community pool, sheriff's office substation, Liles Hotel, and Everglades Wonder Gardens. Responsibilities included performing detailed evaluations, developing accurate building models, and producing floor plans.

Facility Assessment | Lee County Civic Center, North Fort Myers, Florida. As project architect, led a condition assessment of 14 buildings, including an 8,000-seat, 90,000 sq. ft. arena. Collaborated closely with the project team to conduct thorough evaluations, develop precise building models, and produce detailed floor plans.

Six Mile Cypress ADA Restrooms, Fort Myers, Florida. As construction administrator, collaborated with the lead architect during the construction phase, overseeing project closeouts and managing punch lists during the final phase of construction to ensure timely completion and compliance with ADA requirements.

BRESHEENA KINNEY

BACKGROUND

2025-Present
Senior Job Captain
Weston & Sampson

2024-2025
Job Captain
Weston & Sampson

2021-2024
Project Coordinator
StudioPlus

2015-2018
Intern Architect I
HuntonBrady Architects

2014-2015
Architectural Intern
Consumers Energy

2012-2013
Architectural Designer / Developer Intern
Means Group, Inc.

2012
Design Intern
Arch Production & Design

EDUCATION

2015
Master of Architecture
University of Michigan

2009
Bachelor of Science in Architecture
University of Michigan

PROFESSIONAL AFFILIATIONS

The American Institute of Architects (AIA), Associate Member

National Organization of Minority Architects (NOMA), Associate Member

BreSheena is a senior job captain with nine years of architectural design and construction document production experience. She has participated in projects from programming through master planning to schematic design through to construction and final closeout. Her background in healthcare, retail, and commercial work informs her sustainable approach to projects as well as her commitment to resilient and accessible design. With professional experience in regions across the United States, BreSheena has developed a strong understanding of planning techniques, used both locally and universally, as well as construction techniques and how they vary from region to region. She strives to synthesize both community and development efforts to create better, longer-lasting communities.

SPECIFIC PROJECT EXPERIENCE

Naples Community Hospital DNH MRI Renovation, Naples, Florida. Project coordinator working with an architecture firm performing a multitude of tasks ranging from design to construction document production to construction evaluation. The MRI project was a 16,000 square feet renovation of the imaging department. The project included the following updates 2 – MRI rooms, 2 Nuclear Med rooms, 9 Pre – Post Bays, 3 - Ultrasound facilities rooms, and Outpatient Waiting room. Worked directly with nursing staff to design both the desired and required needs for the project. She developed this project from schematic to the pricing set for construction. (with former employer)

Lee Health Acute Care Facilities, Lee County, Florida. Project coordinator for a total of seventeen projects within existing hospital campuses throughout Lee County. Responsible for completing work at three different hospitals, a medical office building, and a learning center development for this team. On behalf of the architecture firm, coordinated with owner's design team and engineer consultants, reviewed design requirements with hospital users, managed project timelines and submittals, conducted site visits, directed coordination meetings at each stage of design, and participated in hospital administrative reviews of the projects. (with former employer)

- Lee Health 1 GCMC Neurosurgeons –
- 12,000-square-foot full floor upgrade/reconfiguration in their Medical Office Building on campus to provide a new outpatient clinic for neurosciences and hospitalists.
- Lee Health CCH ICU Expansion –
- 16,000-square-foot expansion of the existing ICU department included 12-rm ICU with 1 Isolation Room and 2 room equipment with bariatric patient lift equipment.
- Lee Health CCH Dialysis –
- 20,000-square-foot renovation of an existing storage area for a 7-bay dialysis unit with 1 isolation bay. This project included the renovation of several other areas for the enabling of the project, it was highly coordinated with the afore

mention project as they share a common existing exit access travel path.

- Lee Health CCH Cardiovascular-
- 12,000-square-foot 9 care room suites for the expansion of the cardio areas of the hospital.
- Lee Health GCMC 3rd Floor Finishes –
- Update finishes on the third-floor south tower wing of gulf coast medical center. This is a level 1 finish upgrade. The scope will include replacing all existing non-tile flooring in all rooms and corridors, replacing all existing wall protection in patient rooms.
- Lee Health Bridge Plaza Onboarding and Critical Learning
- Lee Health HPMC Admin Master Plan Phase 1,2 and 3 –
- Phase 1: renovation and relocation of CDI to 2nd FL, palliative care and epic care to the 3rd floor as a permanent space, language services to 4th FL, and more. Phase 2: renovation of existing 1st floor administrative space. A relocation of the diabetes care, housekeeping, and transport to the 1st FL.
- Lee Health LMH 3rd FL TDR
- Relocate existing IS IDF from telephone room #343 to vacant room #33A.
- Lee Health CCH Life Center ADA Toilet Renovation-
- The renovation of existing toilet non-ADA compliant toilets in the CCH life center community gathering areas.
- Lee Health HPMC Medical Library & Guest Services
- Lee Health CCH Medical Records & Training Relocation
- Lee Health HPMC AHU 3.2
- Lee Health CCH SS Anesthesia Call Room
- Lee Health CCH Endoscopy Nurse Call
- Lee Health CCH Pre Op Post Op Nurse Call
- Lee Health Outpatient CDI Relocation - Fine Mark Building
- Lee Health GCMC CT Room 3

MIUREL BREWER PH.D.

BACKGROUND

2024-Present
Project Engineer
Weston & Sampson

2019-2024
Senior Project Manager
Southwest Florida Water Management District

2017-2019
Extension Program Assistant
University of Florida/IFAS Extension

2016-2016
Analytical Lab Technician
The Mosaic Company

EDUCATION

2023
Doctor of Philosophy
Soil, Water, and Ecosystems Sciences
University of Florida

2014
Master of Science
Soil and Water Sciences
University of Florida

2011
Bachelor of Science, Engineering
Universidad EARTH

PROFESSIONAL AFFILIATIONS

American Society of Horticultural Science
Florida State Horticultural Society
Soil Science Society of America
Crop Science Society of America
Agronomy Society of America
Weed Science Society of America
Southern Weed Science Society
Florida Blueberry Growers Association
Florida Turfgrass Association
Florida Strawberry Growers Association

PUBLICATIONS

2025, Brewer, M., "Resilience Isn't One-Size-Fits-All: Rethinking Resilience for Locally Impactful Solutions," Stormwater Solutions , https://www.stormwater.com/print/content/55314573

Dr. Miurel is a project engineer in Weston & Sampson's Water Group with over 14 years of combined research and engineering experience. She specializes in stormwater design, hydrologic and hydraulic modeling, permitting, and sustainable water resource management. Miurel has successfully supported and led projects involving public works facilities, municipal infrastructure, and park development, ensuring technical excellence and regulatory compliance. She is proficient in AutoCAD, Civil 3D, and StormWise for design and modeling, and uses advanced analytical tools including Power BI, R, SAS, and Python to enhance project analysis and decision-making.

SPECIFIC PROJECT EXPERIENCE

Extreme Temperature Risk Assessment, Jacksonville, Florida. Project engineer working with a team to assess the risks of extreme heat and cold to infrastructure and people in Jacksonville, Florida, and developing action recommendations.

Bethel Farms, DeSoto County, Florida. Project manager for four water conservation projects with a total project cost of $1,941,000, achieving an estimated water conservation of 333,600 gallons per day (gpd). These projects encompassed four surface reservoirs totaling 15 acres. Responsibilities included contract drafting, scoping, review of project design, conducted cost/benefit analysis, assessed project feasibility, evaluated environmental impacts (such as wetlands and flooding risk), and oversaw project closeouts. (with former employer)

Bayside Sod, Manatee County, Florida. Managed this project on 212 acres of sod, with a total project cost of $650,000 and an estimated water conservation of 85,000 gpd. The project involved the construction of a three-acre surface reservoir and two lateral irrigation systems. Responsibilities included contract drafting, scoping, review of project design, conducted cost/benefit analysis, assessed project feasibility, evaluated environmental impacts (such as wetlands and flooding risk), and oversaw project closeouts. (with former employer)

Symon Grove, DeSoto County, Florida. Oversight of two projects with a total cost of $1,111,150, leading to an estimated water conservation of 170,000 gpd. The projects included the construction of one 2-acre reservoir and one 3-acre surface reservoir, and involved components such as surface water pump stations, filtration systems, and mainline piping to connect the pump stations to the existing irrigation systems. Responsibilities included contract drafting, scoping, review of project design, conducted cost/benefit analysis, assessed project feasibility, evaluated environmental impacts (such as wetlands and flooding risk), and oversaw project closeouts. (with former employer)

University of Florida, Gainesville, Florida. As a research associate, Miurel collaborated with teams to analyze water resource data. She applied statistical software like R, SAS, and Python to model and interpret findings. Miurel has also been responsible for revising and drafting grant proposals and producing technical reports and presentations that communicated complex data insights to a variety

PUBLICATIONS (CONT'D)

2024, Brewer, M.T., R.G. Kanissery, S.L. Strauss, and D.M. Kadyampakeni "Evaluation of the Nitrogen Uptake Efficacy of Daikon Radish on Sandy Soils," Agrosystems, Geosciences & Environment journal

2023, Brewer, M.T., R.G. Kanissery, S.L. Strauss, and D.M. Kadyampakeni "Impact of Cover Cropping on Temporal Nutrient Distribution and Availability in the Soil," Horticulturae. 9:1160. https://doi.org/10.3390/horticulturae9101160

2021, Archer, L. M. T. Brewer, B. Adhikari, and E. Esteves-Velez "Management Options for Improving Flowering in Citrus Production," Florida Cooperative Extension's Electronic Data Information Source (EDIS), University of Florida, Gainesville, Florida, https://edis.ifas.ufl.edu/publication/HS1399

2020, Kanissery, R., M. T. Brewer, D. Kadyampakeni, and S. Strauss "Row-Middle Weed Management in Citrus Groves." Florida Cooperative Extension's Electronic DataInformation Source (EDIS), University of Florida, Gainesville, Florida

2018, Brewer, MT., K.T. Morgan, L. Zotarelli, C.D. Stanley, D. Kadyampakeni. "Effect of Drip Irrigation and Nitrogen, Phosphorus and Potassium Application Rates on Tomato Biomass Accumulation, Nutrient Content, Yield, and Soil Nutrient Status" J Hortic 5: 227. doi: 10.4172/2376- 0354.1000227. org/10.3390/horticulturae9101160

2014, Bermudez, M.T. and K. T. Morgan "Effect of Drip Irrigation and Nitrogen, Phosphorus and Potassium Applications on Tomatoes Yield," Florida State Horticulture Society 125.

2014, Bermudez, M. T. "Effect of Drip Irrigation and Nitrogen, Phosphorus and Potassium Applications on Tomato Growth and

of stakeholders. She has authored over 12 scientific manuscripts published in renowned scientific journals. In 2024, one of Miurel's manuscripts was selected as an Editor's Choice article for the Multidisciplinary Digital Publishing Institute. (with former employer)

Fleet Maintenance Facility & Property Management Building and Warehouse, Cape Coral, Florida. Project engineer for a feasibility study and conceptual design plan for a new 40-garage-bay fleet maintenance facility. The purpose of this feasibility study included determining the appropriate building size for the new fleet facility for today's current needs and the city's future build-out plan, as well as researching and determining the appropriate city site for the new fleet facility location. The study also provides a conceptual master plan layout design for the selected site and identifies future facility outparcels. This study included an existing facility evaluation, space needs assessment (building and site programming) for existing and projected future needs, site evaluation to determine the best option for locating the new facility, conceptual-level site and building plans based on the recommended site and the needs identified within the building and site programming study, conceptual cost estimate, and formal recommendation for the proposed site location and fleet maintenance facility campus. Following the conceptual design, served as project engineer for the design of the new fleet facility and fuel island, as well as a new 20,000 square foot property management building and auxiliary warehouse on the same site.

Estero Sports Park Master Plan, Village of Estero, Florida. Project engineer for the master plan of this multi-user sports park. The Village of Estero assembled 100 acres of contiguous land through an intergovernmental agreement with the Lee County School Board, Lee County, and private owners, to create a park that will serve as a community hub for residents of the Village of Estero. Weston & Sampson, in support of Perez Planning + Design, LLC, developed a master plan for 85 of the 100 acres. The plan incorporates a village green that will provide a central gathering space for village civic events and festivals, athletic fields for use by both Estero High School and the community, and general park amenities including walking trails, pavilions, restrooms, playgrounds, and splash areas to serve the community at large. Upon completion, the park will be operated by a private park manager who will be responsible for park programming, activation, and maintenance. The village will lease portions of the property to private operators of wellness and family entertainment facilities. Revenue generated from the leases will be used to fund maintenance and the operations of the park.

City of Bradenton Department of Public Works Master Plan, Bradenton, Florida. Project engineer for the relocation of the City of Bradenton's Public Works Facility to a new 32-acre site. The project involves the full master planning, design, and phased development of temporary and permanent facilities to accommodate the City's operational needs. Dr. Miurel's responsibilities include supporting site layout development, stormwater management design, utility coordination, and permitting with local and state agencies. The scope encompasses master planning, design, and construction documentation for fleet maintenance garages, administrative offices, fuel islands, covered storage structures, and supporting infrastructure.

TYLER COFELICE, PE

BACKGROUND

2025-Present
Project Manager II
Weston & Sampson

2024-2025
Project Manager I
Weston & Sampson

2022-2024
Senior Project Engineer
Weston & Sampson

2020-2021
Project Engineer
Weston & Sampson

2020
Engineer III
Weston & Sampson

2018-2020
Engineer II
Weston & Sampson

2015-2018
Engineer I
Weston & Sampson

2014-2015
Franchise Manager
College Pro Painters

2013-2014
Jobsite Manager
College Pro Painters

2012
Engineering Intern
Aldrich & Elliot, PC

EDUCATION

2013
Bachelor of Science
Environmental Engineering
University of Vermont

PROFESSIONAL REGISTRATIONS

Professional Engineer:
Florida No. 100908
Connecticut No.0038682
New Hampshire No. 16650
Massachusetts No. 60228

PROFESSIONAL CERTIFICATIONS

Tyler is a project manager with 12 years of experience specializing in the design, permitting, and construction oversight of municipal facilities, fleet fueling systems, vehicle maintenance operations, salt sheds, and stormwater management systems. As a senior technical lead for industrial equipment design, he has extensive expertise in developing lubrication distribution systems, manual and automatic vehicle wash systems, and aboveground and underground fueling systems. As project manager, Tyler has successfully led multidisciplinary teams, coordinated with clients, and managed projects from concept through construction. He also has significant experience in timber-framed and fabric-structure salt shed designs and has provided construction cost estimating for numerous fuel system and salt shed projects. His technical proficiency includes AutoCAD Civil 3D, HydroCAD, and Revit, ensuring efficient and effective project delivery for complex municipal infrastructure projects.

SPECIFIC PROJECT EXPERIENCE

Department of Public Works, Billerica, Massachusetts. Served as the lead industrial equipment engineer for the Department of Public Works facility project, leading programming meetings to define and specify equipment for the proposed fleet maintenance garage, vehicle wash, and three trade shops. Equipment included overhead bridge cranes, monorails, flush-mounted platform lifts, two-post lifts, and a comprehensive fluid storage and distribution system for motor oil, hydraulic oil, and transmission fluid, as well as a waste oil and waste antifreeze collection system designed to evacuate waste fluid caddies and remotely fill bulk waste tanks in the fluid storage room. Additional equipment specified included welders, hydraulic hose fabrication tools, tire maintenance systems, and parts storage solutions. The vehicle wash design featured a new automatic undercarriage wash system and a manual wash system with an overhead hose boom, allowing vehicles to be washed efficiently without the hose contacting the ground. The industrial equipment design also incorporated a brine system for two proposed salt sheds, including a brine maker, a transfer system for filling and emptying saddle tanks on plow trucks, and a stainless-steel hose reel to pretreat the salt pile by spraying brine onto it. As the lead equipment engineer, responsibilities also included coordinating all equipment utility requirements with the mechanical, plumbing, electrical, and fire protection engineers to ensure proper utilities were addressed and incorporated into the bid documents, delivering a well-equipped and functional facility to meet the DPW's operational needs.

Department of Public Works, Foxborough Massachusetts. Served as the lead industrial equipment engineer for the Department of Public Works facility project, leading programming meetings to define and specify equipment for the proposed fleet maintenance garage and vehicle wash. Equipment included overhead bridge cranes, monorails, flush-mounted platform lifts, two-post lifts, and a comprehensive fluid storage and distribution system for motor oil, hydraulic oil, and transmission fluid, as well as a waste oil and waste antifreeze collection system designed to

OSHA 40-Hour Hazardous Waste Operations

PROFESSIONAL ASSOCIATIONS

American Society of Civil Engineers (ASCE)
Order of Engineers

New DPW Facility, Grafton, Massachusetts. Served as assistant project manager and lead civil site and industrial equipment design engineer for the new DPW facility, managing coordination with the multidisciplinary design team. The stormwater management system incorporated best management practices, including two filtering bioretention ponds, a gravel wetland, deep sump hooded catch basins, and oil-water separators. Project challenges included managing shallow bedrock and meeting wetland regulatory requirements due to the project's proximity to the 100-foot wetland buffer. The industrial equipment design featured a fluid storage and distribution system, a manual vehicle wash system, two-post vehicle lifts, a 4-post drive-on platform lift, welding equipment, hydraulic hose fabrication tools, and a 5-ton underhung bridge crane. Provided construction oversight services during the construction phase to ensure successful project delivery.

New DPW & Parks and Rec Facility, Burlington, Massachusetts. Served as lead civil site and industrial equipment design engineer for the new DPW and Parks and Recreation facility. The stormwater management design incorporated best management practices, including three subsurface infiltration systems equipped with isolator rows, deep sump hooded catch basins, and hydrodynamic separators. Project challenges included addressing contaminated soils, managing shallow groundwater, and meeting wetland regulatory requirements due to the project's proximity to the 100-foot wetland and 200-foot riverfront buffer zones. The industrial equipment design featured a fluid storage and distribution system, an automatic undercarriage vehicle wash system, flush-mounted drive-on vehicle lifts, welding equipment, and a 5-ton underhung bridge crane. Provided construction oversight services during the construction phase to ensure proper execution of the design.

New Public Works Facility, Waterbury, Connecticut. Assisted with engineering services for a new 120,000-square-foot consolidated public works facility, which included a state-of-the-art vehicle maintenance facility for Fire Department apparatus and a vehicle wash system. The wash system featured an automatic undercarriage wash and a water reclaim system to reduce water usage. The design also included a new aboveground fuel system with a double-sided fuel island, a fuel management system programmed to track fuel usage by employee and vehicle, and two concrete-encased, double-walled steel aboveground fuel tanks.

Public Works Facility Study and Design, Bloomfield, Connecticut. Assisted with the evaluation of the existing fleet maintenance operations and departmental needs, as well as the design of renovations and additions to the facility. The project included a stand-alone vehicle wash building, an aboveground vehicle fueling island with canopy, and aboveground storage tanks located remote from the dispenser island. Underground fuel piping spanned between the tanks and the fuel island via transition sumps, with the fuel system featuring a new fuel management system and tank monitoring system. The project also included an administration wing, three additional vehicle maintenance bays, and canopy structures for outdoor storage of vehicles and equipment, totaling 11,000 square feet of new construction. Responsibilities included utility coordination with mechanical, electrical, plumbing, and fire protection engineers to ensure proper integration and construction administration services to support successful project delivery.

JESSE CUMMINS, PE

BACKGROUND

2025-Present
Senior Project Engineer
Weston & Sampson

2022-2025
Project Engineer
Weston & Sampson

2021-2022
Engineer III
Weston & Sampson

2019-2021
Engineer II
Weston & Sampson

2016-2019
Engineer I
Weston & Sampson

2015
Intern
Davidson Engineering

EDUCATION

2016
Bachelor of Science
Environmental Engineering
Florida Gulf Coast University

PROFESSIONAL REGISTRATION

Professional Engineer
Florida No. 92741

PROFESSIONAL AFFILIATIONS

Florida Water Environment Association (FWEA)

Jesse is a senior project engineer in Weston & Sampson's Fort Myers office. His responsibilities include developing construction plan sets for various water main replacement projects; hydraulic modeling; producing record drawings from as-built drawings; reviewing and compiling construction documents; and assisting with bidding, permitting, and cost analysis. Jesse is also responsible for various project management tasks including scope and fee development for proposals.

SPECIFIC PROJECT EXPERIENCE

Feasibility Study for a New Public Works Fleet Facility, Cape Coral, Florida. Engineer working on the building and site planning conceptual design, site plan development, and concept plan drafting. Will assist with drafting preliminary site design plan set sheets and permitting submittal packet documents, and coordinate with the project team in defining and utilizing a preferred site concept, along with potential alternatives, cost estimating, drafting report and review of work internally.

Evaluation of Sign at Ortiz Avenue and Colonial Boulevard, Fort Myers, Florida. Assisted with setting up the AutoCAD file for a review of the structural integrity of the support structure for the electronic signage at this location.

City of Naples Potable/Reclaimed Hydraulic Modeling, Naples, Florida. Engineer working on updating and calibrating the City's comprehensive hydraulic model of the potable water distribution system. Performed analysis on updated model to evaluate areas of concern for future improvements to water system based on parameters used to prioritize distressed mains. Also, developed hydraulic model of the City's reclaimed water distribution system to perform analysis on capacity constraints.

Immokalee Water & Sewer District Force Main Hydraulic Modeling, Immokalee, Florida. Engineer working on developing, calibrating, and compiling a technical report to analyze capacity and flow characteristics of different Force Main and Lift Station configurations to accommodate proposed developments in the IWSD wastewater treatment plant service area. Tasked with evaluating several different Lift Station and Force main routing scenarios and producing a technical report to document results.

Fiddlesticks Water Main Replacement Project, Lee County Utilities, Florida. Engineer working on the replacement of approximately 60,000 linear feet of water main including the replacement or installation of services, blow-offs, meters, meter boxes, valves, valve boxes, and fire hydrants in multiple construction phases.

New Post Road Water Main Relocation, Lee County, Florida. Developing plan and profile sheets for this water main relocation project, which includes replacing nearly 12,000 linear feet of 8- and 4-inch PVC water mains.

INDRANI GHOSH, PH.D.

BACKGROUND

2024-Present
Practice Technical Leader | Senior Associate
Weston & Sampson

2023-2024
Senior Technical Leader | Associate
Weston & Sampson

2022-2023
Senior Technical Leader
Weston & Sampson

2019-2022
Technical Leader
Weston & Sampson

2010-2019
Senior Professional
Kleinfelder

2005-2010
Teaching and Research Assistant
Department of Civil and Environmental Engineering
Northeastern University

2004-2005
Design Engineer
Thermax India Ltd.

2002-2004
Research and Teaching Assistant
Department of Civil Engineering
Indian Institute of Technology

EDUCATION

2010
Doctor of Philosophy
Environmental Engineering
Northeastern University

2004
Master of Science
Environmental Engineering
Indian Institute of Technology

2002
Bachelor of Science
Materials & Metallurgical Engineering
Jadavpur University

CERTIFICATION

Municipal Vulnerability Preparedness Certified Provider

Indrani has more than 20 years of experience as a water resources engineer and as technical lead in climate change resiliency projects, specializing in leading interdisciplinary teams and stakeholders through risk-based prioritization of adaptation solutions. She has industry-leading experience in translating climate change projections to engineering design criteria for new and existing infrastructure and modeling climate impacts for the purposes of vulnerability assessment and adaptation planning for many projects in the Northeast. She has worked with numerous municipalities and public agencies to model their exposure to coastal and stormwater flooding using the best available and most appropriate sea level rise, storm surge, and rainfall projections. She has extensive experience integrating climate projections in hydrologic/hydraulic models of urban storm and sanitary sewer systems. Indrani is frequently invited to be part of panel discussions on climate risk and resiliency at New England universities, and has won national awards for her contributions to the engineering profession. In addition, Indrani is fluent in Bengali, English, and Hindi.

SPECIFIC PROJECT EXPERIENCE

Moakley Park Vision and Implementation Plan, Boston Parks and Recreation Department, Boston, Massachusetts. Technical reviewer responsible for analyzing current and future flooding impacts by combining extreme rainfall and sea level rise/storm surge under existing and proposed design conditions. Moakley Park, a 60-acre public open space in Boston, was identified as one of the major flood pathways as part of the Climate Ready Boston initiative. Supported BPRD in their successful application for a Massachusetts Municipal Vulnerability Program (MVP) Action Grant for the preliminary resilient design of Moakley Park and advanced the Vision Plan by developing recommended scenarios and design schematics and led the design, bidding, and construction phases.

Moakley Park Master Plan, Boston Parks and Recreation Department (BPRD), Boston, Massachusetts. Provided resiliency support for the advancement of the park's vision plan, for which Weston & Sampson served as a subconsultant to Stoss. Moakley Park is the largest waterfront park in Boston and is increasingly vulnerable to flooding due to climate change. The project scope included baseline technical assessments, community engagement, and schematic flood barrier design. Responsibilities included a review of inland stormwater modeling and integration with coastal flood modeling results, climate resilient engineering, and green infrastructure strategies assessment.

Renovations to McConnell Park, BPRD, Boston, Massachusetts. Responsible for providing technical support and oversight in working with BPRD to examine existing conditions at the open space resource in the Savin Hill neighborhood of Dorchester. Working with the team to assess current and future flood risks, develop strategies to minimize flood impacts, and incorporate sustainable and resilient designs to mitigate the park's location in a susceptible inundation zone.

INDRANI GHOSH, PH.D.

AWARDS & HONORS

Clean Charles Award
Charles River Watershed Association
2022

Clemens Herschel Award
Boston Society of Civil Engineers and American Society of Civil Engineers, 2014

Engineering News Record (ENR) "Top 20 under 40" in the New England Region, 2015

Cities4Tomorrow Award
Bloomberg Philanthropies
C40 Cities, 2017

Silver Award
ACEC/MA Engineering Excellence Competition, 2015

Bronze Medal Excellence Award
Kleinfelder's Annual Technical Seminar, 2013

Don Douglas Award
Kleinfelder's Annual Technical Seminar, 2012

Ranked second in Environmental Engineering and Management Master's Program
Indian Institute of Technology, 2004

Sankar Kumar Das Memorial Silver Medal
Metallurgical and Materials Science Engineering Examination
Jadavpur University, 2002

PROFESSIONAL AFFILIATIONS

Water Environment Federation

New England Water Environment Association

American Society of Civil Engineers

PUBLICATIONS & PRESENTATIONS

"The Climate Response—Government Leaders Take Action, Evaluate Vulnerabilities Due to Climate Change"
Informed Infrastructure
2016

"Driving through the pouring rain: How to plan, prepare and adapt America's transportation networks for climate change"
Informed Infrastructure
2015

East Boston Resilience Technical Analysis, Boston Planning & Development Agency (BPDA), East Boston, Massachusetts. Provided climate/coastal resiliency support, working in collaboration with the design team and the City of Boston to identify practicable solutions at two vulnerable locations along East Boston's waterfront: Carlton Wharf and Lewis Mall. Helped identify technical considerations and strategies that emphasized accessible open space while providing critical flood protection for East Boston, including the MBTA Maverick Station. The project resulted in schematic designs for both locations that illustrated conceptual early concepts, practicable design alternatives, cost estimates, and next steps.

Revitalization of Draw Seven Park, Department of Conservation & Recreation, Somerville, Massachusetts. Providing technical support and oversight of the revitalization of this signature park along the banks of the Mystic River. Project efforts include developing resiliency services related to park redevelopment; working together with Woods Hole Group to develop BH-FRM flood vulnerability design criteria; and identifying strategies to mitigate risk, accommodate future flood waters (living shoreline), and design for incremental flood protection measures.

Implementation of the Master Plan for Prescott Park, Portsmouth, New Hampshire. Technical lead responsible for translating the most recent climate change projections for New Hampshire into design criteria for both stormwater and coastal flood mitigation strategies. Providing technical support and advice related to the incorporation of resilient design strategies as part of the implementation of the master plan for historic waterfront Prescott Park and nearby Four Tree Island.

Resilient Urban Forest Master Plan & Urban Heat Island Assessment, Lowell, Massachusetts. Technical advisor who oversaw the coordination of the tree inventory effort, urban heat island (UHI) analysis, planting and maintenance recommendations, and development of a final master plan report. The report identifies priority tree planting areas though an overlay of the design team's UHI analysis, existing transit routes, existing environmental justice populations, and community input. The report provides planting and management recommendations for integrating new tree plantings into existing street typologies and increasing tree survival rates.

Universal Playground Design at Danehy Park, Cambridge, Massachusetts. Providing climate resiliency design support for a new universal playground within the existing Danehy Park located in North Cambridge. Park design efforts involve a water play area, site access/circulation, parking, and stormwater management.

Master Flood, Climate Resilience Plan, Fairfield, Connecticut. Technical reviewer for the development of a Master Flood and Erosion Resiliency Plan in conjunction with RACE Coastal Engineering that includes assessing coastal, riverine, and pluvial flood risks, assessing alternatives, prioritizing resilience mitigation strategies for conceptual design and benefit-cost analysis for coastal flood risk, developing a toolbox of green infrastructure strategies for inland flooding, and building a story map and data viewer to support future decision-making. A Master Flood and Resilience Plan will provide the town with a roadmap for mitigating inland and coastal flood and erosion impacts while maintaining the community's natural coastal character.

CYDNIE JONES, RLA, CPTED CPD

BACKGROUND

2025-Present
Project Manager I
Weston & Sampson

2015-2025
Landscape Architect/ Project Manager
Kimley Horn and Associates Inc.

EDUCATION

2015
Master of Landscape Architecture
Kansas State University

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect:
Florida No. LA6667677

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

CERTIFICATIONS

FDOT Specifications Package Preparation Certified

Crime Prevention Through Environmental Design Professional Designation (CPTED CPD)

Cydnie is a landscape architect with more than nine years of experience and specializes in park design, urban redevelopment, and transportation corridor beautification for Florida's Turnpike Enterprise and multiple Florida Department of Transportation (FDOT) Districts. Cydnie has recently worked with Florida's Turnpike Enterprise and FDOT District's 2, 3, and 5, managing over $10 million in contract value for transportation landscaping design projects throughout the State of Florida. Cydnie is passionate about developing design solutions for urban communities, with a focus on connecting health disparities to principles of Crime Prevention Through Environmental Design (CPTED) to aid communities in building upon these aspects in their future master planning and design.

SPECIFIC PROJECT EXPERIENCE

Babcock Ranch, Charlotte County, Florida. Landscape Designer – Assisted in design development with the team to develop 3D models and logo renditions for the entire community inception and incorporated green spaces, pool design, gathering areas, fabricating the main pavilion, and coordinating with structural consultants. A pioneering sustainable community and one of the first solar-powered towns in the U.S. At the heart of the community and the main neighborhood entry is the Founder's Square which includes vast monument signage, native plants to support the development's site sustainability and resiliency, and solar-powered panels integrated into the architecture and landscape featured elements.

Baker Park, Naples, Florida. Landscape Designer – Assisted in full design services: concept design and development, site analysis and research, construction documents production, master planning, and client coordination for a premier 15-acre waterfront park with a playground and splashpad, fitness stations, a multi-purpose concession building, kayak launches, stormwater treatment marsh, and scenic overlooks. The park features a 12'-tall, planted knoll with breathtaking views of the Gordon River, Gordon River Greenway Bridge and trail, and the Naples airport flightpaths.

Festival Park, Cape Coral, Florida. Project Lead – Redeveloped the concept design and master planning with the lead landscape architect and created presentation documents and graphics, produced construction documents and 2D/3D renderings, facilitated community workshops, and analyzed data from stakeholders. An open space aimed at creating a versatile public space for community events, recreational activities, and outdoor festivals. Recently breaking ground in 2024, the park will feature amphitheater for performances, multi-use sports fields, a recreational lake, a fitness center, and the preserved Seahawk RC Airfield, promoting and designing in compliance with FAA flight clearances.

Bradenton Riverwalk East Expansion and Mineral Springs Park, Bradenton, Florida. Landscape Designer – Contributed to and supported all phases from public workshops and site analysis, concept design, master planning, historical integration, and coordination with Realize Bradenton and municipal stakeholders. This project extended the existing Bradenton Riverwalk to the east, connecting

downtown Bradenton with Mineral Springs Park. The site honors its history as Angola, a 19th century community of escaped slaves and Seminole Native Americans, with interpretive elements and artistic installations. Key features include: fly-out boardwalks, scenic lookouts, photo gateways, a kayak launch, picnic areas, and an outdoor reading room.

McGuire Park, Port Charlotte, Florida. Landscape Designer – Performed the site analysis, master planning, design development, construction documents, permitting, and public engagement for a public neighborhood park situated along the Sunrise Waterway in Port Charlotte. Participated and helped host community workshops, visual preference surveys, master plan alternatives, and 3D presentations illustrating proposed park features including a multi-use court, nature trails, playground and splash pad areas, fitness area, and event lawn.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

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

JONES, CYDNIE

12228 TRAILHEAD DR.
BRADENTON FL 34211

LICENSE NUMBER: LA6667677

EXPIRATION DATE: NOVEMBER 30, 2025

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ISSUED: 12/13/2023

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MATTHEW MCGUIRE, PE

BACKGROUND

2025-Present
Senior Project Engineer
Weston & Sampson

2024-2025
Project Engineer
Weston & Sampson

2022-2024
Engineer III
Weston & Sampson

2020-2021
Engineer II
Weston & Sampson

2018-2020
Engineer I
Weston & Sampson

Summer 2016
Technical Support Intern
Office of Waste Management
RI Department of Environmental Management

EDUCATION

2018
Bachelor of Science
Environmental Engineering
University of New Hampshire

PROFESSIONAL REGISTRATIONS & CERTIFICATIONS

Professional Engineer:
South Carolina No. 42558

OSHA 40-Hour

OSHA 10-Hour

PROFESSIONAL AFFILIATIONS

Environmental and Water Resources Institute (EWRI)

South Carolina Association of Environmental Professionals
Board Member

Matthew is a senior project engineer in Weston & Sampson's environmental, geotechnical, and energy (EGE) group and is based in our Columbia, South Carolina, office. Matt has site assessment, hazardous materials, and engineering experience in a variety of facility demolition, decommissioning, and site redevelopment projects.

SPECIFIC PROJECT EXPERIENCE

Boston Children's Hospital Clinical Building Monitoring, Boston, Massachusetts. Site representative responsible for full-time environmental health and safety monitoring for construction workers during deep excavation of solvent-impacted soils at a new below-grade multi-level parking garage. Responsibilities included monitoring of work zone air for VOCs and hydrogen sulfide, and preparing air monitoring reports.

Former Medfield State Hospital Remediation, DCAMM, Medfield, Massachusetts. Engineer supporting in-situ chemical oxidation (ISCO) injections and a Zero Valent Iron (ZVI) bench-scale study leading to the design and public bidding of full-scale remediation efforts at the former Medfield State Hospital. Responsible for preparation and evaluation of trend graphs for water quality parameters and groundwater isocontour plans between ISCO injection and ZVI remediation efforts, and during and after ZVI remedial activities. Additionally, responsible for drafting required Massachusetts Contingency Plan (MCP) reports and preparing Comprehensive Long- and Short-Term Maintenance and Monitoring Plans.

Fleet Maintenance Facility, Cape Coral, Florida. Performed ASTM International (ASTM) compliant Phase I Environmental Site Assessment (ESA) at the property proposed to be redeveloped as the City of Cape Coral's new Fleet Maintenance Facility. Responsibilities include site reconnaissance, interviews with the current property owner, state and county office file reviews, database searches, which included the Florida Department of Environmental Protection's (FDEP's) OCULUS database, FDEP's Storage Tank Facility database, and FDEP's Storage Tank and Petroleum Contamination/Cleanup Monitoring database, and preparation of the ASTM Phase I ESA Report.

USDOT PHMSA Tier II Reviews, Century, Crescent City, Live Oak, and Perry, Florida. Assisted in completing Tier II NEPA reviews for the Pipeline and Hazardous Materials Safety Administration's Natural Gas Distribution Infrastructure Safety and Modernization grant program. The reviews assess the potential environmental impacts of grant-funded activities improving the safety, reliability, and modernization of natural gas distribution infrastructure. The scope includes evaluating compliance with federal, state, and local environmental regulations, assessing potential effects on natural and cultural resources, and recommending mitigation measures to minimize environmental impacts.

Environmental Review Guide, Statewide Use, South Carolina. Assisted in the development of environmental review guidance and applicant templates for Disaster Relief and Resilience Reserve Fund eligible projects along with sample templates to facilitate agency review coordination and public notices.

JESSE O'DONNELL, PE

BACKGROUND

2025-Present
Project Manager I
Weston & Sampson

2023-2025
Senior Project Engineer
Weston & Sampson

2022-2023
Senior Project Engineer
Environmental Partners

2021-2022
Civil Engineer
Symmes, Maini, & McKee Associates

2020-2021
Senior Design Engineer
Bohler

2019-2020
Design Engineer
Bohler

2017-2019
Staff Engineer
Bohler

EDUCATION

2017
Bachelor of Science in Civil and Environmental Engineering
Summa Cum Laude
Bachelor of Science in Kinesiology
Summa Cum Laude
University of Massachusetts Amherst

PROFESSIONAL REGISTRATION

Massachusetts No. 57005

PROFESSIONAL TRAININGS

OSHA 10-Hour Construction Safety and Health

Jesse is a project manager engineer at Weston & Sampson with experience in civil engineering, stormwater, and construction management. He is a registered professional engineer in Massachusetts and specializes in the design and permitting of complex land development and stormwater projects. His experience includes due diligence and feasibility research, land development design, permitting, and construction management in the municipal, retail, commercial, industrial, energy, and residential sectors.

SPECIFIC PROJECT EXPERIENCE

Department of Public Works, Dover, Massachusetts. Project manager for several site improvements planned on the Dover DPW site over several years. The first project involved a fast-paced design, permitting, and construction effort to demolish and replace the salt shed on the property prior to the first snowfall of 2024. The salt shed was built ahead of schedule, enabling the second project to proceed on time. The second project is currently in the construction phase and involves substantial stormwater improvements on the DPW site to replace aging drainage infrastructure and bolster the site's flood resilience. The third project, which is in the permitting process, involves the replacement of the DPW's vehicle fueling system on the site. As the project manager, efforts are focused on in-depth design oversight, spearheading all permit applications and securing associated approvals, and engaging in consistent client communication to ensure the desired work product is achieved.

Department of Public Works, Billerica, Massachusetts. Senior project engineer leading site design efforts for a new 67,000 square foot DPW facility. Guided the project with stormwater and civil expertise through a thorough, multidisciplinary design process and a 3-board local permitting process to deliver a comprehensive bid package within the client's ambitious project schedule.

Department of Public Works, Needham, Massachusetts. Project manager driving the site design and local permitting efforts for a 12,000 square foot building addition to an existing DPW fleet maintenance facility. Worked closely with the geotechnical engineer to tackle challenges presented by shallow bedrock. Several additional site conditions demanded a dynamic and technical project focus to design and implement features such as a noise abatement wall system, sewer force main, stormwater bioretention basins, electric charging stations, and geothermal wells.

Office and Laboratory Redevelopment, Lexington, Massachusetts. Senior Project Engineer for the redevelopment of a 36-acre commercial site involving the demolition of a portion of an existing office building and replacing the same with two new laboratory buildings totaling over 300,000-square-feet of office and laboratory space. Primary involvement in the project began after the project received local permitting approvals; The primary design resource in advancing the site development plans to the construction document level. This included the detailed design of two new pump stations to convey stormwater and groundwater into the proposed stormwater system's infiltration features. (with former employer)

BRETT L. SANDS, PE, LEED AP

Principal | Electrical Engineer of Record

BACKGROUND

Brett is a highly experienced electrical engineer with over 40 years of providing electrical design services to police and other public safety facilities. He is well versed in the special design specifications of power distribution, emergency power generation, control systems, communications, interior and exterior lighting, sound systems, fire and lightning protection systems, and security systems that public safety facilities require.

EXPERIENCE

Lee County EOC Expansion, Fort Myers, Florida
Addition and expansion of the emergency operations office with services that include an expanded area for public safety and EMS staff, a new emergency dispatch center, EMS training facilities, fuel dispensing system, and additional parking. Design complies with FEMA requirements for resiliency, and the new hardened facility features extra-fortified walls and storm proof glass; the building is rated to withstand more than a Category 5 hurricane. $38.5 million / 36,783 sf

Sarasota County Emergency Operations Center Sarasota, Florida
New two-story facility houses 911 intake, call center, and EOC along with multiple agency training, conference rooms and administration offices. The facility meets FEMA 361 standards and can withstand 253 mph wind speeds and a category 5 hurricane. During a countywide emergency, it can remain operational for up to 72 hours by self-generating power and can accommodate more than 300 people. LEED NC 2.2 Silver goal. $15.3 million / 40,439 sf

Amanecer Elementary School, Fort Myers, Florida
The modern, two-story school includes a main building with a cafeteria and auditorium, a separate physical education building, and a covered play area. The school was designed to accommodate 1,034 students and was executed in two phases. Phase 1 prioritized designing the envelope and exterior to align with the lengthy lead time of steel, while Phase 2 focused on interior fit-out. The facility is an ICC 500 Standards-compliant hurricane shelter. $56.6 million / 127,745 sf

Lehigh Acres Middle School, Lehigh Acres, Florida
Adaptation of middle school prototype including three-story facility for classrooms and administration with a single-story cafeteria, gymnasium that is also an ICC 500 Standards compliant hurricane shelter and a central energy plant with accommodations for a future elementary school. The school is designed for approximately 1,300 students. $54 million / 167,000 sf

WD Sugg Middle School Replacement, Bradenton, Florida
Based on Dr. Mona Jain Middle School prototype design, new school on adjacent site to replace existing. Includes classrooms for art, band, and choral practice while the science and lab classrooms incorporate virtual learning environments; engineering and high-tech classroom with a robotics workshop. The facility is an ICC 500 Standards-compliant hurricane shelter. $57 million / 141,450 sf

EDUCATION

Pennsylvania State University
B.S., Architectural Engineering
1982

YEARS OF EXPERIENCE

TLC: 31 years
Prior: 12 years

REGISTRATIONS

PE FL 48477

CERTIFICATIONS

LEED AP, GBCI

PROFESSIONAL AFFILIATIONS

USGBC, Member

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SANDS, BRETT L

19473 DEVONWOOD CIRCLE
FORT MYERS FL 33967

LICENSE NUMBER: PE48477

EXPIRATION DATE: FEBRUARY 28, 2027

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JEFFREY J. STASH, LEED AP

Senior Associate | Senior Plumbing/Fire Protection

BACKGROUND

Jeff is a dynamic professional with extensive experience in project management and expertise in plumbing and fire protection systems. Adept at designing innovative solutions within predefined energy budgets, leveraging renewable energy sources, he is proficient in the International Building Code, Plumbing Code, Fire Prevention and NFPA (1-100). He is also skilled in utilizing AutoCAD-MEP and Revit to deliver solutions of the highest caliber.

EXPERIENCE

Lee County EOC Expansion, Fort Myers, Florida
Addition and expansion of the emergency operations office with services that include an expanded area for public safety and EMS staff, a new emergency dispatch center, EMS training facilities, fuel dispensing system, and additional parking. Design complies with FEMA requirements for resiliency, and the new hardened facility features extra-fortified walls and storm proof glass; the building is rated to withstand more than a Category 5 hurricane. $38.5 million / 36,783 sf

Sarasota County Emergency Operations Center Sarasota, Florida
New two-story facility houses 911 intake, call center, and EOC along with multiple agency training, conference rooms and administration offices. The facility meets FEMA 361 standards and can withstand 253 mph wind speeds and a category 5 hurricane. During a countywide emergency, it can remain operational for up to 72 hours by self-generating power and can accommodate more than 300 people. LEED NC 2.2 Silver goal. $15.3 million / 40,439 sf

Lehigh Acres Middle School, Lehigh Acres, Florida
Adaptation of middle school prototype including three-story facility for classrooms and administration with a single-story cafeteria, gymnasium that is also an ICC 500 Standards compliant hurricane shelter and a central energy plant with accommodations for a future elementary school. The school is designed for approximately 1,300 students. $54 million / 167,000 sf

Dr. Mona Jain Middle School, Bradenton, Florida
New school with classrooms, computer labs, science labs, offices, and support spaces. Also includes a gym, lockers, weight rooms, and kitchen. New CEP provides 550 tons of peak cooling and heating through three condensing boilers. The facility is an ICC 500 Standards-compliant hurricane shelter. $45 million / 124,000 sf

Barbara Harvey Middle School Prototype Reuse Design, Parish, Florida
New middle school prototype based on WD Sugg Middle School (Bradenton). The curriculum includes art, band, choral classrooms, and core coursework. Science and lab classrooms incorporate virtual learning environments and an engineering/tech classroom with a robotics shop. The facility is an ICC 500 Standards-compliant hurricane shelter. $78.4 million / 165,000 sf

EDUCATION

Maryland Drafting Institute
Coursework, Mechanical Drafting
1994

Northern Virginia College
Coursework, Engineering
1990

YEARS OF EXPERIENCE

TLC: 22 years

Prior: 13 years

CERTIFICATIONS

LEED AP, GBCI

PROFESSIONAL AFFILIATIONS

American Rainwater Catchment Systems Association Accredited Professional, Member

American Society of Plumbing Engineers, Member

LAWRIN T. ELLIS, PE, LEED AP

Principal-in-Charge | Mechanical Engineer of Record

BACKGROUND

Lawrin is a dynamic and result-driven operations manager. He has provided mechanical design and project leadership for dozens of police, emergency, and fire facilities. He is also recognized for his knowledge in energy and life-cycle cost analysis, energy code compliance, smoke control and evacuation systems, and air pressurization systems. He is known for driving efficiency, fostering cross-functional collaboration, and delivering high-quality solutions to complex challenges.

EXPERIENCE

Lee County EOC Expansion, Fort Myers, Florida
Addition and expansion of the emergency operations office with services that include an expanded area for public safety and EMS staff, a new emergency dispatch center, EMS training facilities, fuel dispensing system, and additional parking. Design complies with FEMA requirements for resiliency, and the new hardened facility features extra-fortified walls and storm proof glass; the building is rated to withstand more than a Category 5 hurricane. $38.5 million / 36,783 sf

Sarasota County Emergency Operations Center Sarasota, Florida
New two-story facility houses 911 intake, call center, and EOC along with multiple agency training, conference rooms and administration offices. The facility meets FEMA 361 standards and can withstand 253 mph wind speeds and a category 5 hurricane. During a countywide emergency, it can remain operational for up to 72 hours by self-generating power and can accommodate more than 300 people. LEED NC 2.2 Silver goal. $15.3 million / 40,439 sf

Amanecer Elementary School, Fort Myers, Florida
The modern, two-story school includes a main building with a cafeteria and auditorium, a separate physical education building, and a covered play area. The school was designed to accommodate 1,034 students and was executed in two phases. Phase 1 prioritized designing the envelope and exterior to align with the lengthy lead time of steel, while Phase 2 focused on interior fit-out. The facility is an ICC 500 Standards-compliant hurricane shelter. $56.6 million / 127,745 sf

Lehigh Acres Middle School, Lehigh Acres, Florida
Adaptation of middle school prototype including three-story facility for classrooms and administration with a single-story cafeteria, gymnasium that is also an ICC 500 Standards compliant hurricane shelter and a central energy plant with accommodations for a future elementary school. The school is designed for approximately 1,300 students. $54 million / 167,000 sf

WD Sugg Middle School Replacement, Bradenton, Florida
Based on Dr. Mona Jain Middle School prototype design, new school on adjacent site to replace existing. Includes classrooms for art, band, and choral practice while the science and lab classrooms incorporate virtual learning environments; engineering and high-tech classroom with a robotics workshop. The facility is an ICC 500 Standards-compliant hurricane shelter. $57 million / 141,450 sf

EDUCATION

University of Florida
M.S., Mechanical Engineering, focus in Environmental Acoustics
2003

University of South Florida
B.S., Mechanical Engineering
2001

YEARS OF EXPERIENCE

TLC: 20 years

Prior: 16 years

REGISTRATIONS

PE FL 66383

CERTIFICATIONS

LEED AP, GBCI

PROFESSIONAL AFFILIATIONS

ASHRAE, Member

Acoustical Society of America, Associate Member

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

ELLIS, LAWRIN THOMAS

7951 DENI DRIVE
NORTH FORT MYERS FL 33917

LICENSE NUMBER: PE66383

EXPIRATION DATE: FEBRUARY 28, 2027

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State of Florida
Department of State

I certify from the records of this office that TLC ENGINEERING SOLUTIONS, INC. is a corporation organized under the laws of the State of Florida, filed on December 31, 1968.

The document number of this corporation is 339497.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 13, 2025, 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 Thirteenth day of January, 2025

Secretary of State

Tracking Number: 1869677232CC

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

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

Based in Baton Rouge, LA, Emergent Risk Solutions, LLC (ERS) was founded in 2013 in the wake of Superstorm Sandy with the realization of increasing risks associated with the frequency of catastrophic natural disasters. Emergent provides independent, innovative, and professional project services, adding value to decision-making processes for clients. As of 2023, the firm has over 15 employees with more than 45 additional support personnel available. ERS provides service in 14 states and territories, and support of multiple FEMA contracts across the nation.

Emergent provides services including:

- Emergency Management and Disaster Recovery
- Capital Program Management and Project Support Services
- Technology Support Services
- Enterprise and Insurance Strategy
- Management Advisory Services

Since 2005, founder Kipp Nelson has provided services including emergency management, disaster recovery, resilience and mitigation, and project support for federal, state, and local government agencies, private non-profits and private enterprises. In 2013, Mr. Nelson incorporated ERS with the mission of supporting public and private sector organizations to achieve project success.

The firm's core values are:

1) Build trust and collaboration.
2) Provide high quality and high value project services.
3) Integrate lessons learned and continuously improve.
4) Always ensure ethics and compliance with laws and regulations.
5) Promote diversity and inclusion.
6) Give back to communities we work in.

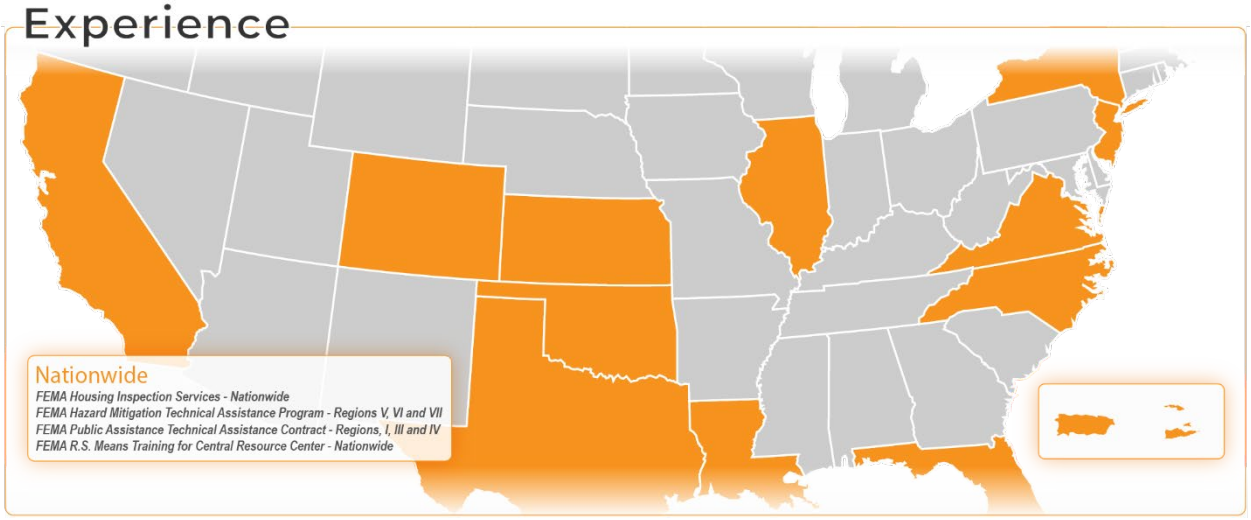
ERS continually monitors the evolving federal, state, and local regulatory framework to provide timely, relevant, and practical client guidance. The firm is proud to have provided strategic development and analysis services for public and private organizations, ultimately leading to resolution of many complex emergency management and disaster recovery issues, frequently leading to national change and enhancements of programmatic policy and delivery.

In 2021, Emergent embarked on a strategic focus to further enhance project delivery, quality and operational capacity through upgrades of training, systems, processes and procedures. This renewed focus serves the firm's clients first and foremost, and will ensure consistent and high-quality project delivery, promoting the firm's core values.

ERS has supported a varied array of client types with a special focus on public and quasi-public utilities, including: water, sanitary sewer, drainage, broadband, and electric power transmission, generation, and distribution.

EIN 46-1973162, DUNS 079252245, CAGE 8DG21

Experience



Services Provided

Emergency Management and Disaster Recovery Services	• Planning, Training and Exercises, including development of CDBG-DR Action Plans
	• Response and Immediate Needs Support Services
	• Recovery and Mitigation Services
	• Grants Administration and Compliance Supporting All Phases of Emergency Management
	  ○ Programs: FEMA (PA, IA, HMGP), HUD (CDBG-DR, CDBG-MIT), BRIC, ERAP, HAP
	  ○ Grant Administration and Program Management
	  ○ Policy, process and procedures development
	  ○ Project Management for Housing, Infrastructure and Economic Development
	  ○ HUD Disaster Housing Assistance Program Management
	  ○ Technical Assistance for CDBG-DR funded projects and disasters
	  ○ Case Management Planning & Implementation
	  ○ Uniform Relocation Act (URA) assistance
	  ○ Resiliency Planning and Project Implementation
	  ○ Eligibility and Regulatory Assessment and Compliance
	  ○ Stakeholder Coordination and Communications
	  ○ Closeout and final reviews
	  ○ Unmet Needs Assessments
	  ○ Compliance and Integrity Monitoring
	  ○ Recapture policies and implementation
	  ○ Davis-Bacon and Prevailing Wage compliance and analysis
	  ○ Appeals and Arbitrations

Capital Program Management and Project Support Services	• Contract Administration • Construction Inspection and Facility Assessments, Administration, and Management • Project Management, Information Management, Quality Assurance and Quality Control Support • Program Subject Matter Expertise, Research, Advisory Services, and Immediate Needs Staffing Solutions • Equity in Program Delivery Services, including Small Business Support Services, and Minority and Disadvantaged Business Utilization through Section 3 and other federal and state programs
Technology Support Services	• Project Management Information Systems • Data System Design and Implementation
Enterprise and Insurance Strategy and Management Advisory Services	• Non-profit and Enterprise support services • Insurance claim and recovery settlement services

ERS Structure: ERS is a single-member Louisiana limited liability company taxed as an S-Corporation.

KIPP NELSON

Senior Recovery Advisor / Subject Matter Expert

RELEVANT EXPERIENCE

ASSISTED

GRANTS MANAGED

FEDERALLY DECLARED

Mr. Kipp Nelson is a Disaster Recovery Policy & Legal Consultant offering over 20 years of experience and expertise in disaster related preparedness, response, recovery, and mitigation. Mr. Nelson's expertise spans infrastructure, housing, debris management, response management, temporary repairs, long-term recovery, and resiliency. Mr. Nelson specializes in delivering strategies to optimize project delivery, project compliance, funding maximization, and audit resilience. He is an expert in managing and integrating multifaceted recovery programs with such diverse stakeholders as: Federal, State & Local government, insurance, and many others. Mr. Nelson's experience spans FEMA Public Assistance (PA), FEMA Hazard Mitigation Grant Program (HMGP), and HUD CDBG- DR programs and other programs to facilitate community disaster recovery needs. Mr. Nelson has supported both Subgrantees and Grantees in complex DHS Program Audits, administrative 1st appeals, administrative 2nd appeals, and arbitrations under various structures, including the current FEMA PA CBCA based regimen. In nearly 20-years of audit/appeal/ arbitration support he has either prevented de-obligations and clawbacks during audit or won additional funding on appeal and arbitration nearly 84% of the time.

RELEVANT EXPERIENCE

Owner & Managing Director – Emergent Risk Solutions

Sr. Policy Advisor / Project Executive (07/18 – Present)

Recent Significant Major Disasters

Hurricanes Laura, Delta, Ida, Zeta (Louisiana)

Hurricanes Ian, Helene, Milton (Florida)

Various Wildfires (California)

- Mr. Nelson leads an elite team of subject matter experts in all facets of emergency management and disaster recovery which respond to and assist in recovery from natural and man-made disaster across the country an

internationally. The ERS team assists all levels of governments and private entities in efficiently and effectively responding to the needs of clients in complex post-disaster crisis environments.

FIRM

Emergent Risk Solutions

EDUCATION

- Louisiana State University,
  JD/BCL, 2011
- Louisiana State University, MBA, 2010
- Louisiana State University, BS in Construction Management,
  2001

TRAINING & CERTIFICATIONS

- Grants Management
- DHS OIG Audits
- Appeals/Arbitration
- Hazard Mitigation
- Braided Funding
- Public Administration
- Procurement & Compliance
- Project/Program
  Management
- CDBG-DR Cost Match
- CDBG-DR Policy
- Admin & Management Costs
- 404/406 Hazard Mitigation
- Cost Analysis & Estimating
- PA & Property Insurance
- Debris Management
- Document Management & Retention
- Public Policy

KIPP NELSON

Senior Recovery Advisor / Subject Matter Expert

CONTINUED

Project Director / Sr. Policy Advisor (09/17 – 06/18)
Central Government of Puerto Rico ¦ DR-4336 & DR-4339

- Mr. Nelson was responsible for overall program execution, client interface and managing contractors and employee teams. The team provided policy guidance, project support, and grants management to nearly 60 Territory level (i.e. "state" agencies) subrecipients participating in FEMA's Public Assistance (PA) program. Within weeks of Hurricane Irma, Mr. Nelson deployed a team of PA specialists to develop project worksheets and expedite their obligation on behalf of applicants. Mr. Nelson was integral in developing needs assessment for presentation to FEMA and the US Congress, as well as assisting in the drafting of executive orders and legislation used to create key administrative agencies and procedures for managing the recovery initiative.
- Reference: Jose Marrero, Ret. Director Puerto Rico OMB, PO Box 9023228, San Juan, PR 00902-3328, 787.553.2992, joseivanmarrer@hotmail.com

Project Director (8/16 – 8/18)
GOHSEP | Multiple

- Responsible for overall program execution, client interface, managing sub-contractors and employee team. The team provided policy guidance, project support, and grants management programmatic support to GOHSEP across all disasters from 2005 forward through all phases of the disaster and grants management life-cycle. Mr. Nelson assisted in supporting dozens of procedural and administrative innovations at GOHSEP, including DHS OIG audits, appeals, and closeout procedures and systems.
- Reference: Mark Riley, Ret. Deputy Director, 500 West 2nd Street, Suite 1600, Austin, TX 78701, 225.573.0027, markriley5@deloitte.com

Deputy Program Manager – Funding Management (03/14 – 01/16)
New York City Housing Authority (NYCHA) | Hurricane Sandy

- Mr. Nelson led a team of over a dozen professionals in the development, negotiation, and administration of various forms of disaster recovery funding for NYCHA, the largest public housing authority in the United States. His team was responsible for maximizing funding, minimizing duplication of benefits, ensuring compliance and managing risks associated with simultaneous parallel participation in multiple administratively complex recovery funding programs. NYCHA's recovery was funded in part by a combination of funding sources, including: HUD CDBG-DR, NFIP, Commercial Property Insurance, Pollution Legal Liability Insurance, FEMA Public Assistance, FEMA Hazard Mitigation Grant Program, NYC Capital Program, NYCHA Capital Program, and others. Despite the complex tapestry of available funding, Mr. Nelson's team was able to increase available funding by approximately 350%. Mr. Nelson managed NYCHA's relationship with FEMA, HUD, multiple NYC agencies, various insurers, and a multitude of other relationships necessary to effectively secure and maintain funding across overlapping disasters in 2011 and 2012 – Hurricanes Irene and Sandy. Mr. Nelson's negotiation efforts at NYCHA have yielded the largest project worksheet in FEMA history at nearly $3 billion in eligible repairs and mitigation and was one of the earliest implementations of FEMA's PA Alternative Procedures under Section 428 of the Stafford Act. Mr. Nelson also managed and supported all insurance litigation support efforts from the PMO team, as well managed all alternative dispute resolution and audit requirements associated with

program funding.

- Reference: Mike Rosen, Ret. Vice-President of Disaster Recovery, 250 Broadway, New York, NY 10007, 917.270.6398, mrosen1975@gmail.com

KIPP NELSON

Senior Recovery Advisor / Subject Matter Expert

CONTINUED

Policy Advisor / Technical Team Lead (04/08 – 12/11)

GOHSEP | All disaster from 2005 forward

- Mr. Nelson assisted the Louisiana Governor's Office of Homeland Security & Emergency Preparedness (GOHSEP) Recovery Division in managing its role as Grantee in the FEMA Public Assistance program. As Grantee, GOHSEP was in substantial part responsible for managing the Public Assistance program for approximately over 1,500 public and private non-profit applicants regarding across more than a dozen disaster and over 30,00 individual grants. His various roles included: DHS OIG audit response, appeal/arbitration support, subgrantee management and coordination, policy expert, procurement compliance expert, and many other areas. Mr. Nelson also supported dozens of audits responses, appeals, arbitrations, and other dispute resolution effort initiatives. Mr. Nelson also represented GOHSEP and State Leadership in legal and policy summits, as well as "think tank" initiatives designed to solve preemptively systemic program issues.
- Reference: Mark DeBosier, Ret. Asst. Deputy Director - Recovery, 6822 S. Woodgate Ct., Baton Rouge, LA 70808, 225.888.6040, debosier@bellsouth.net

Allaina Brooke St.Romain

E-mail: allainastromain@gmail.com

Summary of Qualifications:

- Experience with Hazard Mitigation Assistance (HMA) Elevation, Acquisition and Reconstruction projects
- Experience with Flood Mitigation Assistance (FMA) projects
- Experience with Building Resilient Infrastructure and Communities (BRIC) projects
- Experience with Hazard Mitigation Grant Program (HMGP)/ Public Assistance (PA) 404 projects such as wind retrofit, stabilization and drainage, safe room, generator and enclosure, and watershed management etc.
- Seven+ years of accounts management
- Licensed in Health, Life, and Accident insurances
- 15 years of customer service experience
- Seven + years of insurance claims experience
- Loan processing experience

Experience:

HMA Specialist III October 2023-Present
Witt Obrien's/AMBIPAR Houston, TX

- Under Witt Obrien's, I worked for the State of Virginia on various acquisition and reconstruction projects. I guided property owners as well as local and State officials through the application and HMGP processes.
- I am currently working with the U.S. Virgin Islands on Hurricane Maria mitigation projects throughout three main Islands, St. Thomas, St. Croix and St. John. I am working with local jurisdictions, helping them with technical support, HMGP guidance and compliance, and working on ways to better support effective implementation and building local capacity for disaster recovery and resilience**.** I am currently in charge of 26 projects in various stages ranging from sun-applicant application to closeout.

HMA Specialist II September 2021-September 2023
Innovative Emergency Management Baton Rouge, LA .

- Coordinate with county and local municipal officials to communicate requirements of local hazard mitigation plans
- Review historical data related to weather events and associated damages to inform risk assessment
- Coordinate the collection of information from local communities to support local hazard mitigation plans
- Reviews projects to identify and develop hazard mitigation proposals and/or applications and performs analysis to identify possible mitigation measures
- Reviews grants applications to ensure eligibility and compliance with FEMA guidelines and assist communities and clients getting applications approved
- Conducts applicant briefings
- Manages projects as well as monitors project implementation and closeout
- Assists the client with developing grant applications for plans and non-construction activities, identifies hazards and impacts, facilitates local plan development and process when necessary, facilitates plan meetings and briefings

HMA Grants Specialist April 2021-September 2021
Hunt, Guillot, and Associates Baton Rouge, LA

- Preparing elevation, acquisition, and reconstruction homeowner packages for contract signings and kick-off meetings
- Prepare elevation, acquisition and reconstruction packages for project closeouts
- Ensure both digital and hardcopy files are kept current with all project documentation
- Coordinates with homeowners and contractors to schedule meetings for contract signings and kick-off meetings
- Coordinates with homeowners and sub-applicants to collect documentation for applications and property files
- Reviews homeowner and sub-applicant documents for completeness and sends Requests for Information (RFI) for any missing items
- Reviews elevation plans to ensure compliance with HMA guidance

Education:

University of Louisiana at Lafayette (Bachelor of Science Degree)

References:

Erin Buchanan Witt O'Briens/Ambipar

Sheila Hascall IEM

JOSEPH "JOE" MAGNELLO, AIA, DBIA, LEED AP BD+C

DIRECTOR OF AVIATION & HOSPITALITY
DIRECTOR, U.S. SOUTHERN TERRITORY

OVERVIEW

Joseph (Joe) has over 20 years of experience in the design and construction industry. He has been a laborer, a union plumber, an architect, a design manager for a general contractor, a lead project manager for a construction management firm, and an independent consultant. Collaborating with a variety of disciplines within the industry taught Joe to facilitate and interface across diverse platforms. Having worked as an architect and a general contractor, he is able to visualize and translate both points of view.

Joe serves as the Director of the US Southern Territory and the Caribbean. In this role he also leads the Aviation and Hospitality sectors. Based in the Tampa Bay Area, Florida, Joe's reach extends from San Francisco, CA to Saint Thomas USVI. As a Director, he champions the business development for these sectors and areas, leads client relationships, heads team onboarding, and manages expectations. His experience as an Architect, Builder, and Owners Representative has given him the tools to lead championships teams while exceeding all client expectations. His day-to-day passion includes mentoring and training our future team leaders.

Joe has held leadership roles for several complex infrastructure projects at San Francisco International Airport. Joe managed a staff of 17 as Project Manager Lead for the $1.3 Billion Terminal 3 West Modernization Project. Joe has also worked in the following Progressive Design-Build Projects at SFO: Courtyard 3 Connector Office Building Project, Project Manager/Lead, $300 Million • Grand Hyatt at SFO, Design Manager, $216 Million • Roadway Realignment Project, Project Manager, $50 Million. This has allowed him to forge relationships with several SFO Stakeholders and understands the unique standards and processes that are in place at SFO.

Most recently, Joe served as a Closeout Manager and was promoted to Project Lead for several contracts with the Hawaii Area Rapid Transit (HART) in Honolulu, HI. Oversight comprised of 9 train stations and 2 ground improvement projects totaling $275 Million.

EXPERIENCE

St. Pete Clearwater International Airport General Consulting 2021-2025, Pinellas County FL
DIRECTOR
This as needed contract provides a wide range of services from architectural and engineering to cost estimating and scheduling for the delivery of various projects programmed in the St. Pete-Clearwater International Airport's Capital Improvement Program and other associated engineering projects.

SFO As-Needed Project Management Support Services, San Francisco, CA
DIRECTOR
Hollins Consulting, Inc. is tasked with providing as-needed Project Management Support Services (PMSS) in a coordinated and integrated manner for designated Contract Service Orders (CSO), involving all necessary disciplines for each scope. In addition to technical expertise, Hollins Consulting is responsible for managing and coordinating disciplines

INDUSTRY EXPERIENCE
22 years

EDUCATION
M.Arch., Savanna College of Art and Design, Georgia

B.F.A., Architecture, Savanna College of Art and Design, GA

Park and Recreation, Frostburg State University, MA

CERTIFICATIONS
District of Columbia, Architect #102821

Florida, Architect #102170

Virgin Islands, Architect #3-55688-1B

Member of the American Institute of Architects (AIA)

National Council of Architectural Registration Boards (NCARB)

Design-Build Professional (DBIA)

LEED AP BD + C Certified

SFO T3 EAST

HOLLINS CONSULTING

to execute work reliably within schedule and budget constraints. Services may be used for various Airport public work projects, including terminal and ancillary facilities, utility infrastructure upgrades, parking garage and viaduct retrofitting, airfield and landside site work, seismic upgrades, demolition, security systems, baggage handling systems, and facility activations.

Tampa International Airport General Consulting 2021-2025, Tampa, FL
DIRECTOR
This as needed contract provides a wide range of services from architectural and engineering to cost estimating and scheduling. Projects range from large scale maintenance facilities upgrades to flight information display upgrades within in and around an active airport. This as needed contract provides a wide range of services from architectural and engineering to cost estimating and scheduling. Projects range from large scale maintenance facilities upgrades to flight information display upgrades within in and around an active airport.

San Francisco International Airport (SFO) –Terminal 3 West Modernization Project, San Francisco, CA
LEAD PROJECT MANAGER • 600,000 SQ FT | $1.3 B
Joe's duties His duties include, but are not limited to the following: overall client management and champions SFO's structured collaborative partnering process, manages teams performance and delivery of services, inspires teamwork, trust, and transparency in the day-to-day workspace, responsible for overall cost model management, leads risk identification and mitigation planning and provides design-build team management and negotiations in all phases of the project. His team current staff of 17 people support a $1.3 Billion Dollar, 5-year expansion and renovation to the existing Terminal 3 West. The project scope includes 116,860 square foot expansion of the building footprint and seismic upgrade of the western side of the Terminal and Boarding Area F connector; replacement of end-of-life existing systems (HVAC replacement in-kind, fire alarm replacement, fire sprinkler complete upgrade, electrical replacement from substation to distribution panels, new lighting and controls, and limited replacement of special systems); baggage handling system improvements, including a new consolidated ICS CBIS and CBRA; international swing gates and an FIS sterile connector to the International Terminal; capacity for four narrow-body and three wide-body aircraft at the frontal gates; and installation of the first ever Automated Screening Lanes (ASL) at SFO as a pilot program through TSA; and special systems integration with the SFO security systems. The total upgrade for this project is approximately 600,000 square feet.

San Francisco International Airport (SFO) –Grand Hyatt Hotel at SFO, San Francisco, CA
DESIGN MANAGER • 270,000 SQ FT | $216 M
Joe worked directly with the Builder and Architect keeping the Owner's best interest as a top priority and provides lessons learned and innovative design ideas from his history at the airport and experience as an Architect. This project includes the design and construction of flexible meeting spaces, ballrooms and board rooms. Scope includes guest-oriented facilities and amenities such as full-service bars and restaurant, grab-and-go market, and full valet parking for guests. This hotel is slated to receive AAA 4-diamond distinction post-construction, and it achieved LEED Version 4 Gold Certification upon completion. The Project also received CMAA NorCal 2020 Project Achievement Award for New Buildings over $200M category.

San Francisco International Airport (SFO) – Terminal 3 East, San Francisco, CA
DESIGN MANAGER • $ 253 M
Joe managed the design development in close coordination with SFO and SFO Stakeholders. Joe organized design reviews at major milestones of the Project which included Quick Response Team (QRT), now Stakeholder Engagement Process (SEP) user reviews. He oversaw the management of the Design Review Comment Log which tracked each Stakeholder comment throughout the design review phase. This essential design management tool was used to ensure all relevant comments were incorporated into the final design documents, as well as track any cost or schedule impacts from Stakeholder comments that varied from the Basis of Design.


Hawaii Area Rapid Transit (HART)

EXPERTISE
Program Management
Project Management
Design Management
Client Relations
Stakeholder Engagement
Team Partnering and Leadership
Mentorship (Certified NCARB Mentor)
Problem Solving
Cost Controls
Task Management
Permitting
Design
Construction and Construction Administration
Commissioning and Activation

SOFTWARE SKILLS
Revit
Bluebeam
AutoCAD
3DS Max
Adobe CC Suites (Photoshop, InDesign, Illustrator)
Microsoft Project Manager
Microsoft Excel
Timberline
PMIS: Unifier, Procore, Prolog

TRADE WORK
Carpentry
Masonry
Plumbing,
Foundation Work
Roofing

Joe's collaborative and real-time management of this log enabled SFO to make quick and informed decisions on design-related issues. Joe participated in the reconciliation of the design requirements provided during the QRT process and was pivotal in confirming that the final Basis of Design was in alignment with the approved project budget. The $253-million, 450,000 square foot Terminal 3 East Project consisted of the airside expansion of the existing terminal by 55,000 square feet, construction and renovation of interior spaces, including baggage claims, holdrooms, concessions, restrooms, a new 10-lane security checkpoint, and passenger circulation zones, providing new and refurbished building systems including, electrical, HVAC, and IT systems, and constructing three new narrow body aircraft gates, the associated airfield, and aircraft systems such as new passenger boarding bridges and a hydrant fueling system. This project included the expansion and modification of two Security Screening Checkpoints (F1 + F3), both of which required immense coordination with the TSA so that these heavily phased scopes did not disrupt Airport Operations.

San Francisco International Airport (SFO) – Terminal 3 Boarding Area E Improvements Project, San Francisco, CA
DESIGN MANAGER • $118 M
Joe was the Design Manager for the Design-Builder on the $118M renovation and expansion of Boarding Area E Project which included a seismic upgrade, expansion, and complete renovation of the boarding area. In addition to upgrading all of the MEPT and fire life safety systems within the boarding area, the project expanded the concourse and created open and inviting spaces for the tenants and traveling public. Leveraging the existing structure allowed the team to develop a creative seismic solution that allowed for the open space concept. Joe proved himself to be essential to the Boarding Area E Project team by managing LEED requirements through scorecard review and energy modeling, organizing punchlists with Stakeholders, heading up the commissioning processes, coordinating change order documentation with BICE, addressing outstanding stakeholder requests, and completing close out documentation for the project. The Project achieved LEED Gold certification in November 2014.

Hawaii Area Rapid Transit (HART) in Honolulu, HI
CLOSEOUT MANAGER
The project is an automated fixed-guideway rail system along O'ahu's south shore between East Kapolei Station and a temporary terminus at the Civic Center Station. The alignment is elevated, except for a 0.6-mile at-grade portion at the Leeward Community College station. Joe provided oversight comprised of 9 train stations and 2 ground improvement projects totaling $275 Million. https://honolulutransit.org/

Benjamin P Grogan and Jerry L. Dove, U.S. Federal Office Building, Miramar, FL
FIELD ARCHITECT • $140 M
Joe served as a Field Architect on the Benjamin P. Grogan and Jerry L. Dove Federal Building in Miramar, Florida which served as an integrated hub to consolidate the nearly 1,000 FBI employees who were previously spread across Southern Florida. With a construction budget of over $140 million, the 383,000-square-foot Project included two office buildings, allowed for enhanced security specifications, and an enclosed parking structure located on a 20-acre site. Joe's hands-on approach allowed him to implement the Project's design requirements through open collaboration and effective management. This Design-Build Project was designed to LEED Platinum core-and-shell standards through material use and strategic siting.

Grand Hyatt SFO | San Francisco, CA
DESIGN MANAGER • 270,000 SQ FT | $230M
Design-build, 12 stories, five-star hotel located on-site at the San Francisco International airport with an Airtrain terminal, 351 hotel rooms, two restaurants, bar, a Grand ballroom and pre-function space, meeting spaces, fitness center, and a cafe/ market..

Gensler, Baltimore, MD
TECHNICAL DESIGNER & CONSTRUCTION ADMINISTRATION SPECIALIST
Joe oversaw the multiple ground up PNC Bank branches in Florida. This included leading the efforts to create an "Essential Set" of construction documents that would be used as a model within the firm for retail roll-out projects and the creation of a Revit template that is geared towards the PNC branch prototypes. These cost saving initiatives allowed more time to be placed towards design, coordination, planning and zoning, and the permitting processes. In the past year he also performed the duties of a Field Architect by the request of several clients based in Florida. They varied from a high-end restaurant in South Miami and Navy Federal Credit Union.

Diamond Pavilion, Saltlick
PROJECT ARCHITECT / PROJECT MANAGER, ST THOMAS USVI
2021-PRESENT
Working in partnership and collaboration with a local Caribbean designer, Studio Armin, Joe provided Architectural and Project Management on two flagship projects. Both Diamond Pavilion and Saltlick are located on St Thomas USVI and received permit approval from the local coastal and building authorities. While Studio Armin is the Lead Designer, Joe provided construction document, coordination, and permit oversight. https://www.studioarmin.com/

Estate Lindholm Hotel
PROJECT ARCHITECT / PROJECT MANAGER, ST JOHN USVI
2021-PRESENT
Working in partnership and collaboration with a local Caribbean General Contractor, Bigrigg-Cranford Construction, Joe provided as needed design, drafting, permitting, and estimating services. Their most notable and recent project was for a local iconic Hotel, Estate Lindholm. The client requested that the structure located closest to the water and damaged in the historic 2017 hurricanes, be repurposed into two hotel suites. This historic structure had to be analyzed and in working with the local authority, determined which portions could be salvaged as it sits of federally protected land. http://www.bigcranconstruction.com/

Ditleff Homeowners Association Architectural Review Committee, St John USVI 2021-Present
Joe provides oversight for new property developments and is responsible for making sure they stay within the guidelines of the Homeowners Association.

Team Members

AMRC's team is comprised of well-qualified professionals who have extensive experience providing environmental assessment and remediation services. A brief introduction for each team member is presented below. Additional information, including detailed qualifications, are available for individual team members in the subsequent resumes.

Jack Snider
President and Senior Consultant

John Herman
Senior Engineer

Zachary Middleby
Geologist

Bryan Shaffer
Environmental Engineering Technician

Jack Snider, Principal/Project Manager is a versatile member of the AMRC team with a multi-faceted background that has contributed to the environmental industry, not only in Florida, but nation-wide. Mr. Snider began his environmental career in 1993. He is a Florida Licensed General Contractor and Asbestos Consultant with extensive experience in asbestos, mold, remediation, environmental and site remediation assessments, Phase I and II ESAs, and regulatory agency interaction. Mr. Snider has furthered his career by becoming a Board-Certified Safety Professional. With his relevant accreditations and experience, he drives the AMRC team to the next level while setting a precedence of expediency, quality, and competitive pricing.

John Herman, Senior Professional Engineer/ Program Manager is the engineering lead for AMRC. He provides considerable civil and environmental engineering knowledge that helps to facilitate complex projects and serves as a vital lead and resource for the AMRC team. Mr. Herman provides supervision for all engineering aspects of projects including remediation evaluation, design, and implementation. He has extensive experience providing remediation solutions to successfully meet closure goals within budget and on time. Specializing with remediation of recalcitrant compounds such as Isopropylbenzene, Mr. Herman has an in depth understanding of the myriad of factors affecting remediation success.

Zack Middleby, Geologist/Project Manager began his environmental career on a drill rig crew that focused on large diameter deep injection wells throughout the state of Florida. Mr. Middleby has proven to be an essential part of AMRC with his geology background. He has experience efficiently managing petroleum projects including technical aspects and all administrative tasks. Mr. Middleby provides geology support and supervision of field personnel for assessment and remediation activities. He also has experience installing and troubleshooting remediation systems. He also has over 8 years of experience in asbestos, lead and mold assessments.

Bryan Shaffer, Field Technician/Draftsperson is the lead professional for many of the testing assignments and remediation installs. Mr. Shaffer has an extensive construction background and is exceptional at problem solving/troubleshooting. His interest in the petroleum program has him embarking on furthering his education with a 2nd degree in Engineering. Mr. Shaffer's hands-on experience performing and supervising various active remediations allows him to foresee and prevent potential issues, minimizing any possible delays or added costs. In the field, Mr. Shaffer is responsible for site assessments, tank/source removals, coordination of drilling activities, and remedial construction management. Additionally, he works with any onsite regulatory agencies.

Team Members

Crista Abberger
Environmental Scientist

Corey Chalkley
Remediation Project Manager

Cassie Rahe
Director of Operations

Morgan Tomlinson
Director of Financial Operations

Katie Sutherland
Technical Report Writer

Jason Engles
Environmental Consultant

Crista Abberger, Environmental Scientist/ Technical Specialist has an educational background in Marine Science Geology. Also, having instructed college-level courses, Ms. Abberger has the written and verbal skills necessary for the accuracy and precision required by the contract. Ms. Abberger obtained experience performing soil sampling, texture analysis, and cataloging techniques.

Corey Chalkley, Remediation Project Manager is well-rounded and disciplined having served in the United States Army, he gained a wealth of knowledge pertaining to construction safety and decades of experience with environmental remediation. Mr. Chalkley is proficient in performing environmental site investigations and petroleum cleanups. Mr. Chalkley's experience includes soil and groundwater sampling, field supervision for assessment and remediation activities, and also equipment operation for source removals and remedial action construction.

Cassie Rahe, Director of Operations/ Administrative Staff has a role and exposure to local, state and federal regulations that is critical to all projects. Mrs. Rahe has worked closely with regulators and regulation interpretation for over 15 years. Over the course of the current awarded contracts, Mrs. Rahe has aided with technical writing, general sampling, and field supervision.

Morgan Tomlinson, Director of Financial Operations/Administrative Staff is the designated accounting representative for all local, state and federal contracts. As a top performing agency term contractor, AMRC's billing is timely, accurate, and in accordance with the terms and conditions of the contract. Mrs. Tomlinson employs AMRC's policy of paying vendors and material suppliers immediately upon receiving invoices for completed services.

Katie Sutherland, Technical Report Writer/ Administrative Staff is proficient in technical report writing with experience performing environmental site investigations, including Phase I and II ESAs. Her superior organizational skills provide the precision crucial to our clients.

Jason Engles, Environmental Consultant/ Laborer has multiple years of experience performing environmental site investigations including sample collection and field supervision. Mr. Engles is well-versed in emergency response services and solutions.

AMRC

ENVIRONMENTAL • ENGINEERING • CONTRACTING

CASSIE RAHE

Division Manager & Director of Operations

PROFILE

Ms. Rahe has been working as a project coordinator in the environmental field for over 15 years. Her duties include qualifying subcontractors, scheduling, and project support. Ms. Rahe is also responsible for final report preparation and quality control for all types of asbestos reports. Ms. Rahe received her environmental accreditations from University of Florida in Gainesville, Florida, Mayhew Environmental Training Associates Incorporated in Tampa, Florida, and the Florida Environmental Health Association Fort Myers, Florida. Ms. Rahe is well versed in processing and interpreting field notes, sketches, photographs, and laboratory reports.

EDUCATION

Associate's Degree, Saint Petersburg College

LICENSES/CERTIFICATIONS

Asbestos Inspector (110442-1847)
Asbestos Supervisor (7ME04111106AS00002)
10-Hour OSHA General Industry Training

TECHNICAL ACCREDITATIONS/TRAINING/COURSES

Asbestos: Inspector
AHERA Asbestos Abatement Contractor/Supervisor
Lead Abatement Worker
Indoor Air Quality in Florida
The Science behind Humidity
Fundamentals of Emergency Management
Household Hazardous Materials
Basic Workplace Security Awareness
Asbestos Detected: Visual Guide to Asbestos Investigations
Limiting Your Liability: Risk Management for Lead Abatement Professionals
10 Hour OSHA General Industry Training
Report Writing Class: Mold Assessors (MRSA) & Mold Remediators (MRSR)
Mold Assessment and Remediation in Buildings

EXPERIENCE

Asbestos

Asbestos Survey of 10 multi-family structures for a county housing authority.
Asbestos Survey of 49 apartment structures for a county housing authority.
Asbestos Surveys and Demolition Permitting for a large rehabilitation program in Naples.
Asbestos Surveys of school buildings.
Asbestos Surveys for a large retirement community.
Asbestos Survey of a Florida hospital.

Indoor Air Quality

Indoor air quality assessment of multiple college campuses, public-school buildings, and hotels.
Initial assessments for microbial growth within residences and commercial buildings in SW Florida.

Environmental Consulting

Performed monitoring of well installation and soil classifications above an Underground Storage Tank located on a school campus.

COREY CHALKLEY

Abatement Project Manager

PROFILE

Mr. Chalkley was a Corporal for the United States Army. Mr. Chalkley has since been working as a supervisor in the environmental field for over 30 years. Mr. Chalkley received his environmental accreditations from The EI Group in Glen Allen, Virginia, International Safety Education Institute of University of California San Diego and DBOR of Richmond, Virginia. Mr. Chalkley is well versed in asbestos and lead abatement as well as construction safety.

MILITARY EXPERIENCE

Corporal, Fort Knox, KY (1983-1991)
Tank Mechanic, Traveling (1991)
Senior M1 Turret Mechanic, Germany (1989-1990)
Supervisor, Fort Knox, KY (1985-1988)
M1 Tank Mechanic, Germany (1984-1985)

LICENSES/CERTIFICATIONS

Asbestos Supervisor (3302003512)
Lead Abatement Supervisor (3353000382)

TECHNICAL ACCREDITATIONS/TRAINING/COURSES

OSHA 30-Hour Construction Safety
OSHA 10-Hour Hazard Recognition
Scaffolding Competent Person

EXPERIENCE

Asbestos Abatement Supervisor
Oversaw and managed the following:
VA general assembly building.
Ad Williams Hospital.
Multiple hotel and motel buildings.
Housing developments.
College dormitories at multiple campuses.
Multiple shopping centers.

Lead Abatement Supervisor
Oversaw and managed the following:
Multi-family apartment buildings.
Fort Lee military base housing.
Water tank towers.
Sand blasting of a VA science museum.

JACK SNIDER

President & Lead Consultant, MS, CSP, LAC, GC

PROFILE

Mr. Snider has expertise in health and safety, industrial hygiene, asbestos and mold, materials testing, indoor environmental quality, and soil and groundwater assessments. Mr. Snider has over 30 years of experience in managing and supervising a variety of consulting projects, in the areas: of asbestos and mold abatement, environmental, health and safety audits, property decommissioning and redevelopment, remedial investigations, and regulatory agency interaction.

Mr. Snider is highly experienced in working with state and local Florida environmental regulations and has managed projects for representatives of local government, county school systems, insurance companies, financial institutions, pension funds, institutional investors, industrial and manufacturing companies and law firms.

EDUCATION

Florida Southern College – B.S. Plant Sciences

Columbia Southern University – M.S. Environmental Health and Safety

LICENSES/CERTIFICATIONS

Florida Licensed Asbestos Consultant (AX57)
Florida Licensed General Contractor (CGC-059284)
Florida Licensed Asbestos Contractor (CJC1154198)
Certified Safety Professional, Board of Certified Safety Professionals (17513)
Florida Licensed Mold Assessor (MRSA787)
EPA Certified Lead Risk Assessor (LBP-R-I236751-1)

TECHNICAL ACCREDITATIONS/TRAINING/COURSES

Asbestos: Designing the Abatement Project
Asbestos: Dust Sampling & Analysis
Asbestos: Survey & Building Systems
Asbestos: Project Management & Supervision
NIOSH 582 Air Monitoring
Sampling & Evaluating Airborne Asbestos Dust
Respiratory Protection
Conducting an Accident Investigation
Conducting Environmental Assessments & Audits
Blood Borne Pathogens
Property Conditions Assessment
Confined Space Entry
Solving Healthcare Design Challenges with Ceiling Systems
Industrial Hygiene Sampling for the Safety Professional
Indoor Air Quality: Remediation Techniques
Managing for Good Indoor Air Quality
Moisture Control for Buildings
Indoor Air Quality: Practical & Applied
Indoor Air Quality: Contaminants & Associated Issues
Toxicological & Occupational Medicine (Mold)
Microbes and Air Quality

Solving Water Intrusion and Mold Problems in Florida
EPA Certified Renovator
Caulk & Sealants Technology Seminar
Lead Inspector and Risk Assessor
Concrete Field-Testing Technician
Contract Document & Specifications Prep
Nuclear Gauge Use

PROFILE

Mr. Snider has earned the designation of Certified Safety Professional (CSP) by the Board of Certified Safety Professionals. This highly respected professional certification is awarded to individuals who meet academic and professional experience requirements and examinations. CSP's specialize in protecting workers, the public, property, and the environment by identifying, evaluating and controlling health and safety concerns.

EXPERIENCE

Asbestos

State of Florida, Health and Rehabilitative Services, Gulf Coast Center: Asbestos/Air Quality Survey, Project Design, and Air Monitoring

Florida Department of Transportation: Perform asbestos surveys, abatement design and project air monitoring for 50+ projects

Florida Department of Agriculture: Asbestos Surveys and Consulting for multiple projects

Desoto County Sheriff's Department and Jail Facility: Indoor Air Quality Evaluation, Asbestos Survey, Remediation Design Team, and Air Monitoring

Industrial Hygiene and Indoor Air Quality

- The School District of Lee County: Industrial Hygiene, Indoor Air Quality evaluations and Asbestos Surveys and Management Projects (contracted consultant 1999 - present)
- The School District of Collier County: Industrial Hygiene, Indoor Air Quality evaluations and Asbestos Surveys and Management Projects (contracted consultant 2003 - present)
- City of Fort Myers: Industrial Hygiene, Indoor Air Quality Evaluations and Asbestos Surveys and Management Projects (contracted consultant 2002 - present)
- Lee County Government: Industrial Hygiene, Indoor Air Quality evaluations and Asbestos Surveys and Management Projects (contracted consultant 2001 - 2018)

Environmental Site Assessments

Lee County: (multiple facilities)
BBT/Colonial Bank
Suntrust Bank
Florida Gulf Shores Bank
Valley National Bank

Underground Storage Tanks

State of Florida, Department of Juvenile Justice: Underground Storage Tank Closeout and replacement at various facilities around the State.

Lead Based-Paint Testing

Conducted lead paint testing for over 30 homes as part of a housing recovery program.

BENJAMIN HOYLE, PSM

Survey Manager

25 YEARS
TOTAL EXPERIENCE

17 YEARS
WITH KCI

CERTIFICATIONS & REGISTRATIONS

PSM / FL / LS6769
Confined Space Certification
Fall Protection in Construction
First Aid Trained
OSHA 30-Hour Training

EDUCATION

BS Engineering Technology / University of Central Florida / 2008

MEMBERSHIPS

FSMS / Broward Chapter President
FSMS / President
NSPS / Member

Mr. Hoyle is a project surveyor with over two decades of experience throughout the state of Florida. His experience includes conducting transmission line route surveys, preparing easements via sketch and legal description, performing ALTA/NSPS surveys, boundary surveys, construction layout, topographic surveys, hydrographic surveys, bathymetric surveys, as-built surveys, and 3D modeling. Mr. Hoyle has experience in today's newest state-of-the-art software and equipment, including AutoCAD, TDS collection, dual-frequency/survey-grade GPS, and terrestrial LiDAR scanning equipment and software.

PROJECT EXPERIENCE

Lee County, Sanibel City Hall Elevation Certificate - Sanibel Island, FL. Project Manager. Contracted by Weston & Sampson, KCI prepared an Elevation Certificate for the primary Sanibel City Hall building at 800 Dunlop Road in Sanibel, Florida, establishing all required elevations in compliance with FEMA's National Flood Insurance Program using Form FF-206-FY-22-152 (2022). Deliverables included a digitally signed and sealed PDF, as well as three hard copies certified by a Florida Professional Surveyor and Mapper. The certificate was submitted to the Florida Division of Emergency Management in accordance with Florida Statute 472.0366, providing accurate and regulatory-compliant documentation to support floodplain management, risk reduction, and community resilience.

Lee County, Sanibel Toll Plaza - Sanibel Island, FL. Project Manager. KCI provided comprehensive UAV and topographic mapping services to assist Weston & Sampson with roadway infrastructure assessment. The project involved capturing high-resolution orthometric and oblique imagery using UAV technology, allowing precise visualization of the coastal environment. Additionally, a detailed topographic survey was conducted while maintaining active Maintenance of Traffic conditions, ensuring accurate data collection without compromising safety or traffic flow. This integrated approach offered valuable insights for evaluating roadway conditions and planning improvements in a dynamic, traffic-controlled setting.

Lee County, Design for Bonita Beach Park, Bonita Beach Access 1 and Litt – Lee County, FL. Project Manager. KCI conducted a comprehensive topographic survey and elevation certification efforts across three coastal park properties in Bonita Springs, Florida, providing high-accuracy mapping of site elevations, regulatory boundaries, utilities, natural features, and built infrastructure using advanced GPS RTK technology tied to state and federal datums. KCI also prepared FEMA-compliant Elevation Certificates to support flood insurance requirements and coastal resilience planning, delivering critical data that informed infrastructure design, shoreline management, and public access improvements for key community assets.

City of Fort Myers, Edgewood Neighborhood Drainage - Fort Myers, FL. Project Manager. KCI was contracted by the City of Fort Myers to provide 3D LiDAR, surveying, and SUE services for a 500-acre site, with a focus on stormwater modeling and drainage systems. The project covered over 14 miles of roadways and canals, establishing control points, right-of-way limits, and as-builts for over 500 drainage structures. Key deliverables included a classified point cloud, surveyed right-of-way lines, a Digital Terrain Model (DTM), and a signed survey of features within 10 feet of the right-of-way. Aerial and terrestrial LiDAR, along with conventional surveys, captured ground topography and features. This data helped analyze stormwater drainage issues and design new management systems for stormwater and sea level rise.

Village of Key Biscayne, Professional Survey Services for Stormwater Utility and Right-of-Way Improvements - Village of Key Biscayne, FL. Project Manager. The Village of Key Biscayne Public Works Department had tasked KCI with mapping all the public right-of-way and up to the face of all buildings with road frontage. KCI utilized the resources of our mobile and terrestrial 3D LiDAR scanners, supplementing the data with aerial LiDAR provided by a subconsultant. KCI set survey control on 24 miles of roadway and mapped it using mobile, aerial, and terrestrial LiDAR 3D laser scanners. KCI established the right-of-way along the roadways.

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

December 19, 2024

BENJAMIN B HOYLE
363 SW 33RD AVE
DEERFIELD BEACH, FL 33442-2359

SUBJECT: Professional Surveyor and Mapper License # LS6769

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS6769

Professional Surveyor and Mapper
BENJAMIN B HOYLE

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

Detach Here

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

License No.: **LS6769**
Expiration Date February 28, 2027

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

BENJAMIN B HOYLE
363 SW 33RD AVE
DEERFIELD BEACH, FL 33442-2359

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

NEWTON MENDONCA, PSM
Project Surveyor

YEARS OF EXPERIENCE: 25

LICENSES & REGISTRATIONS
- PSM / FL / LS7490 / 2023

EDUCATION
BS / Surveying / Pirassununga University of Surveying Engineering

MEMBERSHIPS
FSMS - Member

Mr. Mendonca is a licensed project surveyor with five years of experience throughout Florida and over 20 years of experience in Brazil. His experience includes roadway design surveys, right-of-way control mapping, boundary and topographic surveys, tunnel surveys, construction layout and geodetic control surveys, ALTA/NSPS surveys, hydrographic surveys, bathymetric surveys, as-built surveys, and 3D modeling. Mr. Mendonca is skilled in today's newest state-of-the-art software and equipment, including AutoCAD, TDS collection, dual-frequency/survey-grade GPS, and terrestrial LiDAR scanning equipment and software.

Charlotte County, Rotonda Municipal Service Benefit Unit (MSBU) Bridge Replacement - Port Charlotte, FL. Project Surveyor. KCI's survey tasks included obtaining sufficient elevations to create a Digital Terrain Model (DTM) covering the roadway and the ground surface underneath the bridge, including mapping of subsurface areas underneath the waterline of the Rotonda River. Services included utilizing our 3D LiDAR Scanners to model the scours and erosion while capturing important structure measurements for the safety of not being required to enter under the compromised structural components of the bridge. Furthermore, the KCI Survey team employed one of our remote-controlled aquatic vessels that enables us to measure the sea floor with great accuracy in small, confined spaces while keeping our staff and the public away from harm.

Town of Surfside, Surfside Underground Utilities Phase II - Surfside, FL. Project Surveyor. The Town of Surfside requested KCI to prepare a topographic survey and determine the right-of-way of an alleyway that is situated between Collins Avenue and Harding Avenue, located between 94th Street and 96th Street, to determine town right-of-way location and prepare a maintenance right-of-way map to be recorded with Miami-Dade County. The topographic features are being used by engineers and others for design purposes and re-location of above ground utilities to be moved underground. All survey work was performed in accordance with the Standards of Practice as set forth by the Board of Surveyors and Mappers pursuant to Rule 5J-17 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Florida Power & Light Company, FPL Fort Drum to Midway Construction Survey - Tampa, FL. Project Surveyor. KCI performed a construction survey for Phillips & Jordan on this transmission line project.

City of Tampa, 2022-2025 Utility Locating Services - Tampa, FL. Project Surveyor.

City of Tampa, 55 Acre Survey and Environmental Assessment at Hillsborough - Tampa, FL. Project Surveyor.

Florida Department of Agriculture and Consumer Services
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Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

December 13, 2024

NEWTON JOSE MENDONCA NETO
6800 NW 29TH AVE
FORT LAUDERDALE, FL 33309-1330

SUBJECT: Professional Surveyor and Mapper License # LS7490

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS7490

Professional Surveyor and Mapper
NEWTON JOSE MENDONCA NETO

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

Detach Here

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

License No.: **LS7490**
Expiration Date February 28, 2027

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

NEWTON JOSE MENDONCA NETO
6800 NW 29TH AVE
FORT LAUDERDALE, FL 33309-1330

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Christine Kulsveen

Christine@landesco.com
239.691.7790

BACKGROUND

Landesco pllc- Fort Myers, FL (2016 – present)
Ecologist & Office Manager

EDUCATION

Bachelor of Science in Equine Science & Management, Minor Agricultural Economics
University of Kentucky - Lexington, KY (December 2016)

EXPERTISE

- Solid understanding of processes involved with permitting and project planning.
- Experience with local governments/municipalities.
- Exceptional analytical abilities.
- Coordinate, and manage various types of projects.
- Practical knowledge of all aspects of construction.
- Proficient in QuickBooks, Adobe CS4, and Microsoft Office Suites.

PROFESSIONAL EXPERIENCE

- Soil analysis
- Flora and Fauna SWFL
- Project Coordination
- Business Development

NOTABLE & RELATED PROJECTS

City of Cape Coral Fire Training Facility (March 2025)

- Wetland Determination & Mitigation (South Florida Water Management District + Florida Department Environmental Protection) + Protected Species Survey + Environmental Assessment + Existing Tree Survey

City of Cape Coral New Fleet Facility (Active)

- Environmental Assessment + Protected Species Survey

The Palms of Cape Coral – 701 SW Pine Island RD. 33991, Cape Coral, Florida (2021)

- Wetland Determination & Mitigation (SFWMD + FDEP) + Protected Species Survey + Existing Tree Survey + Bonneted Bat Survey

Edison Oil – 5081 Pine Island Road, Bokeelia, Florida (July 2018)

- Bald Eagle Management Plan (Lee County + Eagle Technical Advisory Committee)

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

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

KULSVEEN, DAVID K

LANDESCO, PLLC
6681 RICH RD
NORTH FORT MYERS FL 33917

LICENSE NUMBER: LA6667133

EXPIRATION DATE: NOVEMBER 30, 2025

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ISSUED: 02/07/2024

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Professional Resume of:
Christopher J. Pacitto, P.E.

Mr. Pacitto began his professional career in sales, financing & repair of automobiles while in high school and college. After graduating college in 1998 he moved to southwest Florida where he has been practicing engineering ever since. During this time, Mr. Pacitto advanced quickly through the ranks of two engineering companies before founding Velocity Engineering Services, LLC in 2013.

Mr. Pacitto is recognized as an expert in a variety of engineering disciplines and is a Licensed Professional Engineer in 5 states. His experience includes geotechnical & environmental engineering, association services, facilities consulting, building inspections, and materials testing. During his career, he has worked on engineering projects throughout Florida and the southeastern United States as well as in the Caribbean. His projects have included residential communities, commercial facilities, multi-story condominiums, hotels, roadway and infrastructure projects, industrial facilities, educational facilities, hospitals, sports stadiums, government facilities, airports, and marine ports.

LICENSES & AWARDS

- Licensed Professional Engineer in Florida, Louisiana, Mississippi, Alabama & Texas
- Licensed Special Inspector in Florida
- Licensed Water Well Contractor in Florida
- American Concrete Institute (ACI) Concrete Construction Special Inspector (2022)
- Post-Tensioning Institute (PTI) Level 2 Unbonded PT Inspector (2022)
- Post-Tensioning Institute (PTI) Level 1 Unbonded PT Repair (2023)
- International Code Council (ICC) Soils Special Inspector (2022)
- International Code Council (ICC) Structural Masonry Special Inspector (2022)
- International Code Council (ICC) Structural Steel and Bolting Special Inspector (2022)
- 2011 “40 Under 40” Award Winner – Gulf Coast Business Review

PROFESSIONAL EXPERIENCE

2013 - Present: Velocity Engineering Services, LLC, Fort Myers, FL – **Owner & President**
2004 – 2013: GFA International, Inc., Fort Myers, FL – **Vice President & Branch Manager**
1998 – 2004: ASC geosciences, Inc., Fort Myers, FL - **Project Manager**
1990 – 1998: **Park Auto Sales**, Norton, MA – **Sales, Financing & Mechanic**

EDUCATION

Bachelor of Science in Civil Engineering, Worcester Polytechnic Institute, Worcester, MA, 1998

PUBLICATIONS

Designed, Dynamically Load Tested and Installed Pile Foundation in Southwest Florida – A Case History by Christopher J. Pacitto, E.I., Hiram F. Murati, P.E., and Dhirendra S. Saxena, P.E. was included in the proceedings of the Ninth International Conference on Piling and Deep Foundations in Nice France, June 3rd through 5th, 2002.

Ron DeSantis, Governor

Melanie S. Griffin,Secretary

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FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

SPECIAL INSPECTOR NUMBER: 59445

PACITTO, CHRISTOPHER J.

12821 COMMERCE LAKES DRIVE, SUITE 7
FORT MYERS FL 33913

LICENSE NUMBER: PE59445

EXPIRATION DATE: FEBRUARY 28, 2025

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Professional Resume of:
Anthony M. DePonto, P.E.

Mr. DePonto was born into and raised in the construction industry of Southwest Florida. Growing up he held numerous jobs throughout many aspects of construction including painting, drywall, flooring, asphalt, and concrete. Following high school, he attended Florida State University where he graduated with a bachelor's degree in Civil Engineering. Mr. DePonto moved back to Southwest Florida to begin his engineering career with Velocity Engineering Services, LLC. He has gained substantial experience in the fields of geotechnical engineering, facilities consulting, concrete restoration, pavements, roofing, forensic evaluation, and building sciences. Mr. DePonto is now a Vice President at Velocity and an integral part of the company's continued growth and success.

LICENSES & CERTIFICATIONS

- Florida Licensed Professional Engineer – License No. 86468
- PTI Level 1 Unbonded Post-Tension Installation Inspector Certification
- PTI Level 1 Post-Tension Rehabilitation & Repair Certification

PROFESSIONAL EXPERIENCE

2014 - Present: Velocity Engineering Services, LLC, Fort Myers, FL
2012 – 2014: Christopher DePonto Painting, Inc., Fort Myers, FL
2012 – 2014: All American Sealcoating & Paving, Inc., Fort Myers, FL
2005 – 2011: **Hopping Green & Sams, P.A.**, Tallahassee, FL

EDUCATION

Bachelor of Science in Civil Engineering, Florida State University, Tallahassee, FL, 2012
High School Diploma, North Fort Myers High School, North Fort Myers, FL

REPRESENTATIVE PAST PROJECT EXPERIENCE

- 10-mile Canal Trunk Main, Fort Myers, Florida – Geotechnical engineering services including installing approximately 2 miles of trunk main and several new sewer lift stations
- Pinewoods Water Treatment Plant Pump Station, Lee County, Florida – Geotechnical design and consulting for plant improvements
- City of Naples Fire Rescue Station #1 - Geotechnical engineering services for the construction of a new 2-story fire house
- Gulfshore Playhouse, Naples, Florida – Geotechnical engineering services and ground improvement monitoring during construction
- Gulfshore Playhouse Parking Garage, Naples, Florida – Geotechnical and environmental engineering services, and ground improvement monitoring during construction
- Community School of Naples – Geotechnical engineering services for the construction of a new S.T.E.M. Building and football stadium
- Kraft Office Center, Naples Florida - Geotechnical engineering services and ground improvement monitoring during construction
- Lehigh Acres Park Expansion and LeeTran Park and Ride, Lehigh Acres, Florida – Geotechnical engineering services for the design and construction of new facilities
- City of Fort Myers Transportation East Facility, Fort Myers, Florida – Geotechnical engineering services for the construction of new transportation and storage facilities and parking areas

Ron DeSantis, Governor

Melanie S. Griffin,Secretary

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STATE OF FLORIDA

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DEPONTO, ANTHONY M.

6856 GARLAND ST
FORT MYERS FL 33966

LICENSE NUMBER: PE86468

EXPIRATION DATE: FEBRUARY 28, 2025

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Professional Resume of:
Christopher M. Ingram, P.E.

Mr. Christopher Ingram is a Vice President at Velocity Engineering Services whose responsibilities includes geotechnical engineering, environmental, facility and association support, and building sciences. Professional experience also includes construction materials testing, threshold and building inspections, and land development.

EDUCATION

- Bachelor of Science in Civil Engineering, Florida Gulf Coast University, Ft. Myers, FL, 2011

PROFESSIONAL LICENSES/CERTIFICATIONS

- Professional Engineer – License No. 83247
- ACI Aggregate Base Testing Technician, Field Testing Technician – Grade I and Concrete Construction Special Inspector
- CTQP Concrete Field Level 1, Concrete Inspector Specifications, Qualified Sampler Technician, LBR Technician, Earthwork Level 1 and 2 and Asphalt Paving Level 1 and 2
- Standard Inspector – BN6639

PROFESSIONAL EXPERIENCE

- 2017 – Present: Velocity Engineering Services, LLC, Fort Myers – Project Manager
- 2016 – 2017: GL Homes, Inc., Naples, FL – Land Development Manager
- 2011 – 2016: GFA International, Inc., Fort Myers, FL – Field Engineer

PROJECT EXPERIENCE

- Galisano's Children's Hospital, Fort Myers, FL. Project experience includes monitoring pile load tests and production piles for Auger Cast in Place pile foundation, floor flatness testing, relative humidity testing, concrete and soil testing.
- The Jewel, Sarasota, FL. Project experience includes concrete, soil testing, and post tension elongation inspections.
- Orchid Run, Naples, FL. Project experience includes threshold inspections on footings, slab on grades, tie-beams, CMU fill cells, elevated decks, roof framing and sheathing.
- Diamond Oaks Village, Bonita Springs, FL. Project experience includes threshold inspection on concrete footings, concrete columns and post tension decks.
- Cheney Brothers Distribution Center, Punta Gorda, FL. Project experience includes threshold inspections on footings, slab on grades, tilt panel concrete walls and structural steel.
- McGregor Blvd Roadway Project, Fort Myers, FL. Project experience includes coordination and scheduling of soil borings, soil classifications and geotechnical report preparation.
- Hideaway Beach Association Repaving Project, Marco Island, FL. Project experience includes coordination of soil borings, evaluation of existing asphalt and monitoring of the repaving of roadways.

Ron DeSantis, Governor

Melanie S. Griffin,Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

INGRAM, CHRISTOPHER MATTHEW

10629 ESSEX SQUARE BOULEVARD
FORT MYERS FL 33913

LICENSE NUMBER: PE83247

EXPIRATION DATE: FEBRUARY 28, 2025

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Professional Resume of:
Felipe Compean, P.E.

Mr. Compean graduated from Florida Gulf Coast University with a bachelor's degree in civil engineering. During his final year of college, he interned with Velocity Engineering Services and later joined the company full-time after graduation. Throughout his early career, he gained valuable experience in geotechnical engineering, pavement resurfacing, roofing, and various community association services. Currently, he serves as the Geotechnical Department Manager at Velocity Engineering Services, where he oversees project scheduling, manages crews and subcontractors, and reviews engineering analyses tailored to a variety of geotechnical projects

EDUCATION

- ✓ Bachelor of Science in Civil Engineering, Florida Gulf Coast University, Ft. Myers, FL, 2016

PROFESSIONAL LICENSE

- ✓ Professional Engineer – License No. 94531

PROFESSIONAL EXPERIENCE

- ✓ 2016 – Present: Velocity Engineering Services, LLC, Fort Myers – Geotechnical Department Manager

PAST GEOTECHNICAL PROJECT EXPERIENCE

- ✓ Victory Park Residential and Commercial Development, Cape Coral, FL. Project experience includes coordinating access for geotechnical testing for the proposed 140-acre development and providing foundation recommendations for building and pavement, lake excavations, and entry monument design.
- ✓ Legacy Harbor Marina, Downtown Fort Myers, FL. Project experience includes planning and coordinating sub-contractors to successfully complete barge (offshore) soil testing and oversee engineering analysis and providing deep foundation recommendations that will assist with the rebuild of the docks.
- ✓ Waterside Inn, Sanibel, FL. Project experience includes verifying flood zone requirements, coordinating access and overseeing geotechnical testing to allow for a deep foundation analysis to support the 4-story hotel structure on either concrete pre-cast pilings or an auger-cast-in-place foundation system.
- ✓ Imperial Bonita Plaza Assisted Living Facility, Bonita Springs, FL. Project experience includes reviewing plans and monitoring a ground improvement method (vibro-replacement) that would allow the structure to be supported on a shallow foundation and managing post verification soil testing to ensure ground improvement was successfully completed.
- ✓ City of Naples Well Sites 425, 426 and 408, Naples FL. Project experience includes coordinating access, overseeing geotechnical testing at the site to assist with the pipeline installation and the construction of multiple well houses, and providing guidance during the excavation and construction of the building pad foe well house 408.

Section 3

PREVIOUS EXPERIENCE OF THE PROPOSED TEAM

SECTION 3 – PREVIOUS EXPERIENCE OF THE PROPOSED TEAM

In the following table, we highlight the relevant experience of our key design team members on projects similar to Charlotte County. Our proposed professionals possess the requisite knowledge and experience of local construction and regulatory conditions to excel at their assignments.

Name/Role	Title/ Firm	Years of Experience	Government Facilities Experience	Federally Funded Project Experience	EOC Experience	Training Space Experience
Joseph Zongol, PE, NICET III Project Director	Regional Manager Weston & Sampson	17	✓	✓	✓	✓
Hector Fernandez, AIA, NCARB Project Manager	Director of Design Weston & Sampson	30	✓	✓	✓	✓
Gary Ferrante, PE Civil Team Leader	Senior Team Leader Weston & Sampson	30	✓	✓	✓	✓
Jean-Pierre Parnas, RA Architect Team Leader	Senior Project Manager Weston & Sampson	29	✓	✓	✓	✓
Rafael Jimenez, PE, SE, SI Structural Team Leader	Senior Project Manager Weston & Sampson	38	✓	✓	✓	✓
Brett Sands, PE, LEED AP MEP Team Leader	Principal Engineer of Record TLC	31	✓	✓	✓	✓
Joe Magnello, RA, AIA Lead Cost Estimator & CEI	Director, US Southern Territory Hollins Consulting	22	✓	✓	✓	✓

PROJECT TEAM EXPERIENCE

Our project team has extensive experience working collaboratively. The majority of our design team has been collaborating on successful projects for years. Weston & Sampson has recently teamed with Velocity, Landesco, KCI, and Hollins on the following projects:

- Estero Sports Park (Village of Estero)
- Bonita Beach Access Restoration (Lee County)
- Fleet Maintenance Building Renovation (Lee County)

Weston & Sampson has also worked with these firms individually on numerous other projects as well. In addition, our Project Manager has worked with TLC on multiple government facility projects with a prior employer.

FEDERALLY FUNDED GRANT EXPERIENCE

Our team has extensive experience navigating the complexities of federal grant compliance. We are well-versed in the nuances of federal funding regulations, from ensuring proper wage determination and labor compliance under the Davis-Bacon Act to managing grant reporting, documentation, and performance standards for including HUD, CDBG-DR, and Davis-Bacon Act requirements. Our proven track record includes successfully delivering federally funded projects by adhering to rigorous compliance standards, mitigating risks, and maintaining clear communication with stakeholders and regulatory agencies.

In addition, our project Manager, Hector Fernandez, worked as a FEMA consultant and is intimately and uniquely familiar with FEMA's programs, funding sources, requirements, and expectations.

Additional detailed project description information is provided within Section 6.

Section 4 PROJECT CONTROL

SECTION 4 - PROJECT CONTROL

Meeting Schedules

With most of our work in the public sector, we consistently meet regulatory-driven deadlines and are responsive to client needs or changes in scope that result in new deadlines. Weston & Sampson has a proven reputation for completing projects on time.

Our key to achieving schedule milestones and deliverable dates is assigning specific tasks to individuals who have proven records of meeting quality and budget controls required by projects of this type. As your project progresses, we will continuously monitor our performance to verify our compliance with schedule and cost constraints. Project manager, Hector Fernandez, NCARB, AIA, will be responsible for resolving any resource constraints and Joe Zongol, PE, will be available to make resources available, as necessary. If necessary, he will take immediate steps to commit additional resources to ensure conformance with your schedule requirements.

Budget and Cost Control

Immediately upon authorization to begin work, we will establish a detailed, pragmatic project schedule. We will manage the various tasks and team members to achieve early completion of our scheduled milestones. Each team member will be responsible for the timely completion of these tasks. We will regularly monitor project schedules. Project manager, Hector Fernandez, NCARB, AIA, will be responsible for managing the project budget.

Weston & Sampson is committed to utilizing sound financial management on your projects and tracks accounts using the Deltek VantagePoint project management and accounting software program. VantagePoint allows project managers to access pertinent financial information at any time so that they may monitor the financial progress of their project. Vantagepoint also allows project managers to check the time and expenses that are charged to a project during any given period and project to date, the total money already billed to the client, and the project aging information (accounts receivables). The project managers review all invoices prior to submitting them to the client to check for accuracy and identify potential errors, such as incorrect time sheet entries.

On average, our change orders company-wide are less than 2% of the construction contract's value, including change orders resulting from additional scopes of work requested by owners. The use of electronic checklists, procedures, and control forms to provide for continued improvements in our performance, in carrying out projects, and in providing service to our clients during all phases of a project.

QUALITY ASSURANCE / QUALITY CONTROL

For this project, all deliverables, whether draft or final, will undergo a formal QA/QC review process prior to submittal to the County. Dedicated reviewers are senior staff and corporate/regional technical advisory group specialists who are kept involved in and informed about the project from conception through completion, particularly regarding project objectives, approach to completion of the scope of work, and client expectations. The process will include constructability reviews prior to each submittal to identify and resolve construction related issues, missing or unclear information, traffic control concerns, etc.

Typical review milestones include preliminary design documents, 30%, 60%, 90%, and final plans and specifications. QA/QC mark-ups will be done in PDF format using BlueBeam Revu software so that each reviewer's comments will be denoted by a specific color and can be tracked. The QA/QC PDF mark-ups will be provided electronically to the County along with each submittal so that city staff can track the QA/QC process and review the types of comments being made. Dan Tenney and Mike Richard will serve as lead technical reviewers involved in the QA/QC process.

COMMITMENT TO QUALITY

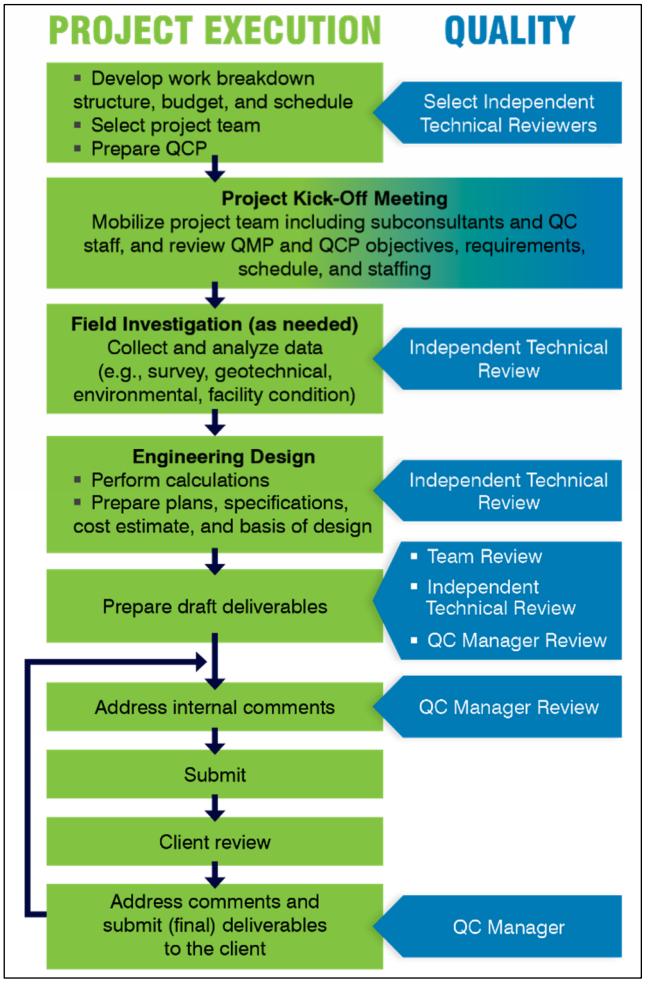
Weston & Sampson believes that QA/QC through our Technical Review Committee (TRC) process is essential to professional service and management. To maintain QA/QC throughout your project tasks, we have assigned Daniel Tenney, III, AIA, to provide technical review.

Quality Management Plan

Within our quality management program, which encompasses quality planning, quality assurance, and quality control, our approach integrates management, people, and procedures to deliver exceptional products and services to our clients. The project team will bring about this quality service by utilizing our in-place QA/QC and TRC programs as the basis of a QA/QC Plan, which includes the following guidelines:

- Fulfilling the client's needs and desires in a professional manner
- Striving consistently to bring the project to completion in a successful, satisfactory manner
- Minimizing those inconsistencies that may contribute to project misinterpretation, delays, and the need for change
- Assigning team members based on their technical and managerial competence and experience in the necessary disciplines, as demonstrated on previously successful projects.

The plan focuses on the completeness and technical accuracy of all documents, the constructability of the design, conformance to contract requirements, and adherence to assigned standards and criteria.



QC Reviews and Meetings

Scheduled QC review meetings will be conducted internally and with the client at major milestones (30, 60, 90, and 100%) to discuss and reach consensus on key issues and challenges.

Constructability Reviews

Conducting constructability reviews and developing a construction sequence is crucial to ensuring that the plans' objectives are clear and that the reviewer identifies areas where construction may be difficult or costly. In addition to our experienced engineering staff, senior members of our construction company (Weston & Sampson CMR) assist with our constructability review.

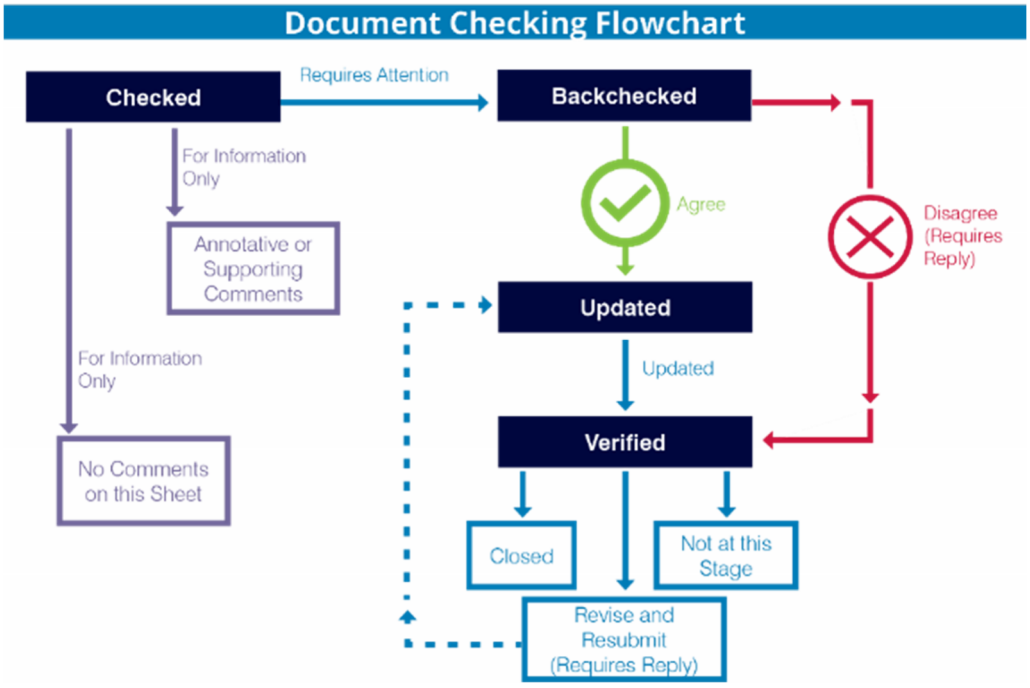
Continuous Quality Assurance

Work will be checked as it is produced and before use in the next phase of the project. Our team will conduct an interdisciplinary cross-checking of plans and specifications, which will include senior-level review, calculation checks, and cost estimate reviews.

Document Review

Quality control of project deliverables, such as drawings, reports, specifications, and studies, marked up digitally in Bluebeam. Comments are resolved according to the flowchart shown. Regardless of the document type under review, a record check print is generated and available for internal auditing by the Weston & Sampson quality manager or at the client's request.

Weston & Sampson can also set up a shared review with the client using Bluebeam Studio, which enables multiple reviewers to conduct an online review simultaneously. This way, numerous staff members can review the same plans and provide comments in one document. Weston & Sampson will provide immediate responses to comments in the same document for further client review and approval.



PROJECT STAFFING: AVAILABILITY, RESPONSIVENESS, FLEXIBILITY, AND COMMITMENT

We have structured our team to provide the full spectrum of technical competencies and significant production capabilities. It includes redundancy for additional capacity and depth for unanticipated assignments or changes in scope, and we have maintained additional bench strength to address unexpected or concurrent demands. Our key staff have more than the required time to commit to the continuing services agreement. Weston & Sampson's approach is to have our senior staff work directly on the design and construction services.

Weston & Sampson has the depth of resources to respond to your needs and assure the assignment of qualified personnel for all your project tasks. During critical points, our team members will devote up to 100% of their time, as needed, to complete the work within your timeframe.

Our project team is ready and committed to performing work on your task orders. Upon authorization to proceed, our team members will be immediately available. In organizing and scheduling our key personnel for your project, we carefully consider their commitments for other projects underway to ensure their availability throughout your project tasks. Our Project Manager, Hector Fernandez, AIA, NCARB, will be available throughout the contract.

As an interdisciplinary firm with over 1,100 engineering, design, and construction staff, Weston & Sampson has the depth of technical staff resources to support multiple, diverse assignments for the city and address any issues or needs that may arise throughout a project's duration.

Workload

As a mid-sized, interdisciplinary firm, Weston & Sampson typically has multiple projects under contract at any given time. Our facilities program has a collective staff of more than 45 professionals. Given our depth of resources and the anticipated completion dates for our current projects, we are committed to fully tending to this project and exceeding your expectations at every turn. Should you believe, at any time, that this is not the case, we pride ourselves on an open and candid relationship with all our clients and, therefore, would want to know so that we can make it right.

We are confident that we have the depth of staff and resources to begin assignments under this contract immediately upon Notice to Proceed, as well as the relevant experience and required technical capacity to undertake the responsibilities and complete all obligations associated with assigned tasks successfully.

Section 5 PROPOSED DESIGN APPROACH

SECTION 5 - DESIGN APPROACH

Design Philosophy

Weston & Sampson maintains a business philosophy that focuses on the delivery of conscientious consulting services with professionalism and accountability. We tailor our scope of services to meet the needs and expectations of our clients in accordance with the established industry standards of care. We perform services upholding the highest ethical values of the profession. Adherence to these principles has served us well since Weston & Sampson's inception in 1899.

Our interdisciplinary staff offers capabilities ranging from project development, assessment, and planning through permitting, design, construction, and long-term operation and maintenance. Listening to and understanding client concerns, goals, and expectations for the project, and then converting these ideas into a buildable and sustainable solution are the keys to achieving complete client satisfaction. We focus on developing quality planning and design products, and dependable, thorough services that provide and retain value for our clients, while promoting our reputation within the marketplace as a leader and innovator in our field.

The Weston & Sampson team is aware of the need for the design of a new "Special Needs Safe Room" facility in Charlotte County. Our team understands Charlotte County's need to respond to the increase of natural storm events that can possibly threaten their population, especially those in the community with special needs. At the heart of our approach are the following critical steps:

1. Work closely with the Charlotte County Facilities Management Department throughout the project to keep them informed of design decisions.
2. Engage with all applicable local, state and federal regulatory and advisory agencies, such as Charlotte County Department of Public Safety and Emergency Management, Florida Division of Emergency Management (FDEM), Federal Emergency Management Agency (FEMA), and all others.
3. Review with stakeholders, key objectives to be addressed in order to comply with both ICC-500/NSSA and FEMA P-361 standards for the design and construction of storm shelters/safe rooms.
4. Plan and design in accordance with all applicable codes and standards.
5. Proactively plan and design to minimize impacts during construction
6. Deliver a program that is readily constructable, and which complies with all applicable codes and standards requirements.

During design, the key issues for project success are to proactively involve stakeholders to identify project impacts early, to work efficiently and collaboratively to maintain the established project schedule and budget, and to incorporate constructability and safety considerations into the construction contract documents.

The Weston & Sampson team is dedicated to delivering a successful and affordable project to the citizens of Charlotte County. We have taken great care to assemble our team of LOCAL and experienced professionals for the "Charlotte County Special Needs Safe Room" project. Our expertise, coupled with our unique understanding of local conditions impacting infrastructure construction and desire to deliver a successful facility will translate into increased public confidence, security, and long-term care for the needs of the population of the County during the most challenging of moments.

We understand that the County has a number of large infrastructure projects that are underway, as well as many that are in the consultant selection process, and that finding exemplary service is at a premium. We developed our team with this in mind. The goal of our team formation is to offer the County a team with diverse experience, while providing the flexibility of resources and a core team that will be fully available and engaged throughout the project, with additional staff available to assist to meet schedules.

Project Understanding

We have reviewed the "Request for Proposals" package. The following is our understanding of the project. The County is intending to build and operate an approximately 65,376 square foot, storm shelter or "safe room", specifically designed to address the needs and requirements of "special needs" members of the community, in the case of a storm event. The project is to be located on an approximately 40-acre undeveloped parcel located at the intersection of Veterans Blvd. and Hillsborough Blvd. in Port Charlotte, Florida.

We understand the project objectives to include all required and relevant investigative assessment of the property including, surveying, environmental assessments, geotechnical exploration and recommendations, and engineering; as part of the development of a master plan, and the design and completion of bidding/permit ready drawings for the construction of the facility. We have noted that the project development will coincide with the stormwater master plan of the site. Additionally, it is understood that the facility is intended to be used during "non-activation" periods for such uses as training facility, assembly meeting space, assembly event space, medical training space, county personnel staff office space and storage space(s), as per the Charlotte 2050 Comprehensive Plan.

This project has been identified as a tied funding project receiving grant funding through the 404 HMGP program as well as possible future CDBG-DR block grant funds. As such the Weston and Sampson team will strategically and tactically align overlapping eligibility requirements, timelines, and cost principles across FEMA's Hazard Mitigation Grant Program (HMGP) and HUD's Community Development Block Grant–Disaster Recovery (CDBG-DR) funds. The team's expertise will reflect the ability to map each project component to the most advantageous funding source—using HMGP for eligible mitigation design, engineering, and construction costs while leveraging CDBG-DR for unmet needs, environmental reviews, property acquisition, match requirements, or scope elements outside FEMA's cost share. This requires deep understanding of Stafford Act regulations, 2 CFR cost principles, and HUD's Federal Register notices, and the ability to design scopes of work that remain fully compliant for both agencies without duplication of benefits.

Additionally, the team will manage the sequencing of these funds from application through closeout. This includes coordinating environmental and historic preservation reviews, so they meet both FEMA and HUD standards, structuring procurement to satisfy each agency's requirements, and building documentation systems that track expenditures by funding stream. By demonstrating a proven methodology for leveraging the strengths of both programs, maximizing federal reimbursement while reducing local burden, the team will braid resources into a cohesive, compliant funding package that accelerates recovery and delivers long-term resilience for the community.

Project Approach

To execute a project of this magnitude takes careful planning, forethought, and an understanding of how to execute the tasks at hand. Using the experienced team identified in the prior sections, our firm's resources and experience with prior similar projects, and the detailed list of scope of service outlined by the County within the RFQ, Weston & Sampson has prepared the following proposed sequence of events to provide a successful project.

Preliminary Engineering shall begin immediately after issuance of a notice to proceed. Our team will start by reviewing existing data. This review will include previous studies, documents, and other pertinent information. As part of this task, we shall review and develop growth projections, develop associated flow, and water usage/demand estimates to provide a basis of design.

A. Pre-Design & Programming | 1 month

1. Shelter Type & Risk Category
    a. Establish disaster criteria, hurricane, flood event, storm surge, etc.
    b. Identify "Risk Category", IV (FBC 7-22)

c. Determine the care requirements for "special need" population, (ICC-500 403.9)

2. Establish Population, Duration and Functional Requirements
   a. Maximum "special needs" occupancy.
   b. Applicable occupant loads based on specialized needs and uses. (ICC-500 403.1.1 for special-risk medical needs.)
   c. Determine duration of occupancy pre-event, event duration and post event duration.
      i. Medical equipment and staff support
      ii. Emergency power requirements
      iii. Support facilities
         - Restrooms/showers
         - Sleep areas
         - Secure storage
         - Food & medical supplies
         - Secure storage of specialized equipment, ie O2 or other potentially hazardous materials.
         - Food & medical supply staging areas
         - Additional ADA clearances for higher population of mobility-impaired population.

B. Site Analysis | 6 months *(concurrent with ongoing design)*

1. Coordination with County Community Development & Planning & Zoning Departments
   a. Review and coordinate with County's stormwater master plan
   b. Review impact and compliance of proposed project with the Charlotte 2050 Comprehensive Plan
   c. Discuss Development Order or Site Development Plan submission requirements

2. Pre-Application Meetings with Regulatory Agencies
   a. Florida Department of Environmental Protection (FDEP) – Project specific ERP submission requirements
   b. Southwest Florida Water Management District (SWFWMD)
   c. County Public Works Department
   d. County emergency management coordination (Charlotte County OEM).
      i. Wind speeds (ASCE 7-22 / FBC 2023)
      ii. Hurricane shelter → typically 200–250 mph tornado equivalent pressure for debris; use ICC-500 missile levels.
   e. Flood hazards (FEMA FIRM / SLR mapping for SWFL).
      i. Determine need for dry floodproofing/elevation if in A/VE zone.
      ii. Evaluate access, emergency response routes, clearance zones.

3. Performance of Site Investigations
   a. Environmental Survey, protected species flora and fauna
   b. Land Survey including sub-surface utilities and topographic information
   c. Geotechnical exploratory borings and samplings, to including recommendations report
   d. Environmental Assessment for hazardous materials or contaminants, ESA Phase 1 & 2 as required.

C. Schematic Design Phase (SD) | 2 months

1. Determine Structural System
   a. Reinforced concrete or CMU with reinforced concrete roof is typical.
   b. Steel systems require careful missile-resistant detailing.
   c. Roof system must resist:
      i. Net uplift pressures per ICC-500 §306.
      ii. Missile impact (2x4 @ 100 mph for hurricane, higher for tornado).
   d. Minimize openings; develop hardened envelope zones.

2. Define Shelter Envelope Requirements
    a. Impact-resistant assemblies:
        i. Doors (ICC-500 §306.5)
        ii. Windows (if any) must meet Level D missile testing
        iii. Roof deck and connections
    b. Penetrations:
        i. Mechanical louvers, exhaust hoods → must be rated or protected
    c. Redundant waterproofing and continuous load path.

3. MEP Coordination
    a. Emergency power system sized per ICC-500 §702:
        i. Medical refrigeration
        ii. Oxygen concentrators
        iii. HVAC for special-needs occupants
    b. Ventilation: 40 cfm/person or equivalent filtering; maintain indoor temperature/humidity.
    c. Plumbing: toilet count, ADA fixtures, backup potable water storage.
    d. Communications: radios, WiFi, emergency comms, CAT6 backbone.

4. Life-Safety Programming
    a. IFC/FBC egress width factors under shelter wind load conditions.
    b. Refuge area clear paths for stretchers/wheelchairs.
    c. Enhanced photoluminescent signage.
    d. Hardened fire barriers where required (shelter occupancy separation).

D. Design Development Phase (DD) | 3 months

1. Produce Basis of Design (BOD) Matrix
    a. Wind pressures
    b. Missile test level
    c. Impact ratings for all assemblies
    d. Envelope continuity
    e. Mechanical and electrical shelter modes
    f. Flood design criteria
    g. Backup systems & redundancy levels

    This document becomes critical for FEMA and building department review.

2. Detailed Structural Design
    a. Load combinations per ICC-500 §302 referencing ASCE 7.
    b. Design for:
        i. Lateral/horizontal pressures
        ii. Uplift
        iii. Progressive collapse avoidance in reinforced masonry
        iv. Connection design for roof-to-wall anchors
    c. Provide sealed calcs for FEMA & Florida DBPR.

3. Envelope Details (Highest Risk Area for Non-Compliance)
    a. Door frame anchorage (moment-resisting steel frame or CMU jambs).
    b. Roof/wall interface - show continuous reinforcing, grout cells, tie-beams, bar laps, and tie-downs.
    c. Window buck detailing.
    d. Mechanical/roof penetrations with impact-resistant grilles.

4. MEP Detailed Engineering
    a. HVAC sealed mode vs. normal mode

b. Generator: sizing, fuel storage for duration, ventilation, intake/exhaust impact protection
c. Electrical: hardened conduits, elevated panels above flood level
d. Fire protection: redundant sprinklers or standpipes; protected water supply
e. Backup potable water & sanitary holding schedule.

5. Accessibility Integration
   a. ICC-500 restrictions must align with FBC Accessibility Ch. 11 and ADA:
      i. Turning radii for mobility-impaired persons
      ii. Refuge sleeping cots layouts
      iii. Durable medical equipment power outlets every X ft
      iv. Emergency call boxes / alarms with visual/audible outputs

E. Construction Document Phase (CD) | 5 months *(4 additional months for permitting)*

1. Architectural Drawings
   a. Life Safety Plan
      i. Occupant load calculations per ICC-500 & FBC
      ii. Required square footage verification
      iii. Door swings, panic hardware, egress lighting
   b. Floor Plans
      i. All functional spaces, MEP equipment rooms, hardened envelope boundaries
   c. Reflected Ceiling Plans
      i. Hardened ceiling/soffit design, protected fixtures
   d. Interior Elevations
      i. Special needs equipment layout, med storage shelving, accessible fixture placements
   e. Schedules
      i. Door & frame schedule with ICC-500 test reports
      ii. Window schedule with missile/pressure ratings
      iii. Hardware schedule with storm-rated hinges, multi-point locks
   f. ADA Details
   g. Waterproofing & roof details

2. Structural Drawings
   a. Foundation plans; tie-beams; CMU wall reinforcing schedules
   b. Roof diaphragm details
   c. Section cuts showing:
      i. Bar placement
      ii. Embed plates
      iii. Impact-resistant roof edge
   d. Missile impact zones (diagram required)
   e. Design wind pressure tables with component & cladding pressures
   f. Concrete notes referencing ICC-500 standards

3. Mechanical, Electrical & Plumbing (MEP)

   Mechanical
   a. Shelter-mode HVAC diagrams
   b. Pressurization & filtration requirements
   c. Duct impact protection

   Electrical
   a. Generator one-line diagram
   b. Transfer switch
   c. Hardened cable routing
   d. Emergency lighting

Plumbing

a. Emergency water storage
b. Waste holding tanks
c. Medical sink fixtures, accessible bathrooms

4. Civil / Site Drawings
    a. Grading ensuring no ponding at shelter entries.
    b. ADA access routes.
    c. Generator pad, fuel tank placement, exhaust clearance.
    d. Stormwater management.
    e. Windborne debris clear zone around structure.

5. Specifications & Technical Submittals

    CSI Specifications

    a. Division 03 & 04 reinforced concrete/masonry
    b. Division 07 waterproofing/roofing
    c. Division 08 impact-resistant assemblies
    d. Division 11 shelter equipment (if applicable)
    e. Division 23/26/27/33 for MEP systems
    f. Test report references for all impact-rated assemblies

6. FEMA P-361 Required Documentation
    a. Design narrative
    b. Plans with section markers
    c. Structural sealed calculations
    d. Impact-tested assembly documentation
    e. Generator sizing calculations
    f. FEMA occupancy/logistics forms
    g. Site hazard analysis report

7. Third-Party Review & Permitting

    Peer Review

    a. Independent structural review for ICC-500 compliance
    b. Envelope testing certification
    c. MEP resiliency review
    d. Code analysis confirmation

    Agency Coordination

    a. Charlotte County Building Department
    b. Florida Division of Emergency Management (FDEM)
    c. Fire Marshal review
    d. Floodplain management review
    e. EPA/DEP for emergency fuel systems

Upon completion of preliminary design, Final Design shall commence. Our team's goal is to take ownership of the project to deliver quality services to the County from design through construction completion. Our design team task leaders will meet weekly to discuss project status, staffing requirements, and to coordinate connections between adjacent contract areas (if the project is elected to have multiple contracts). Our team will utilize AutoCAD and REVIT/BIM to generate deliverables. During the final design process, an updated plan set will be submitted to the County staff for review and comment at the 30%, 60%, 90% and final design stages. Each subsequent submittal will address the County's review comments from the previous submittal stage.

Permitting: Weston & Sampson will prepare the necessary permitting documents required by the specific scope of each component of the project. At a minimum, we anticipate the following permits.

- FDEP for the water and wastewater components
- SFWMD/SWFWMD ERP
- County Site Development Permit

F. Construction Observation Phase (CA) | TBD

1. Submittal Review
    a. Doors, shutters, louvers, roof systems, anchor hardware
    b. Generator
    c. Transfer switch & ATS
    d. Impact test certificates
    e. Shop drawings for CMU reinforcing & embeds

2. Special Inspections
    a. (Per FBC Chapter 17 and ICC-500)
    b. Structural masonry
    c. Concrete placement
    d. Envelope anchorage
    e. Roof uplift resistance testing
    f. Generator start-up & load bank test
    g. Shelter mode HVAC testing
    h. Water infiltration testing

3. Commissioning
    i. Full operational simulation for 24–72 hours
    j. FEMA-required checklists
    k. Emergency communications testing
    l. Accessibility walkthrough with special-needs staff

4. Closeout & Post-Occupancy
    a. As-Built Documentation
        i. Certified as-builts
        ii. O&M manuals
        iii. Generator & HVAC maintenance schedule

    b. Training & Drills
        i. Shelter activation training for staff
        ii. Special-needs evacuation procedures
        iii. Supply storage and rotation program

During construction, the Weston & Sampson design team will perform the normal duties of the Architect and Engineer of Record for design, including attending pre-construction meetings, review and respond to shop drawing submittals, review and respond to change order proposals, review and respond to RFIs, prepare and submit permit certifications, perform site visits (as requested), attend progress meetings (as requested), review contractor pay requests, attend pre-final and final inspection walk-throughs, prepare project record drawings based on surveyed as-builts and contractor redline drawings, assist the County with commissioning of facilities, and assist the County with project final closeout.

As part of the architectural & engineering services during construction, we will also assist the County to conduct permit compliance reviews and to ensure compliance with project loan and grant funding requirements, as applicable. To ensure compliance with species permitting requirements, our environmental staff will oversee protected species management and relocation services, as necessary.

Our construction team will consist of the CEI Manager, Project Administrators, and Construction Inspectors. The Project Administrators will manage the day-to-day operations of the construction administration tasks, attend coordination meetings, and coordinate between CEI field staff and CEI office staff. The Contract Support Specialists will be responsible for creating and maintaining submittal logs, RFI logs, tracking pay requests, and coordinating between the CEI staff and the Engineering Design staff to make sure that information is flowing between the office and the field in a timely manner.

We anticipate the potential of multiple contracts being issued to contractors concurrently. We have the resources to provide inspection services for multiple contracts, as necessary.

Grant Funding Coordination: The team will manage the sequencing of these funds from application through closeout. This includes coordinating environmental and historic preservation reviews, so they meet both FEMA and HUD standards, structuring procurement to satisfy each agency's requirements, and building documentation systems that track expenditures by funding stream. By demonstrating a proven methodology for leveraging the strengths of both programs, maximizing federal reimbursement while reducing local burden, the team will braid resources into a cohesive, compliant funding package that accelerates recovery and delivers long-term resilience for the community.

Endangered Species Monitoring: Throughout the design and construction process, the entire project area will be monitored for the presence of endangered, threatened, and listed species including Burrowing Owls, Gopher Tortoises, Bald Eagles, Eastern Indigo Snakes, and Florida Bonneted Bats. All necessary permit applications and supporting documentation will be prepared and submitted to the appropriate agencies.

Challenges/Opportunities

As with all projects, this assignment has challenges and opportunities. We have outlined a few challenges and our proposed approach to overcome these challenges below.

1. Compliance with FEMA and Federal Standards

Challenge: The facility must meet FEMA P-361 standards for community safe rooms and comply with federal grant requirements under HMGP and CDBG-DR. These impose strict structural, documentation, and audit requirements.

Our Approach: Our team includes a structural engineering team experienced in FEMA P-361 compliance. We will implement a compliance matrix to track all federal requirements (2 C.F.R. Part 200, Davis-Bacon Act, etc.). In addition, we will conduct peer reviews and third-party audits at each design milestone to ensure adherence. ***In addition, our project Manager, Hector Fernandez, worked as a FEMA consultant and is intimately and uniquely familiar with FEMA's programs, funding sources, requirements, and expectations.***

2. Multi-Functional Space Planning

Challenge: Balancing emergency shelter functionality with non-activation uses such as training, meetings, and medical spaces.

Our Approach: Use flexible design strategies with modular partitions and convertible spaces. Incorporate medical-grade infrastructure (oxygen lines, negative pressure rooms) without compromising general usability. Conduct programming workshops with County stakeholders to validate space allocations.

3. Sustainability and Lifecycle Performance

Challenge: Achieving energy efficiency and durability without formal LEED certification, while controlling costs.

Our Approach: Apply LEED-equivalent principles (high-performance envelope, efficient HVAC, daylighting). Our team will also conduct life-cycle cost analysis to select materials and systems with low maintenance and

operational costs. We will also integrate renewable energy options where feasible (e.g., solar backup for critical systems).

4. Grant and Regulatory Compliance

Challenge: Navigating HMGP and CDBG-DR requirements while maintaining design progress.

Our Approach: Weston & Sampson will assign a grant compliance specialist (Kip Nelson) to manage documentation and reporting. Our team will schedule regular coordination meetings with County and regulatory agencies to avoid delays.

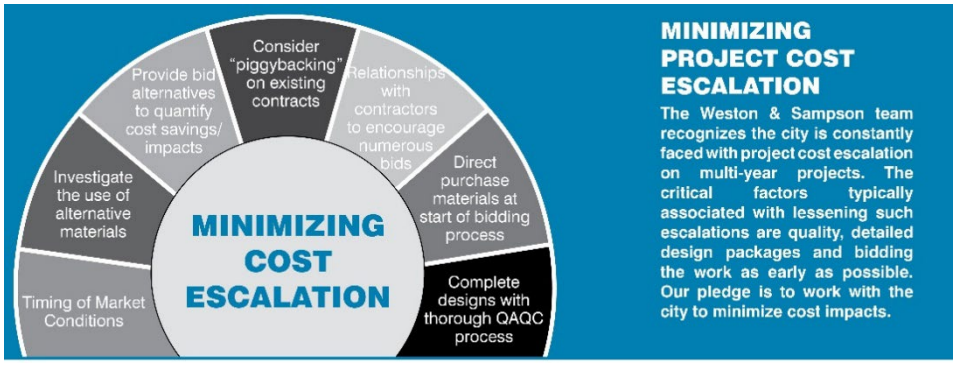
5. Budget and Schedule Constraints

Challenge: Deliver design within $8.47M and by May 31, 2026.

Our Approach: Develop a Critical Path Method (CPM) schedule with milestone tracking. Implement value engineering workshops at schematic and design development phases. Use cost modeling software to monitor budget adherence continuously.

As with any project, cost control is a challenge, especially in today's volatile market. Weston & Sampson has assisted many municipal clients in the public bidding process and in providing estimated construction costs for planning, design, and construction phase purposes. While the accuracy of construction cost estimating is vulnerable to current marketplace variables (i.e., competitive climate driven by the volume of available projects for bid), we emphasize the approach that accurate and comprehensive bid documents are the best tools for controlling unexpected costs during construction.

Weston & Sampson maintains an in-house database of current construction costs, based on the bidding history of municipal projects dating back twelve years or more. This resource includes dollar/square foot values based on building type, for new construction and renovation work, as well as hazardous materials abatement and demolition, which are used during our conceptual design process. We also maintain a library of detailed construction trade-based unit costs, which is updated as the bidding phase for each of our projects is completed. To supplement our in-house capabilities, we have included Hollins Consulting, on our team to provide an independent opinion about project costs.



With the uncertainty of the current construction market, the importance of integrating cost and market considerations from the inception of the project has become increasingly crucial. To adapt to the bidding climate, Weston & Sampson has employed different cost management strategies such as timing of bids, including bid alternates, or recommending direct procurement of long lead time or specialized equipment.

Innovative Approach in Programming and Design

Our team applies a unique "operationally based" approach to the planning and design of public facilities. Through interviews with management and front-line department staff and observation of daily activities, we develop an in-depth understanding of work practices, yielding a more cost-effective facility design that supports greater productivity. Our team is also mindful of the substantial capital costs associated with public works facility development. We recognize our obligation to help our clients develop a facility that is consistent with available funding, and then to assist with communicating the facility requirements to community leaders and citizens. Our approach to your project is based on sound experience gained from our work on similar municipal facilities projects.

Through our experience, we have learned that there are certain characteristics of municipal facilities and similar public works projects that we will use to guide our approach to the execution of this project:

- Every operational department is different. Each agency, city, county, or town organizes its forces and assets to address a unique set of goals and priorities, and its departments, divisions, workforce, and operations are structured accordingly. The personalities and experiences of management and staff also have a significant impact on how departments operate, as do the details of the physical plant required for each department to execute its responsibilities efficiently. Therefore, it is imperative that a thorough review of the facility and operations be undertaken in a rigorous and thoughtful manner to ensure the final facility design reflects a direct response to the users' unique requirements.

- The opportunity to develop or renovate a facility may be a "once in a lifetime" chance to create a safe, productive, and efficient base of operations that serves the Maintenance Division, Public Works, and their stakeholders well into the future. Because it is unrealistic to expect there will be another such opportunity in the foreseeable future, it is, again, critical that the initial planning verification phase of the project be completed as thoughtfully as possible to ensure the new facility yields the highest degree of benefit for the resources expended.

Any infrastructure designed is recommended to be evaluated and constructed with climate resiliency in mind. Weston& Sampson has a dedicated climate resiliency staff and is currently conducting a climate resiliency study for Lee County to evaluate infrastructure, update flood mapping, and model the impacts of riverine and storm surge events. We will include "climate hardening" principles within our design which may include exterior berms, elevated backup generators, control panels and pumps, among other considerations to protect the critical infrastructure during major weather events.

Section 6 SIMILAR PROJECTS

SECTION 6 - SIMILAR PROJECTS

Weston & Sampson staff have provided municipal engineering services in a multitude of disciplines for dozens of municipalities and agencies over the past decade. We encourage you to contact the client references listed below or any of the clients listed with the project descriptions included in in the following pages to discuss our wide-ranging capabilities, ability to meet schedule and budget constraints, commitment to client service, and overall past performance on similar initiatives.

REFERENCES

We invite you to contact the following individuals to discuss our performance on previous relevant projects. Our Project Manager, Hector Fernandez, is currently serving as a lead designer or project manager for the projects listed below.

Fleet Maintenance Facility & Property Management Building
Cape Coral, Florida

Gino Notarianni
Senior Project Manager
Public Works
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, FL 33990
239-242-3225 x 3225

Architecture On-Call Contract
Bonita Springs, Florida

Marcelo Caliz
Project Manager
City of Bonita Springs
9101 Bonita Beach Road, SE
Bonita Springs, FL 34135
239-949-6262
marcelo.caliz@cityofbonitasprings.org

Bonita Beach Park Municipal Facilities
Bonita Springs, Florida

Mario Puente, PE-CGC
Operations Manager
Department of Facilities
Lee County Government
1500 Monroe Street
Fort Myers, FL 33902
239-533-8505
mpuente@leegov.com

SIMILAR PROJECTS

In the following pages, we have included project monographs for recently completed or on-going work. These projects overall have been on schedule and within budget. As is typical for any construction project, unforeseen conditions may arise resulting in design modifications. Based on client preference, we typically include an "allowance" or "contingency" line item within construction contracts to have funding allocated for these occurrences. Many times, these funds go unused or partially used, resulting in credit going back to the client. Also, in collaboration with our CEI staff, we are often able to resolve field issues without a cost change. We encourage you to reach out to our client references to discuss how we manage changes and field conditions and overall project performance. We can provide project specific information, as well, upon request.

RESTORATION OF BONITA BEACH ACCESS POINTS

bonita springs, florida

Weston & Sampson is is leading the restoration and fortification of three Bonita Beach access points – Bonita Beach Park, Bonita Beach Access 1, and Little Hickory Island Park. Our approach goes beyond returning these sites to their pre-storm condition; our interdisciplinary team is designing for resilience, ensuring long-term durability against future flood and wind events. Guided by Lee County's scope and FEMA funding requirements, we are delivering engineered construction plans that integrate sustainability, accessibility, and coastal protection.

Bonita Beach Park

Bonita Beach Park requires extensive structural, utility, and ecological restoration. The existing elevated restroom building, though structurally sound, must comply with updated Base Flood Elevation (BFE) and freeboard requirements and requires extensive interior renovation due to hurricane storm surge damage. We are conducting a detailed building envelope evaluation to assess moisture intrusion and determine the extent of necessary interior and exterior repairs. Utility systems—including water, sewer, and electrical—require significant reconstruction, with a focus on elevating critical infrastructure above future storm surge levels. The park's pavilions, boardwalks, picnic areas, shower areas, and beach volleyball court will be reconstructed, while the parking lot and entry gate need targeted repairs. Coastal vegetation, vital for dune stabilization and stormwater management, will be restored with native plantings. Additionally, we propose implementing green stormwater infrastructure to enhance flood resilience and protect the shoreline.

Bonita Beach Access 1

At Bonita Beach Access 1, the primary focus is replacing the storm-washed boardwalk and improving ADA accessibility to the shoreline. Two pavilions and other structures on-site require repair or replacement, and multimodal amenities—including signage, showers, benches, grills, and bike parking—will be upgraded. The vegetated and parking area require restoration, with stormwater management strategies incorporated to mitigate future erosion and flooding (continued)

completion date

In Progress

fee

$571,100

client contact

Mario Puente, Operations Manager
Department of Facilities
Construction and Management
Lee County
(239) 533-8529
mpuente@leegov.com

Continued Next Page

RESTORATION OF BONITA BEACH ACCESS POINTS (CONT.)

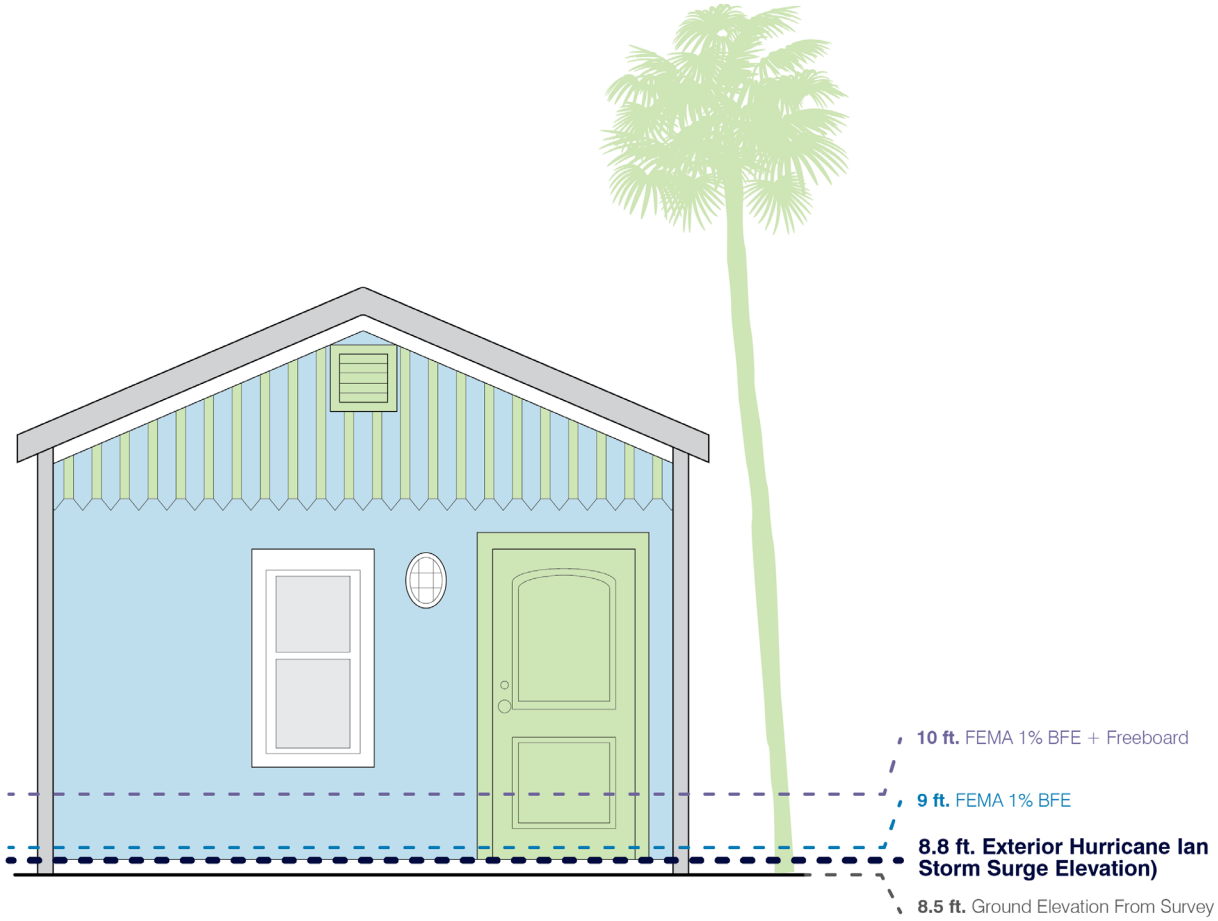
Little Hickory Island Park

Little Hickory Island Park sustained severe damage, particularly to its restroom buildings, which require demolition and replacement at an elevated level to meet new floodplain standards. We are proposing the restroom facilities be elevated on pilings to meet new building code requirements. We've examined a number of ADA-compliant access solutions, including ramps and wheelchair lifts for circulation to the upper level. The boardwalk, pavilions, and shower areas require full reconstruction, while parking areas will be regraded and repaved, and sitewide stormwater protection measures will be integrated.

The Bonita Beach Access Points restoration is currently in the design phase, with Weston & Sampson's architectural, structural, landscape, mechanical, electrical, plumbing, and civil teams are collaborating with Lee County to ensure the project meets or exceeds all regulatory requirements. By leveraging our interdisciplinary expertise in floodplain mitigation and design, we are implementing infrastructure that not only restores these vital beach access points but ensures long-term functionality and public enjoyment.

FACILITY CONDITION ASSESSMENT STUDY

city of bonita springs, florida



Weston & Sampson, on behalf of the City of Bonita Springs, and in response to Hurricane Ian, conducted a condition assessment of buildings and grounds at six different sites. The team of local architects and engineers licensed in Florida focused on assessing the site grounds and 18 buildings. The team observed the existing conditions of the 18 buildings through multiple site visits and identified deficiencies in need of correction. We further compiled, assessed, and evaluated the information (deficiency data) to determine the appropriate recommendations for repair or replacement, along with the associated preliminary project cost estimates.

Our team classified the various deficiencies noted during the numerous site visits according to a priority level ranking, corresponding to the timeframe for improvements to be performed; priority levels included Priority 1—Immediate, Priority 2—1 to 5 years, and Priority 3—beyond 5 years. We also categorized each noted deficiency by the cause or reason for the deficiency; categories included energy, resiliency, life-safety, code compliance, appearance, functionality, building integrity, and ADA compliance.

Of the 18 buildings, our team recommended that one of them be replaced as it had reached the end of its useful life and that the remaining 17 buildings (along with the the site grounds) be repaired, performing the improvements in accordance with their level of priority, while addressing the life-safety deficiencies first.

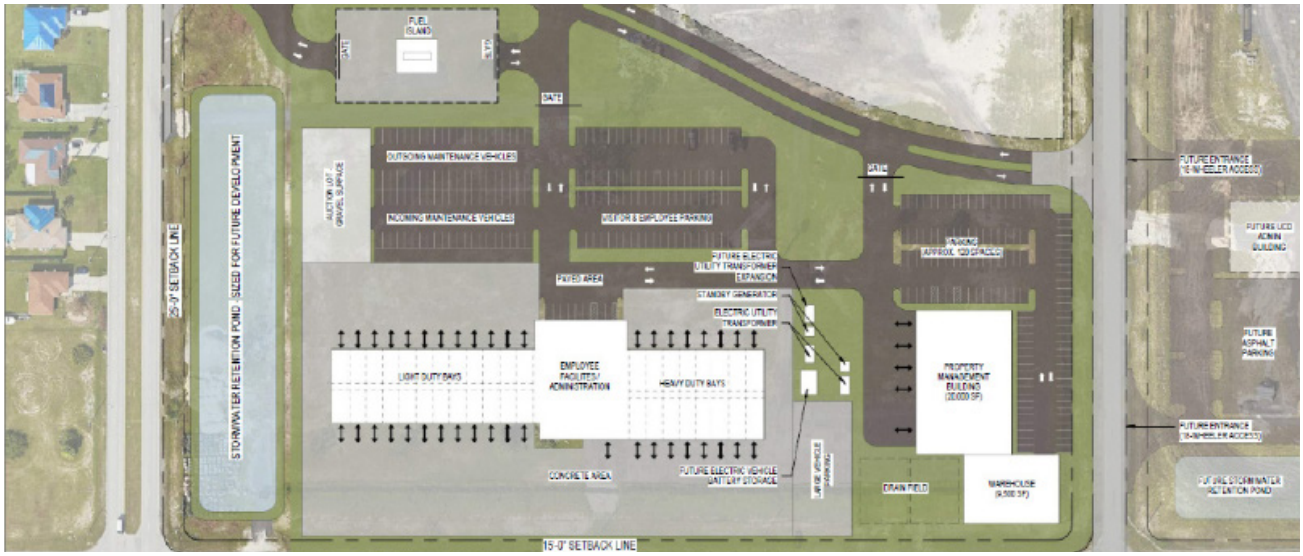
- hurricane damage assessment & recovery
- repair or replacement determination support
- public safety & accessibility considerations

client contact

Lora Taylor
Director of Communications and Facilities
City of Bonita Springs
239-949-6262
Lora.Taylor@cityofbonitasprings.org

FLEET MAINTENANCE FACILITY, PROPERTY MANAGEMENT BUILDING, & WAREHOUSE

city of cape coral, florida



The City of Cape Coral's current fleet maintenance facility offers maintenance and repair services for the city's vehicle fleet and includes spaces for fleet administration, fueling, fleet management, and warehousing. One of the nation's fastest-growing cities, Cape Coral's facility is undersized due to its current fleet demands and growing population; the existing facility is at the end of its useful life without the capacity for expansion on site. The city commissioned Weston & Sampson to perform a feasibility study and conceptual design plan to determine 1) the appropriate building size for the new fleet facility to meet the city's current needs and future build-out plan and 2) the appropriate site for the facility. The study also included a conceptual master plan layout design for the selected site, identifying future facility outparcels. This study includes:

- Existing facility evaluation
- Space needs assessment (building, site programming) for current/future needs
- Site evaluation to determine the best option for locating the new facility
- Conceptual-level site and building plans, as well as conceptual cost estimates
- Recommendations for site location and fleet maintenance facility campus

Our recommendations included a new 40-garage-bay, $49 million facility. The city then engaged Weston & Sampson to provide design, permitting, bidding, and limited construction phase services, as well as programming and design of a new 20,000 square foot property management building and auxiliary warehouse on the same site. Our design services include:

- Final design services for the new fleet maintenance facility, including site plan development and utility connections
- Zoning and land use evaluations and support
- Environmental site assessments
- Survey and geotechnical investigations
- Permit application services, as well as endangered species survey & permitting
- Project financial services
- Programming & schematic/final design services for the property management building and warehouse, including site plan development and utility connections
- Permitting and bid phase services

We anticipate bidding to begin in 2025.

- feasibility study and conceptual design plans for a multi-purpose fleet maintenance campus
- facility evaluations, needs assessment, site location support
- multi-disciplinary support and coordination
- site programming
- conceptual and final design services
- permitting
- bid phase services
- limited construction phase services

client contact

Gino Notarianni
Senior Project Manager
Office of Capital Improvements
City of Cape Coral
239-242-3225 ext. 3225
gnotaria@capecoral.gov

Weston & Sampson

LOVELAND MEDICAL FACILITY

port charlotte charlotte, florida

Weston & Sampson was selected to provide engineering and landscape design services for the Charlotte County Department of Health, a medical facility in Charlotte County. The facility is a 48,000 square foot medical office and public health clinic on an 8 acre site with a 200 space parking area. The firm was responsible for the design and permitting, which included a water main extension, off-site sewer lines and waste water collection, and storm water collection and stormwater retention. Permits were obtained from Southwest Florida Water Management District, Florida Department of Environmental Protection and Charlotte County.

Services involved:

- Site engineering and permitting
- Traffic Impact Study
- Sewer / water design and modeling
- Stormwater management design
- Environmental resource permitting with Southwest Florida Water Management District
- Landscape design
- Construction services

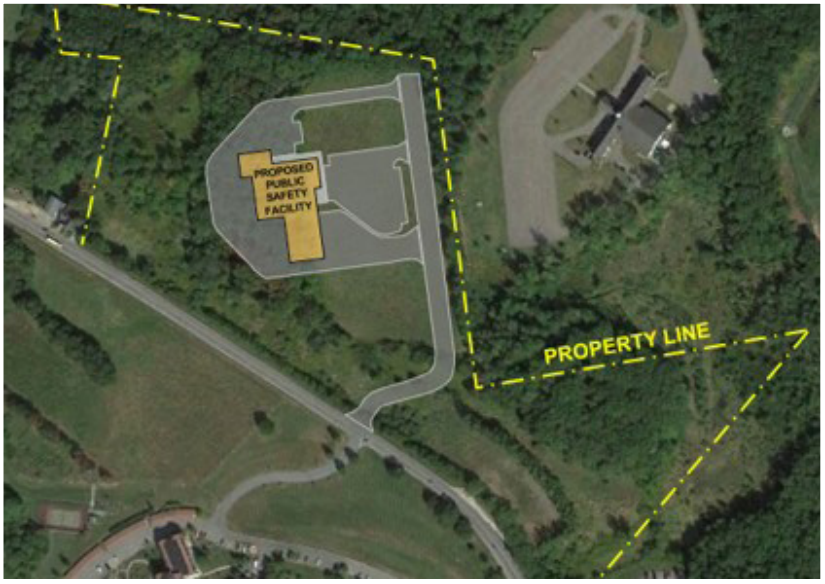
The estimated total cost is $8 million.

client contact

Maynard Lemke
Principal
Long & Associates, Inc.
4525 S. Manhattan Avenue
Tampa, Florida 33611
813-839-0506

MASTER PLAN FEASIBILITY STUDY FOR A NEW PUBLIC SAFETY FACILITY

town of charlton, massachusetts



Weston & Sampson prepared an abbreviated master planning feasibility study for a new public safety facility for the Town of Charlton, Massachusetts. Work included :

- reviewing existing conditions
- documenting existing deficiencies
- interviewing key department staff
- preparing a space needs assessment
- developing a preliminary concept

The information assembled from the feasibility study was used to develop a project information presentation to assist the town in soliciting funding for the initial design phases of the project. Work also included developing conceptual building rendering and site plans as well as providing guidance to the town to assist in developing an overall plan for the design, bidding, and construction of the new facility.

client contact

Robin Craver
Town Administrator
Town of Charlton, Massachusetts
508-248-2206

Image Courtesy of Matt Good

CITY OF VENICE PUBLIC SAFETY FACILITY

Venice, Florida

Venice's new public safety facility replaced an outdated facility, was designed to withstand a Cat 5 hurricane with 200 MPH winds and provides spaces for both the Venice Police Department and serves as an emergency operations center. The building is organized in two sections, with access by the public limited for security and privacy. The public areas include a multi-purpose rooms / media room, community meeting room, kitchen and training rooms. With a separate entrance from the back of the building and a secure parking area, law enforcement personnel can easily access the evidence processing and storage space, incident command center, detective operations, an armory, gym, locker rooms, and vehicle inspection bays. The building also houses a datacenter for citywide IT services.

The building is cooled by two 110 ton air-cooled chillers, which provides 80% redundancy, piped in a variable primary configuration with a fully modulating bypass. The AHUs are variable volume and are zoned based on the various uses of the building. A one megawatt diesel generator was configured to power the entire facility in the event of an outage. A UPS serves the communications rooms for continuous supply of power to critical loads. A BAS manages the facility's systems.

The datacenter uses a cool aisle / hot aisle approach and is conditioned by mini-split ductless systems to provide 100% redundancy and after-hours cooling. AV systems are provided in the training room, conference rooms, interview rooms, community meeting room, and roll call room. A CCTV system with IP addressable three megapixel cameras and access control system, along with door hardware, switches and controllers limit unauthorized access. Flat-panel displays are located in many rooms and connected to the CATV system. A paging system covers the entire facility.

ARCHITECT
Dewberry
Orlando, Florida

CONSTRUCTOR
Ajax / Tandem Construction JV
Venice, Florida
Sarasota, Florida

OWNER
City of Venice, Florida

MAJOR COMPONENTS
Police Department
Emergency Operations Center
City Datacenter

SIZE
31,000 square feet

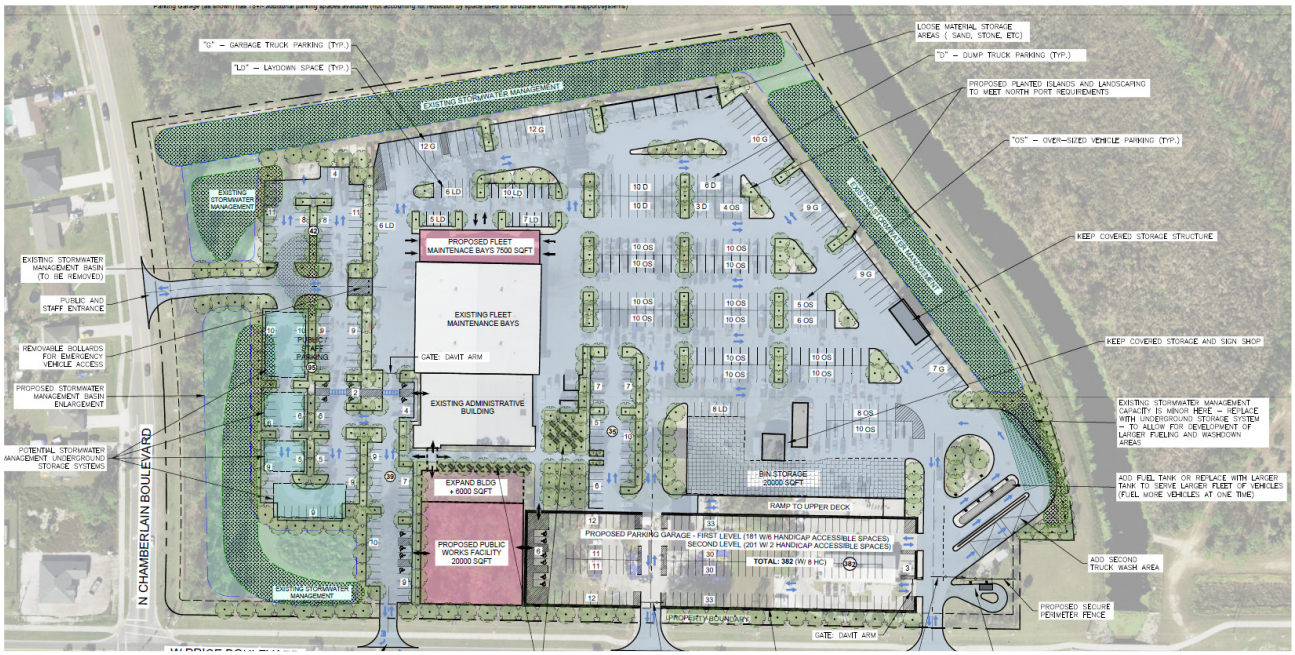
CONSTRUCTION COST
$17.6 Million

COMPLETION DATE
2020

TLC SERVICES
Mechanical, Electrical, Plumbing, Fire Protection, Audio-Visual, Voice-Data, Security, Acoustics

PUBLIC SERVICES FACILITY – PHASE II

city of north port, florida



The City of North Ports's existing Public Works Facility was constructed in 2010 as Phase I of the Master Plan based on a 2008 Space Needs Analysis. The project includes an analysis of the 2008 Space Needs Assessment for projected needs 30 years into the future for road and drainage operations and maintenance, solid waste, and an outdoor repair facility for fleet maintenance.

Based on the updated space needs analysis, the city asked the design team to develop the design criteria and complete the design and permitting for Phase II of the Public Services Facility improvement effort, which includes the infrastructure and facilities division facility, solid waste division facility, and an outdoor repair facility for fleet maintenance. This phase also includes accommodations for employees and equipment parking for the associated facilities. Additionally, the city recently acquired 37 acres on the east side of the Creighton Waterway, adjacent to the existing Public Works Facility, to be used for the road and drainage district operations facility, along with an evidence storage facility for the Police Department. Weston & Sampson also assisted in the evaluation of this additional property acquisition.

Working as a subconsultant to Sweet Sparkman Architects, Weston & Sampson is providing assistance with the following tasks:

- Needs assessment and facility programming
- Industrial equipment program development
- Building and site planning concept design of the existing site and the recently acquired 37-acre parcel
- Traffic circulation review
- Geotechnical evaluation
- Environmental assessments
- Site test-fit development budget
- Preparation of a final report and presentation to the City Commission
- Schematic 30% design development

- facility needs assessment & programming
- site evaluation
- building and site planning concept design
- design development
- multi-disciplinary support
- report preparation

client contact

Todd Sweet, AIA, LEED AP
Principal
Sweet Sparkman Architecture & Interiors
Sarasota, Florida
Office: 941-952-0084
Direct: 941-432-4907

TLC ENGINEERING SOLUTIONS

SARASOTA COUNTY EMERGENCY OPERATIONS CENTER

Sarasota, Florida

The two-story EOC meets FEMA 361 standards and can withstand 253 mph wind speeds and a category 5 hurricane. During a countywide emergency, it can remain operational for up to 72 hours by self-generating power and can accommodate more than 300 people. A 250 foot communications tower is attached to the building and grounded for lightning strikes to further assure communication continuity during an emergency.

The 40,439 sf EOC houses Sarasota County's 911 emergency communications, 311 call center and sheriff's and fire administration training. It includes administrative offices, a main data room, intermediate distribution frame rooms, conference rooms and multipurpose rooms, along with police and fire response training areas. A media briefing room is equipped with press and FEMA truck pedestals to keep the public informed on a real-time basis. The EOC has plenty of large displays, projection screens, projectors and LED TV monitors to provide continuous emergency communications and to assist responders in the call center with queuing and call efficiency.

The Category 6A structured cabling system includes 120 terminations that support multiple audio, visual, data and multimedia systems and that link a series of network devices from the EOC to other buildings on the 25-acre government campus. The system also transmits audio and video to the Sheriff's department and press area. A radio room is used to distribute radio cables from the EOC to radio vendors. Smart-card technology allows keyless entry into and within the building. A CCTV recording system includes high definition (HD)-quality IP cameras with 30-day storage capacity. The building features automated building systems controls for lighting and HVAC, along with low-flow metered fixtures to conserve water.

To continue operations for weather-related or other emergency events, the EOC includes redundancies in the HVAC system, utility provider and voice and data feeds, along with uninterruptible power supply (UPS) backup and two 1250-kilowatt generators.

ARCHITECT
ADG
Winter Park, Florida

In association with FleischmanGarcia Architecture
Tampa, Florida

CONSTRUCTORS
Joint Venture of AJAX Building Corporation
Midway, Florida

Tandem Construction
Sarasota, Florida

OWNER
Sarasota County
Sarasota, Florida

SIZE
40,439 square feet

CONSTRUCTION COST
$15.3 Million

COMPLETION DATE
2015

TLC SERVICES
Mechanical, Electrical, Plumbing, Fire Protection, Audio-Visual, Voice-Data, Security, LEED Administration, Energy Modeling

Registered LEED v2.2 NC

FEASIBILITY STUDY FOR A COMBINED NEW POLICE DEPARTMENT HEADQUARTERS & FIRE DEPARTMENT SUBSTATION

city of somerville, massachusetts

Weston & Sampson prepared a feasibility study for a new police department headquarters and fire department substation for the City of Somerville, Massachusetts. The work included:

- documenting existing conditions / deficiencies
- interviewing key department staff
- preparing a comprehensive space needs assessment
- conducting a site selection analysis
- developing conceptual alternatives
- preparing order of magnitude project cost estimates.

Work also included meeting with city governing authorities to present the project for future funding. The site selection analysis included developing a site selection matrix and ranking each site to identify a preferred site to house the operations. Concepts were developed in a manner to combine police operations with the fire department substation with the goal of identifying possible shared spaces to reduce the overall program and cost of the project.

client contact

Robert King
(Former Director of Capital Projects & Planning, Somerville)
Program Manager, Strategic Projects
Massachusetts Port Authority
617-568-5962
RKing@massport.com

PUBLIC SAFETY BUILDING ENVELOPE IMPROVEMENTS

town of truro, massachusetts

The Town of Truro contracted Weston & Sampson to prepare construction documents for insulation improvements to the Truro Public Safety building.

The existing building, constructed in 1996, is comprised of two wall types: wood stud with insulation between the studs, and a CMU wall with sleepers and outboard rigid insulation.

Our design includes removal of all existing siding and windows on the building and finishing of the walls with an additional 1 ½ inches of rigid insulation around the entire envelope. This will improve the building's thermal efficiency with a projected decrease of approximately 30% in energy expenses.

The design phase of this project is complete with the client now awaiting grant funding. The projected cost for construction is approximately $750,000 and is expected to start in mid-2023.

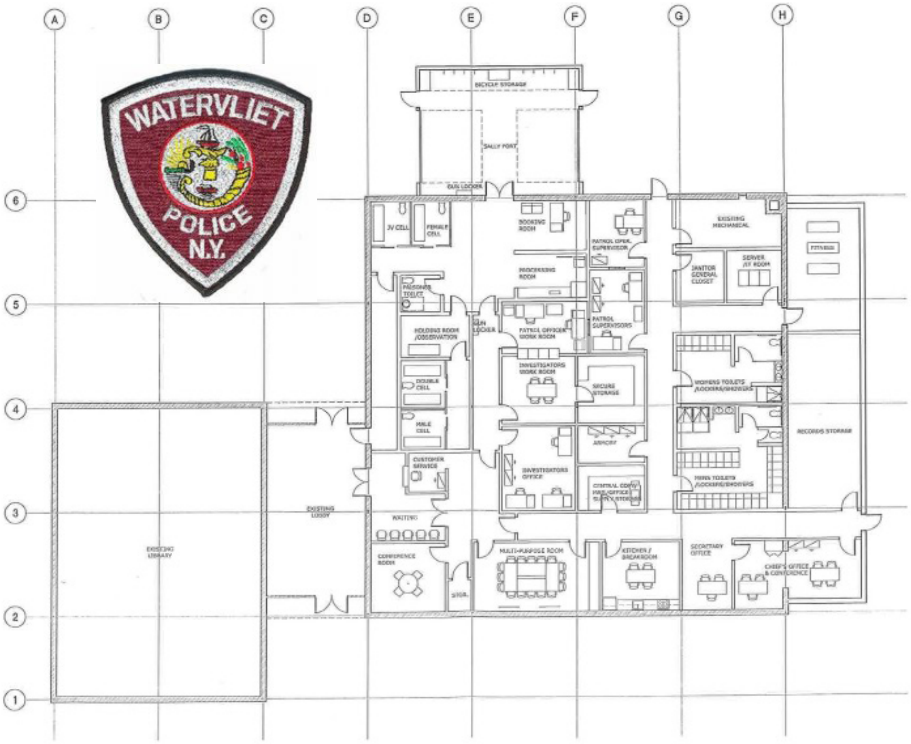
- energy improvements
- construction document preparation
- envelope improvements
- construction administration

client contact

Jarrod Cabral
Director
Department of Public Works
508-214-0400
jcabral@truro-ma.gov

PROGRAMMING AND PLANNING STUDY FOR NEW POLICE DEPARTMENT FACILITY

city of watervliet, new york



The City of Watervliet selected Weston & Sampson to perform a programming and planning study for the adaptive reuse of an existing 8,500-square-foot municipal community center as a new Police Department Facility.

Watervliet, located north of Albany, has approximately 10,000 residents. The proposed facility will house administrative space, employee facilities, officer workstations, evidence processing and storage facilities, and detainee processing and lockup facilities.

The study evaluated the feasibility of complete reconfiguration of the municipal community center, including an addition to the structure. Construction costs for the project were estimated at $1.8 million.

- programming
- planning
- cost estimation

client contact

Ronald A. Boisvert, Jr.
Chief of Police
Watervliet Police Department
Watervliet, New York
518-270-3833
rboisvert@watervliet.com

Section 7 EXPERIENCE AND CAPABILITIES

7 – EXPERIENCE AND CAPABILITIES

Company Overview and Capabilities to Perform

Established in 1899, Weston & Sampson Engineers, Inc. (Weston & Sampson) has been providing our municipal clients with cost-effective, innovative solutions to their environmental and infrastructure challenges for more than 125 years. A private, 100% employee-owned corporation, we offer capabilities ranging from project development, assessment, and planning through permitting, design, construction, and long-term operations and maintenance (O&M).

We are a full-service multi-disciplinary consulting firm with more than 1,100 professionals, including architects, planners, landscape architects, engineers, scientists, and construction inspectors. Our areas of expertise include architecture, landscape architecture; community planning, civil engineering; environmental science/permitting; climate resilience and sustainability; stormwater design/drainage; architecture; water and wastewater utility design and treatment; bridge and roadway design; hydraulic modeling; electrical/mechanical/structural/geotechnical/traffic engineering; solid waste services; and construction administration.

Proven Industry Leader

Weston & Sampson is proud of our steady record of growth and the ability of our project management staff to understand our clients' needs, develop appropriate solutions, and provide comprehensive engineering and landscape architecture services on time and on budget.

Our Experience

With a design studio located in Fort Myers we are proud to extend our services to a region we call home. Bringing decades of experience delivering successful projects across the east coast and Southwest Florida, our team is led by our local architects and supported by one of the largest design practices along the east coast. Members of our team have been involved with signature projects in Florida including the Cape Coral Fleet Maintenance and Property Management Buildings, North Port DPW Masterplan, Bradenton DPW Masterplan and Design, Bonita Springs Building Renovations, and Lee County Fleet Maintenance Building Rehabilitation.

To meet our clients' diverse needs for site and building development, Weston & Sampson maintains a staff of experienced architects committed to designing highly functional, cost-efficient, and safe workplace structures. Our architects can survey existing facilities to evaluate the effectiveness of a design and develop a plan for renovation or new construction that yields the maximum value for your budget requirements.

From a functional standpoint, buildings should, at the very least, enhance the productivity and morale of their occupants. From a design standpoint, buildings should integrate seamlessly into their communities and enhance the overall neighborhood design.

Loveland Medical Facility
Charlotte County Health Department
Port Charlotte, Florida

Weston & Sampson's staff is experienced in leading public and private sector site and building development projects, and we have the technical expertise to take a project from conceptual design to final construction. Our staff's project experience includes public facilities, corporate office buildings, commercial and industrial

subdivisions, recreational facilities, municipal housing, fleet operations facilities, emergency operations centers, safe rooms, training facilities, and municipal maintenance facilities.

Our team has developed a portfolio of more than 130 municipal building projects that have successfully provided safe and efficient operations including:

- Site development, including vehicle access, parking, security gates and fencing, bulk materials storage, stormwater management, landscaping, and signage.
- Site planning and project phasing for near-term and future development.
- New construction, space planning for multiple departments, and interior design
- Planning and phasing for renovations and new construction on occupied sites
- Planning for multiple users, including public works, public safety, municipal offices, community facilities, etc.
- Vehicle and equipment storage facilities.
- Vehicle and equipment maintenance facilities.
- Emergency Operations Centers
- Administrative offices.
- Public reception and transaction areas.
- Employee welfare support space.
- Individual Division shops and support areas
- Training rooms and facilities
- Bulk material storage facilities

Department of Public Works Complex
Arlington, Massachusetts

Our firm utilizes a unique "operationally-based team approach to the programming and design of public works facilities. This process utilizes in-depth interviews with management and front-line department staff, and observation of daily activities, to develop a comprehensive understanding of current work practices. We listen. This investigation identifies inefficient procedures that negatively impact current operations and yields a facility design that is more cost effective and that supports substantively greater productivity and worker safety.

Our team includes Leadership in Energy and Environmental Design Accredited Professionals (LEED AP) with demonstrated experience in sustainable design and building practices. Our designers and engineers have demonstrated experience designing facilities that meet the U.S. Green Building Council's requirements for LEED certification and have significant experience in Low Impact Development (LID) designs relative to stormwater control.

Weston & Sampson is also an industry leader in energy conservation, energy efficiency, and green technologies. We are experienced in solar, wind, and geothermal energy technologies and incorporate energy efficiency improvements in all our projects when possible. We have previously helped clients obtain special "Green Infrastructure" funding under the ARRA program and funding assistance from regional utility companies. Our knowledge of available funding options and understanding of the actual advantages of specific technologies make our services extremely valuable to our clients.

SERVICES & AREAS OF EXPERTISE

To meet the diverse needs of our clients, our staff offers full-service capabilities to address the complex challenges of today's projects. We offer extensive in-house capabilities in dozens of areas, including many areas that are crucial to technical reviews, including the following:

Architecture & Design
- Programming
- New Construction
- Renovation Expertise
- Phased Projects
- Space Planning
- Building Envelope Specialists
- Interior Design
- Finish Selection

M/E/P
- Mechanical
- Electrical
- Plumbing & Fire Protection
- Distributed Energy

Civil/Site
- Site Evaluation and Rezoning
- Site Planning and Design
- Grading Plans
- Erosion Control and Sediment Plans
- Utility Plans
- Permits/Encroachments
- Parking Lot Design
- Construction Administration Services

Construction & Construction Management
- Cost Analysis and Estimates
- Contractor Oversight
- Field Consultations
- Shop Drawing Review
- Construction Inspection

Environmental & Geotechnical Services
- Site and Risk Assessment
- Remediation
- Demolition and Hazardous Materials
- Brownfield Redevelopment
- Geotechnical
- Solid Waste
- Emerging Contaminants
- Transmission
- Emergency Response
- Permitting/Ecology

Urban & Environmental Planning
- Community / Comprehensive Planning
- Development Review
- Sustainable Financing for Infrastructure
- Public Involvement Strategies
- Local Ordinances and Policy
- Zoning and Development Policy

Stormwater
- Coastal, Riverine Hydraulic
- Structure Design
- Green Infrastructure
- FEMA Documentation
- Flood Studies
- EPA Compliance
- Water Quality
- Low Impact Design
- Dam Studies

Water
- Distribution & Storage
- Water Supply
- Water Treatment
- Water Quality
- Planning and Management

Wastewater
- Wastewater Treatment
- Pump Stations
- Collection Systems
- Sewer Rehabilitation
- Regulatory
- Planning

Natural Gas
- Distribution
- LNG
- Station Design

VALUE ENGINEERING

We offer in-house experts in both owner's project management (OPM) services and facility design and construction. These professionals have provided services for numerous municipal facility projects. This work requires effective communication skills across a range of audiences, in-depth working knowledge of construction procurement laws and state building codes, strong value engineering and cost management skills, and expertise in construction supervision.

COST ANALYSIS AND CONTROL

Weston & Sampson routinely provides project scope or cost estimating services on our public projects, as appropriate for the project phase, to assist clients with budgeting for upcoming architectural and engineering services associated with planning, evaluation, design, and construction projects. We also closely track the results of construction bidding and maintain a regularly updated in-house database of costs, which are then applied to subsequent estimates.

In addition, Weston & Sampson has the additional resources of the project estimating bidding team from our Construction, Maintenance, and Repair (CMR) affiliate. This group regularly estimates and bids on public projects, ensuring we stay on budget. Having these experts in-house to assist our project team provides an advantage when considering aspects of costing, biddability, and value for our clients' projects.

While the accuracy of construction cost estimating is vulnerable to current marketplace variables (i.e., competitive climate driven by the volume of available projects for bid), we emphasize the approach that accurate and comprehensive bid documents are the best tools for controlling additional costs during construction. Weston & Sampson has assisted many municipal clients in the public bidding process and in providing estimated construction costs for planning, design, and construction phase purposes. Our ability to interpret applicable statutory regulations and recognize deficiencies within design plans and specifications will help the city avoid additional project costs through construction change orders.

LIFE CYCLE COST ANALYSIS

For a project like this one, every dollar invested must deliver maximum protection, reliability, and long-term savings. Decision-makers face the challenge of balancing upfront costs with decades of operational performance—and that's where Life Cycle Cost Analysis (LCCA) becomes indispensable. LCCA goes beyond initial construction estimates to evaluate total ownership cost, including energy efficiency, maintenance, and system longevity. This approach empowers leaders to make data-driven decisions that reduce risk, optimize budgets, and ensure compliance with FEMA and state resilience standards.

By integrating LCCA early in the design process, we identify opportunities to:

- Lower operational costs through energy-efficient systems and durable materials.
- Minimize future capital expenditures with proactive maintenance planning.
- Enhance funding eligibility by demonstrating fiscal responsibility and sustainability.

LCCA transforms your investment into a strategic asset—a facility that safeguards lives during emergencies while delivering measurable economic benefits for decades.

That's why Weston & Sampson integrates Life Cycle Cost Analysis (LCCA) into our design decision process. LCCA looks beyond initial construction costs to evaluate total ownership costs, including maintenance, energy efficiency, and system durability over decades. The result is a facility that is financially sustainable and operationally reliable for generations.

ENVIRONMENTAL ASSESSMENT

Weston & Sampson brings decades of experience in environmental services, including site assessment, remediation, and hazardous waste management. We have managed and coordinated more than 2,000 site assessments, hundreds of remediation projects, multiple demolition projects, and more than 300 risk characterizations/assessments for various types of properties, including brownfields, manufactured gas plants, older and decommissioned industrial properties and mills, fuel oil storage facilities, PCB-impacted sites, and landfills. Our expertise spans all phases of environmental site assessments (Phase I, II, and III), feasibility studies, risk characterization, and remedial action planning, design, and implementation, often in multidisciplinary projects that include pre-demolition sampling, hazardous building materials assessment, public-sector bidding, and site closure.

Our experience with Phase I environmental site assessments (ESAs) dates back more than 20 years, predating

the ASTM E1527 guidance by 2000, and in recent years we have completed more than 100 brownfield Phase I ESAs under the All-Appropriate Inquiry (AAI) and ASTM standards. Weston & Sampson also provides comprehensive support for EPA and other federal, state, and local grant applications to secure brownfield funding, helping projects move efficiently toward their redevelopment and regulatory goals.

PERMITTING FOR CHARLOTTE COUNTY

Many of our clients rely on us to advise them on the permitting process for their projects. Our experience in permitting also includes compliance with the FDOT requirements for plan reviews, National Pollutant Discharge Elimination System (NPDES) permits; and various state and federal agency requirements such as the Florida Department of Environmental Protection (FDEP) and the US EPA.

In addition to the environmental and ecological permitting, Weston & Sampson maintains a staff of over 20 geologists, hydrogeologists, and hydrologists to support water resource/supply permitting and wastewater discharge permits. Combined with our engineering experience, Weston & Sampson has prepared and obtained innumerable water permits. In addition, our wastewater engineering services have included a wide variety of design services including sewer extension permits, groundwater discharge permits, treatment works plan approvals and local permits, which are required for a variety of projects. Although too numerous to list, Weston & Sampson generally coordinates projects with the local Board of Health and Building Inspectors.

Our team includes Miurel Brewer, PhD, who leads our local environmental resource permitting group. Miurel is a former Southwest Florida Water Management District employee and is intimately familiar with their requirements and expectations.

SPECIALIZED MARINE/COAST EXPERIENCE

We have a long history of assisting coastal communities with building and infrastructure projects. This experience includes work for Naples, Lee County, Fort Myers, Sanibel, amongst others along the east coast. Our sensitivity to the special concerns in these coastal communities enables us to provide thoughtful, comprehensive solutions to local challenges. All our staff are local to Charlotte County and readily accessible for onsite meetings and public engagement activities.

WORKING ON PUBLIC AND/OR GOVERNMENT FACILITIES AND AMENITIES

Since 85% of our work is sourced from the public realm, we navigate the public procurement process daily. Weston & Sampson and our design team members are currently working on projects, such as the renovation of Centennial Park for the City of Fort Myers. We will provide firm licensure and insurance documentation, meet or exceed requirements for Disadvantaged Business Enterprise (DBE) firms, and deploy professional landscape architects licensed in Florida.

Our team is familiar with several forms of project construction delivery, including Design-Build (DB), Design-Bid-Build (DBB), and Construction Manager at Risk (CMAR), as well as the advantages and disadvantages of each. Our local team has delivered public projects using each of these delivery methods, and we are comfortable working with the city to identify the project delivery method most beneficial to a given project based on the project's schedule, budget, and scale.

Section 8

VOLUME OF WORK, LOCATION, LITIGATION & MBE

SECTION 8: VOLUME OF WORK, LOCATION, LITIGATION, & MINORITY BUSINESS

VOLUME OF WORK & LOCATION

This information has been provided within the attached Proposal Submittal Signature Form.

LITIGATION

As with all firms of our size, Weston & Sampson has occasionally been involved with litigation and/or arbitration; most of these claims have been filed by third parties and have not resulted in payments by Weston & Sampson. Our firm, however, has not been involved in any litigation that would adversely affect our performance on your projects. We provide further details in the following table. For all claims, our attorney, Donovan Hatem 53 State Street, Boston, Massachusetts 02109, has assisted us, except where noted below.

CLAIMS & LITIGATION HISTORY – PAST 5 YEARS
Date of Incident: N/A | **Date of Claim:** April 2024 **Type of Incident:** Indemnity Claim/Civil Action | **Who Took Action:** Famiglia, LLC **Initial Circumstance:** Weston & Sampson was engaged by the Town of Longmeadow, MA, to perform a feasibility study at a private property, which would eventually be transferred to the town and developed into a municipal Public Works facility. The study included a Phase I Environmental Site Assessment and Hazardous Building Material Investigation. During the construction of the facility, asbestos-containing material was identified, resulting in unanticipated costs to the town. To recover the costs, the city initiated a claim against the former owner, and that owner has demanded indemnity from Weston & Sampson. **Original Demand:** Unspecified **Final outcome:** Pending.
Date of Incident: N/A | **Date of Claim:** August 2022 **Type of Incident:** Small Claim | **Who Took Action:** Connecticut Carpentry **Initial Circumstance:** Weston & Sampson was retained by the Town of Bloomfield, Connecticut to design and provide construction services for a facility. Connecticut Carpentry was a subcontractor to the general contractor and performed work they believed was outside their scope and requested a change order. The town denied the change order, and Connecticut Carpentry filed a claim for payment. **Original Demand:** $8,000 **Final outcome:** The claim was mediated outside of court, and the settlement is confidential.
Date of Incident: July 27, 2022 | **Date of Claim:** February 2022 **Type of Incident:** Property Damage | **Who Took Action:** Leeann Lally **Initial Circumstance:** A sewer backup occurred to a private residence while a subcontractor to Weston & Sampson was working in the vicinity. The homeowner filed for the reimbursement of damages in small claims court. **Original Demand:** $7,000 **Final outcome:** The claim was mediated outside of court, and the settlement is confidential.
Date of Incident: N/A | **Date of Claim:** February 2022 **Type of Incident:** Alleged Negligence | **Who Took Action:** Paul McManus **Initial Circumstance:** Weston & Sampson was retained by Vermont Department of Environmental Conservation to design and construct a groundwater remediation system under the McManus's house. The project involved demolition of a portion of the basement/crawl space for the remediation system and addition to replicate the lost square footage of the basement. The homeowner is not satisfied with the work and has made an unspecified demand for restitution. **Original Demand:** Not specified **Final outcome:** Pending

CLAIMS & LITIGATION HISTORY – PAST 5 YEARS
Date of Incident: N/A | **Date of Claim:** December 2021 **Type of Incident:** Alleged Negligence | **Who Took Action:** 3rd Party Claim **Initial Circumstance:** Weston & Sampson was retained by Arquitectonica International Corp. to provide pool, spa, and water feature engineering consulting services for the Brickell City Centre in Miami. A notice of claim was issued in December by the Brickell City Centre owners against the joint venture developers of the project, who in turn, brought designers and constructors of the project in as 3rd party plaintiffs without specifying what part of our work was deficient. **Original Demand:** Not specified **Final outcome:** Claim was dismissed.
Date of Incident: N/A | **Date of Claim:** February 2021 **Type of Incident:** Alleged Negligence | **Who Took Action:** City of Rutland, VT **Initial Circumstance:** The City of Rutland alleges negligence on the part of Weston & Sampson related to the design of a sewer force main replacement via horizontal directional drilling. The contractor encountered differing site conditions and was forced to abandon the installation. Weston & Sampson denies any responsibility. **Original Demand:** $100,000 **Name and address of adverse party representative:** City of Rutland, VT (attorney: Matthew Bloomer, Town Counsel; Robert Fletcher, Stitzel, Page & Fletcher, Esq., 171 Battery Street, Burlington, VT 05401) **Final outcome:** This matter has been settled privately with the settlement terms confidential. (Closed 03/21) ***Note:*** *This incident was not litigated or arbitrated but is considered a formal claim as it relates to our professional liability insurance.*
Date of Incident: December 2020 | **Date of Claim:** February 2021 **Type of Incident:** Alleged Negligence | **Who Took Action:** Town of Walpole, MA (no attorney involved) **Initial Circumstance:** Weston & Sampson was the designer of athletic field improvements in the Town of Walpole. During construction, a large storm damaged part of the site while it was under construction and led to property damage downstream. The Town alleges the stormwater management design was not sufficient. Weston & Sampson denies any responsibility. **Original Demand:** Not specified **Name and address of adverse party representative:** Town of Walpole, 135 School Street, Walpole, MA **Final outcome:** This matter has been settled with the settlement terms confidential (Closed 03/21) ***Note:*** *This incident was not litigated or arbitrated but is considered a formal claim as it relates to our professional liability insurance.*
Date of Incident: July 2018 | **Date of Claim:** February 2020 **Type of Incident:** Alleged Negligence **Who Took Action:** Suzanne M. MacDonald **Initial Circumstance:** Suzanne MacDonald filed a lawsuit against the Town of Bourne, Massachusetts; Weston & Sampson (playground designer); Green Acres Landscape & Construction (playground equipment installer); and Kompan (slide manufacturer) stemming from a playground accident that resulted in personal injury. Weston & Sampson denies any responsibility. **Original Demand:** $944,519 **Name and address of adverse party representative:** Attorney Scott C. Holmes of Charlestown **Final outcome:** Claim was dismissed.

MINORITY BUSINESS

Although not a minority business enterprise (MBE) firm, Weston & Sampson is fully committed to the utilization of qualified minority-, woman-, and disadvantaged-owned businesses in our project work, including project assignments under this contract. To support this commitment, we have added to our team ***two minority owned business enterprises***:

- Landesco (MBE)
- Hollins Consulting Inc. (MBE)

State of Florida

Minority Business Certification

Landesco PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

10/04/2024 to 10/04/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

NMSDC | National Minority Supplier Development Council | Advancing Economic Impact Together

This certificate attests that the below mentioned company is an NMSDC-Certified Minority Business Enterprise(MBE):

Hollins Consulting, Inc.

DBA-Not Applicable

WR712339

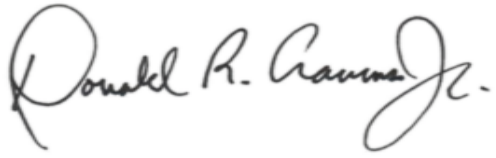
Certificate Number

10-09-2025

Issuance Date

10-31-2026

Expiration Date



Donald R. Cravins, Jr.
Interim President and CEO
NMSDC

541990,236210,236220,541611,
541618,561612

NAICS Codes

71160000,80101600

UNSPSC Codes

Supporting Regional Affiliate: Western Region MSDC

Appendix A | REQUIRED FORMS & DOCUMENTATION

PART V - 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
	WSE - Joseph Zongol - Project Director	17	Ft. Myers	Ft. Myers	Ft. Myers
	WSE - Hector Fernandez - Project Manager	30	Ft. Myers	Ft. Myers	Marco Island
	WSE - Gary Ferranted - Civil Team Lead	30	Ft. Myers	Ft. Myers	LaBelle
	WSE - Jean-Pierre Parnas - Architect Team Lead	29	Foxborough	Massachusetts	Massachusetts
	WSE - Rafael Jimenez - Structural Team Lead	38	Ft. Myers	Ft. Myers	Ft. Myers
	TLC - Brett Sands - MEP Team Lead	30	Ft. Myers	Ft. Myers	Ft. Myers
	Hollins - Joe Magnello - Lead Cost Estimator	22	St. Petersburg	St. Petersburg	St. Petersburg
	ERS - Kipp Nelson - Grant Compliance	25	Baton Rogue	Louisiana	Louisiana

2.	Magnitude of Company Operations	
	A) Total professional services fees received within last 24 months:	$ 428 million
	B) Number of similar projects started within last 24 months:	20
	C) Largest single project to date:	$ 23,877,196

3.	Magnitude of Charlotte County Projects	
	A) Number of current or scheduled County Projects	1
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).	$ 787,519.00

4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided
1.	Velocity Engineering Services, LLC	Fort Myers, FL	5%	Geotechnical
2.	American Management Resources Corporation	Fort Myers, FL	5%	Hazardous materials
3.	Landesco (MBE)	Fort Myers, FL	1%	Environmental Assessments
4.	TLC Engineering Solutions	Fort Myers, FL	10%	MEP FP Engineering
5.	Hollins Consulting, Inc. (DBE)	St. Petersburg, FL	5%	Cost Estimating and CEI
6.	KCI Technologies, Inc.	Fort Lauderdale, FL	2%	Survey and SUE
7.	Emergent Risk Solutions	Baton Rouge, LA	1%	Grant Management

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 N/A	Address
	Phone #	Contact Name
	Start Date	Ending Date
	Project Name/Description	

NAME OF FIRM Weston & Sampson Engineers, Inc.

(This form must be completed and returned)

6. Minority Business: The County will consider the firm's status as an MBE or a certified MBE, and also the status of any sub-contractors or sub-consultants proposed to be utilized by the firm, within the evaluation process.	**Yes** _____ **No** X
Comments or Additional Information:	

The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform as per contract, if the firm is awarded the Contract by the County. The undersigned further certifies that he/she has read the Request for Proposal, Terms and Conditions, Insurance Requirements and any other documentation relating to this request and this proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

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

In accordance with section 287.135, Florida Statutes, the undersigned certifies that the company is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and does not have business operations in Cuba or Syria (if applicable) or the Scrutinized Companies that Boycott Israel List, or is not participating in a boycott of Israel.

As Addenda are considered binding as if contained in the original specifications, it is critical that the Consultant acknowledge receipt of same. The submittal may be considered void if receipt of an addendum is not acknowledged.

Addendum No. 1 Dated 11/14/25 Addendum No. 2 Dated 11/18/25 Addendum No._____ Dated_____

Addendum No._____ Dated_____ Addendum No._____ Dated_____ Addendum No._____ Dated_____

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

Weston & Sampson Engineers, Inc. — Firm Name
239-437-4601 — Telephone

Fictitious or d/b/a Name
04-2601194 — Federal Employer Identification Number (FEIN)

55 Walkers Brook Drive, Suite 100 — Home Office Address

Reading, MA 01867 — City, State, Zip
126 — Number of Years in Business

4210 Metro Parkway, Suite 230, Fort Myers, Florida 33916 — Address: Office Servicing Charlotte County, other than above

Joseph Zongol, P.E. - Sr Associate/Regional Manager — Name/Title of your Charlotte County Rep.
860-919-6876 — Telephone

Joseph Zongol, P.E. - Sr Associate/Regional Manager — Name/Title of Individual Binding Firm (Please Print)


Signature of Individual Binding Firm

November 20, 2025 — Date

zongolj@wseinc.com — Email Address

(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that Weston & Sampson Engineers, Inc. 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

November 20, 2025
Date

NAME OF FIRM Weston & Sampson Engineers, Inc.

(This form must be completed and returned)

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

Charlotte County Contract #20260026

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

Joseph Zongol, P.E.
Printed Name

Sr Associate/Regional Manager
Title

Weston & Sampson Engineers, Inc.
Nongovernmental Entity

November 20, 2025
Date

NAME OF FIRM Weston & Sampson Engineers, Inc.

(This form must be completed and returned)

BYRD ANTI-LOBBYING CERTIFICATION

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of an Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

November 20, 2025
Date

Joseph Zongol, P.E.
Type or Print Name

Signature

Sr Associate/Regional Manager
Title

END OF PART V

NAME OF FIRM Weston & Sampson Engineers, Inc.

(This form must be completed and returned)

Designers

WESTON & SAMPSON ENGINEERS, INC.
4210 Metro Parkway, Suite 230
Fort Myers, FL 33916
www.westonandsampson.com
tel: 239.437.4601