



PROFESSIONAL DESIGN SERVICES

RESTROOM BUILDINGS

CHARLOTTE COUNTY



JULY 9, 2025

LICENSE #AR0013140

Senior Division Manager - Purchasing
Charlotte County Administration Complex
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948

RE: DESIGN - RESTROOM BUILDINGS, RFP NO. 20250479

Dear Members of the Selection Committee,

Our team is pleased to provide our qualifications for professional design services for prototype restroom buildings in Charlotte County. We're excited to introduce ourselves under a new name you'll be seeing more often—PBK. While our branding has evolved, you already know us as Harvard Jolly, an 87-year-old architectural firm with deep roots in Florida. Through a strategic merger with PBK, we've expanded our reach, enhanced our technical expertise, and strengthened our ability to serve clients across a broader range of markets and geographies—all while maintaining the same trusted team and commitment to service you've come to rely on. With more than 40 years as a national leader in civic design and a long history in Florida, PBK is uniquely qualified to deliver a thoughtful, innovative, and transformative design for this important project.

LOCAL, QUALIFIED TEAM | Our Fort Myers office will serve as the home base for this project, ensuring a locally accessible and responsive team who knows the County's priorities, facility standards, and operational needs. Steve Padgett, AIA, ALEP, will serve as Principal-in-Charge/Lead Designer. He brings extensive CMAR experience in Charlotte County and strong relationships with local staff and contractors, ensuring a collaborative, efficient design process that meets the County's goals for quality, budget, and schedule. This local leadership that includes Quality Assurance/Quality Control Lead Tom Mayo, AIA, LEED AP, will be enhanced by PBK's extensive network of in-house multidisciplinary specialists, LEAF Engineers, allowing us to seamlessly manage the mechanical electrical and plumbing (MEP) services. The addition of a local, specialized subconsultant firm, Atwell, LLC, will further augment the capabilities of our team to provide Charlotte County with the resources needed for a successful project.

DESIGNED TO ACCELERATE YOUR VISION | With extensive experience designing prototype restroom facilities for government and parks clients, we understand the systems, adjacencies, and regulatory nuances needed to deliver both Standard A and Standard B prototypes with precision and speed. Our team leverages agile design sprints, BIM-integrated workflows, and early stakeholder engagement to streamline planning, expedite decision-making, and reduce downstream risk. We also incorporate Community Services design standards and Crime Prevention Through Environmental Design (CPTED) principles to ensure code compliance, safety, and long-term functionality. When speed and quality are equally critical, you need a team that has already built the playbook—and PBK has.

WHY PBK | We are specialists in public sector design, placemakers, and problem solvers with deep experience in delivering high-performance civic facilities. For Charlotte County, we bring a clear understanding of how restroom facilities are used, maintained, and expected to function across parks and community spaces. Our team delivers buildings while forging lasting partnerships with municipalities, facilities staff, and end users to ensure each prototype is rooted in Community Services standards, CPTED principles, and long-term maintainability. The difference is simple: we design with purpose. Every layout, system, and material choice is shaped by how the space will truly be used—ensuring durability, compliance, and value for years to come.

OUR COMMITMENT | PBK is eager to collaborate closely with the County and community stakeholders to deliver prototype restroom building designs that reflect the County's aspirations for modern, safe, and community-centered restrooms. We are fully prepared to begin immediately upon selection and look forward to the opportunity to contribute to the success of the project. Please feel free to contact us at marketing_east@pbk.com with any questions. We're ready to get started.

Sincerely,

Steve Padgett, AIA, ALEP
Principal-in-Charge | Lead Designer

Thomas Mayo, AIA, LEED AP
Quality Assurance/Quality Control Lead

PART IV - SUBMITTAL FORMS
PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence						
	Steve Padgett, AIA, ALEP; Principal-in-Charge Lead Designer	27	Sarasota	Sarasota	Bradenton						
	Tom Mayo, AIA, LEED AP; QA/QC	42	Fort Myers	Fort Myers	Fort Myers						
	Harold "Chip" Swider, LEED AP BD+C; Project Manager	36	Sarasota	Sarasota	Sarasota						
	Cesarina Candelier; Co-Project Manager	4	Fort Myers	Fort Myers	Punta Gorda						
	Winola Davidson, IIDA, LEED AP; Interior Designer	23	Sarasota	Sarasota	Venice						
	Henryk Diaz, PE; Lead Mechanical Engineer	10	St. Petersburg	St. Petersburg	St. Petersburg						
	Daniel Rogers, PE; Lead Electrical Engineer	26	West Palm Beach	West Palm Beach	West Palm Beach						
	John Lamparter; Plumbing Designer	3	West Palm Beach	West Palm Beach	Hobe Sound						
	Edward Mercado, EIT; Mechanical Designer	3	West Palm Beach	West Palm Beach	Port St. Lucie						
2.	Magnitude of Company Operations										
	A) Total professional services fees received within last 24 months:			\$ 74,742,304							
	B) Number of similar projects started within last 24 months:			16 government projects							
	C) Largest single project to date:			\$ 10,518,420							
3.	Magnitude of Charlotte County Projects										
	A) Number of current or scheduled County Projects			3							
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ \$500,000+							
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided							
	Atwell, LLC	Port Charlotte, FL	15%	Civil Engineering, Landscape Architecture							
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.										
	Firm	Address									
	Phone #	Contact Name									
	Start Date	Ending Date									
	Project Name/Description										

NAME OF FIRM Harvard Jolly, Inc. dba PBK

(This form must be completed and returned)

Part IV - Submittal Forms continued

PART IV - SUBMITTAL FORMS PROPOSAL SUBMITTAL SIGNATURE FORM					
1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence
	Joshua Reynoso; Electrical Designer	3	West Palm Beach	West Palm Beach	Lake Worth
	Jay Patel, PE; Strcutural Engineer	30	Jacksonville	Jacksonville	Jacksonville

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.

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.

Addendum No. 1 Dated 7/2/25 Addendum No. Dated Addendum No. Dated
 Addendum No. Dated Addendum No. Dated Addendum No. Dated

Address: Office Servicing Charlotte County, other than above

(This form must be completed & returned)

17 RFP No. 20250479

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that Harvard Jolly, Inc. dba PBK 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.

Ward J. Foplawski
Proposer's Signature

July 9, 2025
Date

NAME OF FIRM Harvard Jolly, Inc. dba PBK
(This form must be completed and returned)

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

Charlotte County Contract #20250479

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

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

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

Further Affiant sayeth naught.

Ward J. Friszolowski
Signature

Ward Friszolowski, AIA
Printed Name

President
Title

Harvard Jolly, Inc. dba PBK
Nongovernmental Entity

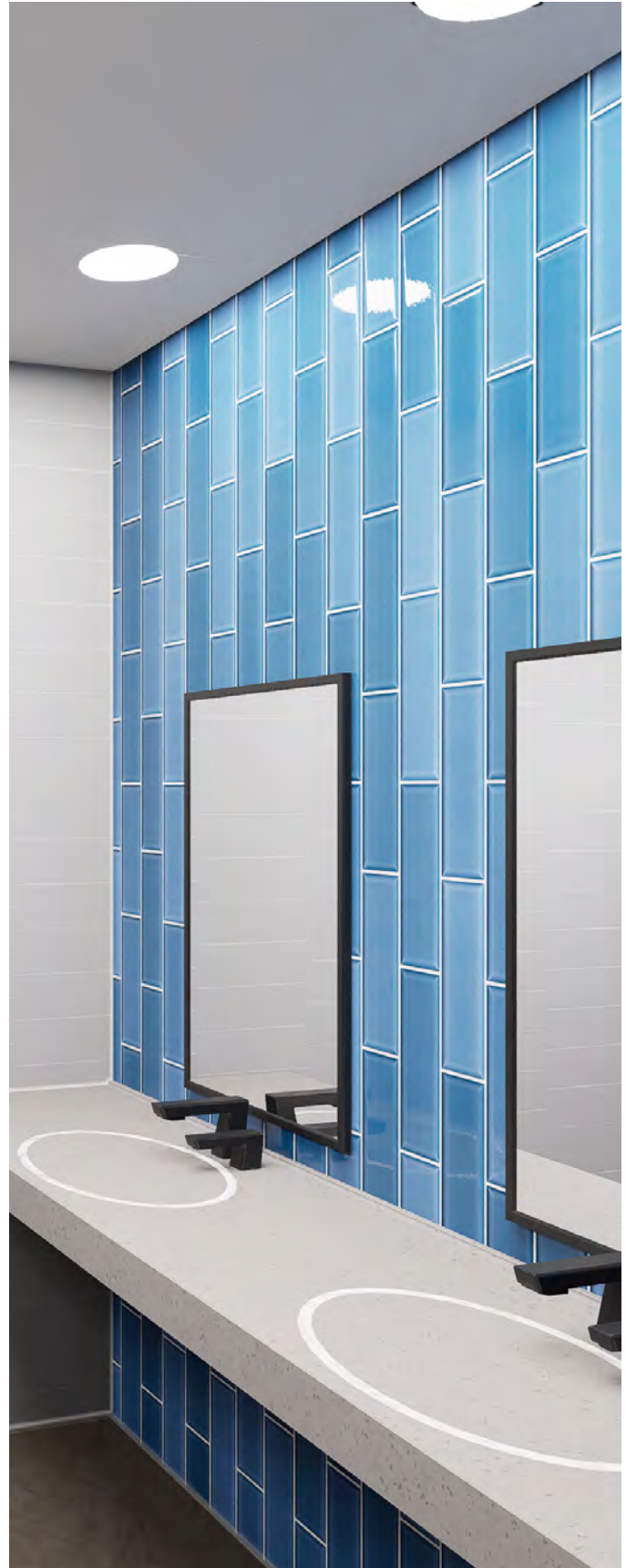
July 9, 2025
Date

END OF PART IV

NAME OF FIRM Harvard Jolly, Inc. dba PBK
(This form must be completed and returned)

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MEET YOUR TEAM



STEVE PADGETT, AIA, ALEP
PRINCIPAL-IN-CHARGE /
LEAD DESIGNER



TOM MAYO, AIA, LEED AP
QUALITY ASSURANCE/
QUALITY CONTROL



CHIP SWIDER, LEED AP BD+C
CO-PROJECT MANAGER



CESARINA CANDELIER
CO-PROJECT MANAGER



WINOLA DAVIDSON, IIDA,
LEED AP
INTERIOR DESIGNER

CONSULTANTS & IN-HOUSE SERVICES

HENRYK DIAZ, PE
LEAF
MEP Engineering

DANIEL ROGERS, PE
LEAF
MEP Engineering

TODD REBOL, PE
ATWELL
Civil & Landscape

JOHN LAMPARTER, EIT
LEAF
MEP Engineering

ED MERCADO, EIT
LEAF
MEP Engineering

CLAY REBOL, PE
ATWELL
Civil & Landscape

JOSHUA REYNOSO
LEAF
MEP Engineering

JAY PATEL, PE
KUBALA
Structural Engineering

RICHARD RITZ, RLS
ATWELL
Civil & Landscape

Denotes in-house consultant

A registered architect with 27 years of experience, Steve will lead the project team from kickoff through final punch lists and beyond. He brings deep expertise in designing cost-effective, scalable solutions for parks, recreation, and civic facilities—including restroom prototypes like those outlined in Charlotte County's scope. From small restroom renovations to large event centers, Steve has managed a wide range of projects with a strong focus on constructability, systems integration, and durable material selection. Respected for his collaborative leadership and commitment to client satisfaction, Steve ensures that designs are coordinated, budgets are met, and project goals are exceeded. **Steve will not be substituted without the express permission of the County.**



STEVE PADGETT, AIA, ALEP

PRINCIPAL-IN-CHARGE | LEAD DESIGNER

- Placida Boat Ramp - Restroom Facility Addition, Placida, FL
- Port Charlotte High School Concession & Restroom, Punta Gorda, FL
- Recreation Center & Pool, Port Charlotte, FL
- Bradenton Area Convention Center Expansion, Bradenton, FL*
- Charlotte County Family Services Phase 1 & 2, Port Charlotte, FL*
- IMG Academy Team Business Building, Bradenton, FL*
- IMG Academy Fieldhouse, Bradenton, FL*
- Dayspring Camp & Conference Center, Parrish, FL*
- District 1 Sheriff's Office Headquarters, Englewood, FL*
- District 3 Sheriff's Office Headquarters, Port Charlotte, FL*
- District 5 Sheriff's Office Headquarters Shell & Interior Build-Out, Punta Gorda, FL*
- Babcock Ranch Fire Station 9 Interior Build-Out, Punta Gorda, FL*
- Mac V. Horton West County Annex, Addition, Port Charlotte, FL*

YEARS OF EXPERIENCE
Joined PBK in 2023
Years with Other Firms: 25

EDUCATION
Masters in Architecture
Bachelors in Architecture
Clemson University

REGISTRATIONS
FL RA #95286

**Previous firm experience from Fawley
Bryant Architecture*

With 42 years of architectural experience—28 of them in Southwest Florida—Tom brings extensive expertise in managing complex public-sector projects, including parks, education, and infrastructure developments with construction values up to \$300 million. He has led the design and delivery of 11 LEED-certified facilities, bringing a strong focus on sustainability, energy efficiency, and long-term performance—key elements in Charlotte County's prototype restroom building program. Tom's public-sector insight is further supported by his nine-year tenure as Director of Facilities Planning at Florida Gulf Coast University, where he oversaw campus master planning, programming, permitting, budgeting, and capital project execution. His experience with permitting, life-cycle cost analysis, and sustainable design aligns directly with the County's expectations for code compliance, CPTED principles, and efficient, repeatable prototypes across multiple sites.



TOM MAYO, AIA, LEED AP

QUALITY ASSURANCE/QUALITY CONTROL

- Charlotte County Public Schools Murdock City Office Human Resources Renovation & Men's Restroom, Port Charlotte, FL
- Estero on the River Restroom Facility, Estero, FL
- Charlotte County Emergency Operations Center (EOC) Expansion, Punta Gorda, FL
- Charlotte County Cultural Center Master Plan, Port Charlotte, FL
- Charlotte County Port Authority General Aviation Terminal Expansion, Punta Gorda, FL
- Charlotte County Port Authority Central Administration Building, Port Charlotte, FL
- Charlotte County School Board Charlotte Continuing Services, Port Charlotte, FL
- Charlotte County School Board District HR Office Remodel, Punta Gorda, FL
- Charlotte County Public Schools Liberty Elementary School Site & Utilities, Port Charlotte, FL
- Lee County Electric Cooperative (LCEC) Multi Operations Facility, Fort Myers, FL
- Lee County Accessibility Assessment Public Works Facility, Fort Myers, FL

YEARS OF EXPERIENCE
Joined PBK in 2021
Years with Other Firms: 38

EDUCATION
Master of Architecture
BS, Architectural Studies
Florida A&M University
Associate of Arts
Valencia Community College

REGISTRATIONS
FL AR #0015895

As Co-Project Manager, Chip will serve as the County's primary point of contact throughout the design and permitting phases of the prototype restroom program. He will lead day-to-day coordination, ensuring that all deliverables—from schematic design through construction documents—align with Charlotte County's standards, including CPTED principles, ADA compliance, and sustainability goals. Chip will manage budgets, schedules, and consultant coordination, providing regular updates and maintaining continuity to ensure the successful delivery of each restroom facility. His oversight will help ensure that both Standard A and Standard B prototypes meet performance, permitting, and constructability requirements across multiple park sites. **Chip will not be substituted without the express permission of the County.**



CHIP SWIDER, LEED AP BD+C

CO-PROJECT MANAGER

- Placida Boat Ramp - Restroom Facility Addition, Placida, FL
- School Board of Sarasota County Venice High School Castaldi Report, Venice, FL
- Powell-Davis Stadium at Venice High School, Venice, FL
- Recreation Center & Pool, Port Charlotte, FL
- Charlotte County Family Services Phase 1, Port Charlotte, FL*
- District 3 Sheriff's Office Headquarters, Port Charlotte, FL*

- Mac V. Horton West County Annex, Addition, Port Charlotte, FL*
- The Oaks Club Athletic Center, Osprey, FL*
- Carlisle Inn Conference Center, Sarasota, FL*

YEARS OF EXPERIENCE
Joined PBK in 2021
Years with Other Firms: 32

EDUCATION
BS, Architecture & Industrial Engineering
Murray State University

**Previous firm experience from Fawley Bryant Architecture*

As Co-Project Manager, Cesarina will lead projects from inception through completion, ensuring Charlotte County's prototype restroom facilities are delivered on time, within budget, and in full compliance with CPTED principles, ADA standards, and Community Services design criteria. She will coordinate closely with County staff, engineers, and contractors to align design objectives with site-specific requirements and permitting processes. Cesarina will oversee project schedules, manage resources, mitigate risks, and maintain quality control across all phases—ensuring that both Standard A and Standard B restroom prototypes are executed consistently and efficiently across multiple park sites. **Cesarina will not be substituted without the express permission of the County.**



CESARINA CANELIER

CO-PROJECT MANAGER

- Charlotte County Public Schools Murdock City Office Human Resources Renovation & Men's Restroom, Port Charlotte, FL
- Port Charlotte High School Concession & Restroom, Punta Gorda, FL
- Charlotte County Emergency Operations Center (EOC) Expansion, Punta Gorda, FL
- Charlotte County School Board District HR Office Remodel, Punta Gorda, FL
- Charlotte County Public Schools Liberty Elementary School Play Court & Roof, Port Charlotte, FL
- Charlotte County Public Schools Campus Signage, Punta Gorda, FL

- Charlotte County Public Schools Charlotte High School Hanger, Punta Gorda, FL
- Lee County Electric Cooperative Upper Captiva Residential & Storage, Ft. Myers, FL
- Shady Oaks Recreational Fields, Ft. Myers, FL

YEARS OF EXPERIENCE
Joined PBK in 2024
Years with Other Firms: 3

EDUCATION
Bachelor in Architecture
Florida Atlantic University

With over 20 years of experience serving clients across Florida, Winola leads interior design efforts for PBK with a focus on functionality, durability, and user-centered design. For Charlotte County's prototype restroom facilities, she brings expertise in programming, space planning, and material selection aligned with Community Services standards and Crime Prevention Through Environmental Design (CPTED) principles. Winola is skilled in developing color palettes, finish specifications, and furnishing selections that support high-use, low-maintenance environments—ensuring each facility reflects the County's goals for safety, accessibility, and long-term performance.



WINOLA DAVIDSON, IIDA, LEED AP

INTERIOR DESIGNER

- Estero on the River Restroom Facility, Estero, FL
- PARC Bert Muller Home Restroom Renovations Phase 1, St. Petersburg, FL
- Southshore Restroom Renovations, Hillsborough County, FL
- Sunken Gardens Bridal Restroom Addition, St. Petersburg, FL
- University of South Florida Health College of Public Health Restroom Upgrades, Tampa, FL
- University of South Florida - Sarasota Manatee Restroom Renovation, Sarasota, FL

- Charlotte County Public Schools Charlotte High School Campus Replacement, Punta Gorda, FL
- Charlotte County School Board Port Charlotte High School Girl's Varsity Locker Room, Port Charlotte, FL
- Charlotte County School Board Port Charlotte High School Building "F" Auditorium & Stage Renovation, Port Charlotte, FL
- Dr. Martin Luther King Jr. Recreation Center, Dunedin, FL

YEARS OF EXPERIENCE
Joined PBK in 2002
Years with Other Firms: 0

EDUCATION
Bachelor of Design
University of Florida

REGISTRATIONS
FL ID #5086

Henryk brings nearly a decade of experience in mechanical systems design, including HVAC, plumbing, and fire protection. His portfolio includes renovations and new construction across public, commercial, and recreational sectors. For Charlotte County's prototype restroom program, Henryk applies his expertise to deliver efficient, durable, and code-compliant systems that support long-term maintenance and performance in park and coastal environments.



HENRYK DIAZ, PE

LEAD MECHANICAL ENGINEER

- Keller Warehouse & Emergency Operations Center (EOC), Pinellas County, FL
- BK Sports, Bayshore High School Field Renovation, Sarasota, FL
- Parrish Community High School Turf Field, Parrish, FL
- School District of Hillsborough County Leto High School Baseball Dugouts, Hillsborough County, FL
- Hernando County School Board Eastside Elementary School Renovation, Hernando County, FL

- Shorecrest Preparatory School - Charger Commons Renovation, St. Petersburg, FL
- Power Design - Event Space Buildout, Tampa, FL
- School District of Pasco County Two Rivers K-8 School, Pasco County, FL

YEARS OF EXPERIENCE
Joined LEAF in 2024
Years with Other Firms: 9

EDUCATION
BS, Mechanical Engineering
University of South Florida

REGISTRATIONS
FL PE #90604

Daniel brings 26 years of MEP design experience and leads the West Palm Beach office of LEAF Engineers. As Lead Electrical Engineer, he specializes in designing efficient, code-compliant systems for government and recreational facilities. Daniel's expertise in resilient electrical and HVAC systems makes him well-suited to support Charlotte County's prototype restroom program, ensuring reliable, maintainable solutions across multiple park sites.



DANIEL ROGERS, PE

LEAD ELECTRICAL ENGINEER

- Police Department Expansion, Palm Beach Gardens, FL
- North Fire-Rescue Station Renovation, Palm Beach, FL
- Lee County Electric Cooperative (LCEC), Lee County, FL
- Town Council Chamber Renovation, Highland Beach, FL
- Coleman Park Community Center Renovation/Addition, West Palm Beach, FL
- Fire Stations #21 & #31 Weight Room Addition, Sumter County, FL

- Sheriff's Investigative Unit Building, Sumter County, FL
- Lavender's Landing Boat Ramp & Service Building, Lee County, FL
- Sheriff's Office Generator Replacement, Lee County, FL
- Sheriff's Vehicle Storage Building, Lee County, FL
- Facilities Buildings 1 & 4 Remodel, Lee County, FL

YEARS OF EXPERIENCE
Joined LEAF in 2024
Years with Other Firms: 25

EDUCATION
BS, Electrical Electronics Engineering
Vanderbilt University

REGISTRATIONS
FL PE #67915

John is a plumbing designer with three years of experience and is a member of the American Society of Plumbing Engineers (ASPE). He supports the design of efficient, code-compliant plumbing systems tailored to high-use public facilities. For Charlotte County's prototype restroom program, his work ensures reliable performance, ADA compliance, and long-term maintainability across multiple park sites.



JOHN LAMPARTER, EIT

PLUMBING DESIGNER

- Park Station City Hall Conversion, Pinellas Park, FL
- Police Department Expansion, Palm Beach Gardens, FL
- Hudson Library Renovations, Hudson County, FL
- School District of Lee County East Zone Portable Relocations, Lee County, FL
- Crump Stadium Press Box Remodel, Houston, TX
- The Vinoy Resort & Golf Club Renovations, St. Petersburg, FL*
- Naples Comprehensive Health (NCH) North Naples Hospital, Naples, FL*

- Hard Rock Hotel & Residences at Lake Texoma, Kingston, OK*
- Alief Crump Stadium Renovations, Houston, TX*

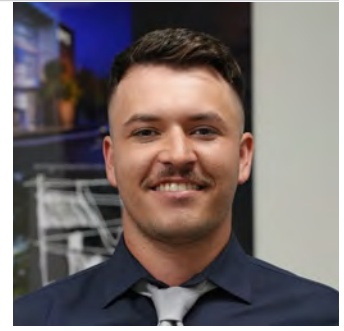
YEARS OF EXPERIENCE
Joined LEAF in 2025
Years with Other Firms: 2

EDUCATION
BS, Mechanical Engineering
University of Central Florida

REGISTRATIONS
FL EIT (application in progress)

*Previous firm experience from EXP

Edward is a mechanical designer with three years of experience specializing in HVAC and ventilation systems for public and recreational facilities. For Charlotte County's prototype restroom program, he supports the development of efficient, low-maintenance mechanical designs that meet code requirements and perform reliably in Florida's climate.



EDWARD MERCADO, EIT

MECHANICAL DESIGNER

- Lee County Electric Cooperative (LCEC), Lee County, FL
- Facilities Buildings 1 & 4 Remodel, Lee County, FL
- Police Department Expansion, Palm Beach Gardens, FL
- Mason K-8 Academy, Naples, FL
- Park Station City Hall Conversion, Pinellas Park, FL
- Coleman Park Community Center Renovation/Addition, West Palm Beach, FL
- Police Department Expansion, Palm Beach Gardens, FL

- Lee County Electric Cooperative (LCEC) West Cape Coral Service Center, Lee County, FL

YEARS OF EXPERIENCE
Joined LEAF in 2024
Years with Other Firms: 2

EDUCATION
BS, Mechanical Engineering
University of Central Florida

REGISTRATIONS
FL EIT #1100029062

Joshua is a detail-oriented Electrical Designer with a strong focus on developing efficient, code-compliant electrical systems for public and recreational facilities. For Charlotte County's prototype restroom program, Josh leverages his technical expertise in Revit, AutoCAD, and AGI32 to produce precise lighting layouts, photometric plans, and panel schedules. His collaborative approach ensures seamless coordination across disciplines, supporting the delivery of durable, low-maintenance electrical systems tailored to park environments and long-term public use.



JOSHUA REYNOSO

ELECTRICAL DESIGNER

- Police Department Expansion, Palm Beach Gardens, FL
- Lee County Electric Cooperative (LCEC) West Cape Coral Service Center, Lee County, FL
- Facilities Building 1 & Building 4 Remodel, Lee County, FL
- Emergency Medical Services (EMS) Station 76 Baby Box, Collier County, FL
- Mason K-8 Academy, Naples, FL
- Lavender's Landing Boat Ramp & Service Building, Lee County, FL
- Shorecrest Preparatory School - Charger Commons Renovation, St. Petersburg, FL

- Stuart Cardiology Group - Vero Beach Offices, Vero Beach, FL
- School District of Hillsborough County Leto High School Baseball Dugouts, Hillsborough County, FL
- Baycare Health System at Morton Plant Hospital (MPH) - Adler Lab Renovation, Clearwater, FL

YEARS OF EXPERIENCE
Joined LEAF in 2024
Years with Other Firms: 2

EDUCATION
BS, Electrical Engineering
University of Nebraska-Omaha

**Previous firm experience from Bechtel, TYEC, R2C, & Northern Natural Gas*

Jay brings over 30 years of experience and will serve as the Structural Engineer for this project. He will develop safe, cost-effective structural solutions that align with the prototype restroom designs, site conditions, and schedule. His responsibilities will include structural calculations, construction documents, and coordination with the design team to ensure fully integrated, code-compliant systems.



JAY PATEL, PE
STRUCTURAL ENGINEER

- Jim Jeffers Soccer Park, Cape Coral, FL
- Joe Stonis Park, Cape Coral, FL
- Point Peter Wastewater Treatment Plant Expansion - Phases I and II, St. Marys, GA
- Brownsville-Robindale Wastewater Treatment Plant, Brownsville, TX
- University of North Florida Student Residence, Jacksonville, FL
- U.S. Army Fort Leavenworth Golf Maintenance Facility, Fort Leavenworth, KS
- U.S. Coast Guard Cape Cod Unaccompanied Personnel Housing, Cape Cod, MA
- Naval Facilities Engineering System Command/U.S. Marine Corps MV-22 Hangar & Parking Garage, Cherry Point, NC
- Falkenburg Road Jail, Tampa, FL

YEARS OF EXPERIENCE
Joined Kubala in 2025
Years with Other Firms: 32

EDUCATION
MS, Civil Engineering
Virginia Tech
BS, Civil Engineering
Gujarat University, India

REGISTRATIONS
FL PE #53202
GA PE #032090
GA SE #D000405



Todd provides 21 years of comprehensive experience in the design, permitting, management, and construction of an extensive range of projects for both the public and private sectors. Managing the Port Charlotte branch, he is responsible for the office's everyday operations. He uses his experience to place individuals on a project that will draw upon the team's best engineering and/or surveying skills for each project.



TODD REBOL, PE
VICE PRESIDENT | CIVIL ENGINEER

- Charlotte County Family Services Phase 1 & 2, Port Charlotte, FL
- Charlotte County District 1 Sheriff's Office Headquarters, Englewood, FL
- Charlotte County District 3 Sheriff's Office Headquarters, Port Charlotte, FL
- Mac V. Horton West County Annex, Port Charlotte, FL
- Sidewalks 3 Year Improvements, Charlotte County, FL

YEARS OF EXPERIENCE

Joined Atwell in 2004
Years with Other Firms: 0

EDUCATION

BS, Mechanical Engineering
University of South Florida

REGISTRATIONS

FL PE #64040

As a Project Manager with Atwell, LLC., Clay is responsible for managing the design, permitting and construction aspects for a larger variety of development projects. He has garnered considerable experience in the preparation of engineering construction plans and local, state, and federal permitting. Clay has comprehensive experience in the design and analysis of a large range of civil engineering fields, including but not limited to, wastewater collection and conveyance systems, roadway improvements, sidewalk design and utility improvements.



CLAY REBOL, PE
DIRECTOR | CIVIL ENGINEER PROJECT MANAGER

- Charlotte County Family Services Phase 1 & 2, Port Charlotte, FL
- Charlotte County District 1 Sheriff's Office Headquarters, Englewood, FL
- Charlotte County District 3 Sheriff's Office Headquarters, Port Charlotte, FL
- Mac V. Horton West County Annex, Port Charlotte, FL
- Sidewalks 3 Year Improvements, Charlotte County, FL

YEARS OF EXPERIENCE

Joined Atwell in 2004
Years with Other Firms: 0

EDUCATION

BS, Civil Engineering
University of South Florida

REGISTRATIONS

FL PE #70173

Richard is a registered land surveyor with 48 years of experience in Southwest Florida. He has coordinated the field surveying and office mapping of design surveys for many large developments. Richard has extensive experience producing ALTA/ACSM land title surveys, condominium exhibits, record plats, topographic and jurisdictional surveys, utility route surveys and roadway improvement surveys. As Director of Surveying, he oversees the company's survey operations.



RICHARD RITZ, RLS

DIRECTOR OF SURVEYING

- Charlotte County Family Services Phase 1 & 2, Port Charlotte, FL
- Charlotte County District 1 Sheriff's Office Headquarters, Englewood, FL
- Charlotte County District 3 Sheriff's Office Headquarters, Port Charlotte, FL
- Mac V. Horton West County Annex, Port Charlotte, FL
- Edgewater Boulevard Improvements - Phase II, Charlotte County, FL
- Gasparilla Road (C.R. 771) Improvements, Charlotte County, FL
- Harbor Boulevard Improvements, Charlotte County, FL

YEARS OF EXPERIENCE
Joined Atwell in 1997
Years with Other Firms: 28

REGISTRATIONS
FL RLS #4009



REFERENCES

Lead Designer - Steve Padgett, AIA, ALEP
Brian Leaver President Tandem Construction 941.954.1599
Roger Warner Retired Charlotte County Project Management Charlotte County 941.456.0733
Steve Botelho Deputy County Administrator & Chief Financial Management Officer Sarasota County 941.861.5000

Atwell, LLC
Brian Leaver President Tandem Construction 941.954.1599
Roger Warner Retired Charlotte County Project Management Charlotte County 941.456.0733
Steve Botelho Deputy County Administrator & Chief Financial Management Officer Sarasota County 941.861.5000

PBK
Nicole Rissler Director of Parks, Recreation, & Natural Resources Sarasota County 941.780.2510
Jane Dreger Director, Construction Services Sarasota County Schools 941.927.9000
Joe Fedele Project Manager Charlotte County Public Schools 941.255.0306



EXPERIENCE FOR THIS PROJECT

A. Describe previous projects the team worked on together

PBK (prime architect), along with our in-house team of consultants LEAF Engineers (MEP/technology), and Kubala (structural engineering) and consultant Atwell (civil engineering and landscape architecture), has a strong history of successful collaboration on civic, educational, and park-based facility projects across Florida. Together, our firms have delivered high-performance public infrastructure that meets the priorities of durability, compliance, sustainability, and long-term operational value. These partnerships demonstrate our combined ability to manage complex scopes, meet tight schedules, and coordinate across disciplines to deliver cost-effective solutions.

Below are key examples of projects our team has completed collaboratively, highlighting relevant similarities to the Charlotte County Prototype Restroom Buildings program:

Scenic Terrace K-8 School, Polk County, FL

- **Team Members Involved:** PBK with LEAF Engineers, Atwell
- **Scope:** New construction of a K-8 campus with site-integrated recreational spaces, outdoor restrooms, stormwater systems, and extensive utility coordination.
- **Relevance:** This project involved site-adapted building layouts, phased infrastructure planning, and integration of restroom facilities within outdoor spaces—similar to adapting the restroom prototypes across different park sites.

Wynnebrooke Elementary School Modernization, Palm Beach County, FL

- **Team Members Involved:** PBK with LEAF Engineers, Atwell
- **Scope:** Full campus modernization, including a new outdoor gathering and restroom facility designed for public and after-hours use, site redevelopment, and utility tie-ins.
- **Relevance:** Similar to Charlotte County's scope, this project required ADA-compliant public restroom facilities, utility extensions, stormwater upgrades, and civil work within a constrained site.

Shorecrest Preparatory School, St. Petersburg, FL

- **Team Members Involved:** PBK with LEAF Engineers
- **Scope:** full architectural and engineering services for new instructional, dining, innovation, and administrative facilities at, including age-appropriate restroom design, infrastructure upgrades, and sustainable campus improvements.
- **Relevance:** Similar to Charlotte County's scope, this project required ADA-compliant public restroom facilities, utility extensions, stormwater upgrades, and civil work within a constrained site.



*B. Relevant work history with public parks and government facilities in Florida***RELEVANT EXPERIENCE**

The PBK team has extensive experience designing facilities across Florida, including site-adapted buildings, restrooms, recreation centers, and supporting infrastructure. This experience aligns directly with the goals of this project, which requires a combination of durable, standardized design and site-specific implementation at multiple park locations.

PBK's architecture team has delivered several community recreation and park-related facilities nationwide, many of which include new or replacement restroom buildings, utility coordination, site planning, and integration with existing amenities such as playgrounds, trails, and athletic fields. Our work with county and municipal clients has helped shape inclusive, code-compliant, and accessible park environments that are resilient, safe, and easy to maintain.

We understand the unique design considerations for restrooms in public parks, including:

- CPTED principles for safety
- Vandal-resistant materials and fixtures
- Site orientation and accessibility
- Coordination with surrounding park amenities and pedestrian circulation
- Floodplain and stormwater management

PBK's in-house engineering team, LEAF Engineers, brings valuable experience designing the MEP and fire protection systems for public park restroom buildings. Their expertise includes:

- Designing for low-maintenance, high-durability MEP systems
- Ensuring electrical systems integrate seamlessly with site lighting and security infrastructure
- Coordinating with architectural and civil teams for utility stub-outs and connections

Our parks experience includes:

City of Fort Myers Shady Oaks Park
City of Pearland Recreation Center
Cross Creek Rec Center
North East ISD Sports Park

Old Settlers Park Recreation Complex
Port Charlotte Recreation Center
Premier Sports Campus
William & Mary Ann Smith Sports Complex

Team's Experience Working Together

The PBK team has worked together on multiple public-sector projects requiring high-performance restroom and recreation designs. Our collaborative approach ensures consistency in design, coordination of disciplines, and seamless project execution from prototyping through site-specific adaptation.

This direct experience with Florida's public parks, combined with our understanding of Charlotte County's design standards, ensures we are fully prepared to deliver durable, efficient, and community-serving restroom facilities across the County's Park system.



EXPERIENCE WITH GOVERNMENT FACILITIES

PBK brings decades of experience delivering comprehensive, multi-use government facility projects, including specialized expertise in sports and recreation design. Our team has successfully completed numerous community recreation centers, collaborating closely with public sector clients to create functional, sustainable assets tailored to community needs. We understand the unique complexities of government projects, such as integrating CPTED principles and adhering to specific grant requirements. For Charlotte County's prototype restroom buildings, we are committed to developing adaptable, efficient, and site-specific designs that meet rigorous Community Services standards and support both current and future park needs. Beyond architecture, we prioritize meaningful engagement with County representatives and stakeholders to ensure our solutions enhance community well-being, promote safety, and provide lasting value across funded and future park locations. Some of government clients include:

City of Punta Gorda
City of North Port
City of Venice
City of Fort Myers
City of Naples
City of St. Petersburg

City of Tampa
City of Sarasota
Village of Estero Charlotte County
Sarasota County
Collier County
Lee County

Manatee County
Hillsborough County
Pinellas County
Pasco County

Charlotte Harbor Event & Conference Center

PBK master planned a 10-acre waterfront complex in Punta Gorda, focusing on connecting the downtown area with the site. The initial phases included a 20,000-square-foot multi-purpose Event Hall, breakout spaces, and an outdoor civic area engaging with the Harborwalk. The Charlotte Harbor Event and Conference Center, located on the Peace River, offers 44,000 square feet of flexible space for events, fitting seamlessly into the city's architectural style and playing a key role in Charlotte County's revitalization post-Hurricane Charley. Future phases will add a parking garage and enhancements to the Harborwalk.

Punta Gorda Library

PBK designed the 20,000 SF Punta Gorda Charlotte Library to replace an aging facility and better serve the community with expanded library services, youth and teen areas, and flexible community spaces including a dividable meeting room and Maker's Space. Thoughtfully integrated into a neighborhood setting, the library includes dual entrances to improve accessibility for nearby seniors and trail users, and features user-friendly design elements tailored to older adults, such as accessible shelving, ergonomic seating, and enhanced lighting.

Charlotte County Projects

Our individual team members are well versed working within Charlotte County. Projects that have been led by Steve Padgett as principal-in-charge with a prior firm include:

- District 1 Sheriff's Office Headquarters
- District 3 Sheriff's Office Headquarters
- District 5 Sheriff's Office Headquarters Interior Build-Out (through CD)
- Babcock Ranch Fire Station #9 Interior Build-Out (through CD)
- Family Services Phase 1 & 2
- Mac V. Horton West County Annex
- Charlotte County Public Safety Complex



C. Construction of restroom facilities and constructing in a V-Zone with proposed team

PBK and our proposed team—including Atwell, LEAF Engineers, and Kubala—bring significant experience in the design and construction of public restroom facilities and site-adapted structures within challenging coastal and flood-prone areas, including FEMA-designated V-Zones (Coastal High Hazard Areas). This expertise is highly relevant to Charlotte County’s multi-site prototype restroom program, where specific locations fall within or adjacent to V-Zone floodplain classifications and require rigorous design, permitting, and coordination practices.

Restroom Facility Construction Experience

PBK has designed hundreds of durable, low-maintenance restroom buildings for public agencies throughout Florida and the Gulf Coast. These facilities are often integrated within park environments and other public facilities that demand:

- Vandal-resistant and weather-resilient construction
- ADA compliance
- Efficient utility service integration
- Sustainable design principles
- Clear separation of public and service areas

CONSTRUCTING IN V-ZONES & COASTAL HIGH HAZARD AREAS

PBK and its partners offer proven expertise in designing resilient facilities in FEMA-designated V-Zones, where elevated floor levels, wave-resistant structures, and strict permitting are essential. PBK has delivered coastal projects across Florida, including schools, parks, and emergency shelters, with designs that meet FEMA standards and integrate elevated utility systems and minimal ground-level enclosures.

Atwell, as civil engineer of record, brings deep knowledge of Charlotte County’s regulatory environment. Their services include FEMA-compliant floodplain analysis, SWFWMD-approved stormwater systems, and utility designs that ensure resilience during storm surge and flooding.

LEAF Engineers provide MEP systems tailored for coastal conditions, focusing on elevating critical systems, weatherproofing, and using corrosion-resistant, durable components. Their experience with PBK and Atwell on similar Florida projects ensures seamless coordination of utility connections and pump systems.

Together, PBK, Atwell, LEAF, and Kubala form a cohesive team with a strong track record in V-Zone construction. For Charlotte County’s Prototype Restroom Buildings, they will deliver flood-resilient, code-compliant facilities that are built to endure and serve the community reliably.



D. Site plan design

The PBK team—along with our key partners Atwell, LEAF Engineers, and Kubala—brings extensive experience in site plan design for municipal, civic, and recreational projects across Florida. Our collective expertise in developing clear, compliant, and constructible site plans is directly aligned with the Charlotte County Prototype Restroom Buildings scope, which includes adapting two restroom prototypes (Standard A and Standard B) to various funded park locations over multiple fiscal years.

PBK will lead overall coordination, architectural design, and site integration of restroom prototypes, drawing on extensive experience with park and civic facilities. Their site planning prioritizes ADA access, pedestrian flow, safety (CPTED), and compatibility with park uses. Using BIM, PBK evaluates building placement and utility coordination early in the process to ensure optimal siting. Atwell, the civil engineer of record, will handle site layout, grading, stormwater management, utility connections, and ADA routes. With deep local experience and strong agency relationships, Atwell ensures efficient permitting and responsive support throughout construction.

LEAF Engineers will coordinate all MEP, fire protection, and low-voltage systems, ensuring seamless utility integration with civil and architectural plans. Their past work with PBK and Atwell on similar Florida projects demonstrates their ability to deliver clear, compliant, and coordinated site utility designs.

Together, PBK, Atwell, and LEAF form a proven team capable of delivering well-integrated, code-compliant restroom facilities tailored to Charlotte County's park infrastructure.

E. Design using BIM including MEP disciplines

At PBK, we pride ourselves on innovative building designs as well as the technology we use. To fully communicate the project vision, PBK utilizes 3D design and documentation tools such as SketchUp and BIM (Building Information Modeling) to visually showcase the design intent and aid in precision of our construction documents. PBK utilizes Revit to take our documentation precision beyond required levels. Far more accurate than traditional 2D drawn projects, 3D documentation has been used by PBK for years and we have encouraged a new level of coordination with the consulting engineers due to our 3D Revit software. Our in-house staff produces a variety of 3D visualization services such as exterior and interior renderings, photo integrations, architectural cutaways, video compositions, and motion graphics. We create advanced computer generated images (CGI) by utilizing a variety of sophisticated programs such as Revit to help our clients realize their vision and expand their creative intentions.

We have continued to capitalize on this service by creating realistic images to assist future users envision their possible new facility. The rendered graphics and animations we create are engaging and exciting visuals to rally users and the public as well as fund raising efforts for future projects.

CADD CAPABILITIES

Only well-informed team members can make project-appropriate decisions. PBK will implement our mobile workstation technology as well as 3D live documentation available on site. The “real-time” distribution of information and the identification of the appropriate format and forum for information contribute to good communication. We pride ourselves on innovative building designs as well as the technology we use. We empower our architectural staff with state-of-the-art technology to create revolutionary 3D models that can be virtually touched from anywhere at any point throughout the design process.

Our software capabilities include:

- Revit
- BIM Glue & BIM 360
- AutoCAD Architecture 2018
- SketchUp Pro
- Enscape rendering software
- 3D Studio Max rendering software
- Lumion rendering software
- Land Effects landscape & irrigation design
- Navisworks Simulate & Manage 2018
- M Color
- Adobe Acrobat DC Pro

We are capable of providing a full range of graphic support, from hand-drawn renderings and photo manipulation, to complete 3D computer animated fly-arounds and walk-throughs and immersive VR experiences.

We use “smart technology” as well as sophisticated BIM technology to help our clients realize their vision and expand their creative intentions. Having the ability to see the model’s interior and exterior as it is designed offers an enormous opportunity to explore every detail and maximize all possibilities within seconds. Our technology enables our staff to design and calculate data, such as linear feet of wall space to furniture piece count per room, and explore sections and elevations readily, while seeing the conceptual model throughout the documentation process.

PBK has developed firmwide standards to assure uniform quality and procedures. Each office is interconnected for seamless information and resource sharing. In addition to using computer programs for design, we utilize them for project management, data management, specifications, quality management and business management. PBK is currently using BIM software (AutoDesk’s Revit Architecture 2018.3) and the firm is committed to using this technology in the design and execution of construction documents to best serve our clients.

F. Design within a fixed project budget

PBK understands that delivering high-quality design within a fixed budget is not only essential to the success of the Charlotte County Restroom Buildings project, but also a key responsibility when working with public funds. Our team brings extensive experience designing cost-conscious, durable, and easily maintainable public facilities—including restrooms, pavilions, and service structures across parks and municipal campuses.

Our approach begins with a clear understanding of the County’s priorities: durability, functionality, accessibility, and long-term ease of maintenance. From the outset, we apply a design-to-budget philosophy, meaning we actively shape the design to align with the established construction budget—rather than designing first and value-engineering later. This is accomplished by:

- Standardizing design elements across multiple sites where appropriate to streamline detailing, reduce cost variability, and improve construction efficiency.
- Selecting proven, cost-effective materials and systems that meet performance goals while minimizing lifecycle costs.
- Leveraging simple structural systems and efficient footprints tailored to site constraints and community use levels.
- Engaging in continuous cost validation in coordination with estimators and County staff to ensure budget alignment at every design milestone.
- Applying internal QA/QC and constructability reviews to eliminate costly redesign and mitigate construction-phase changes.

By aligning architectural solutions with both the budget and operational goals of the County, PBK ensures that each restroom facility is cost-effective, context-sensitive, and built for long-term success. Our team has a strong track record of helping local governments maximize value without sacrificing quality or user experience—an approach we are fully prepared to apply to the Charlotte County Restroom Buildings Design project.

G. Permitting experience

PBK has extensive experience managing permitting for public-sector projects across Florida, including parks, restroom facilities, and other civic infrastructure. We understand the unique requirements and jurisdictional nuances that come with multi-site projects like the Charlotte County Restroom Buildings, and we proactively tailor our approach to meet local, county, and state permitting standards.

Our team begins by clearly identifying permitting authorities for each site, including Charlotte County Building Department, local health departments, and any relevant utility or environmental agencies. We initiate early coordination meetings to confirm submission requirements and expected review timelines. This approach ensures that each facility’s permitting path is clearly mapped out and aligned with the overall project schedule.

We prepare all submittals to be permit-ready, with well-organized construction documents, code references, and technical details that facilitate a smooth review. Our team manages the entire permitting process—from initial submittal to addressing comments and securing final approval. When necessary, we coordinate with site-specific utility providers and third-party reviewers to resolve issues quickly and prevent delays.













Because of our firm’s extensive portfolio of restroom, recreation, and public park facility design, we are well-versed in code compliance related to ADA accessibility, plumbing fixture counts, structural wind loading, floodplain requirements, and environmental site constraints. This expertise allows us to anticipate permitting challenges early and respond with efficient, code-compliant solutions.

PBK’s goal is to deliver a seamless permitting experience for Charlotte County—supporting on-time project delivery through clear communication, document quality, and deep familiarity with the regulatory landscape.



MANAGEMENT PLAN

THE PBK TEAM & SUBCONSULTANTS

	<p>STEVE PADGETT, AIA, ALEP PRINCIPAL-IN-CHARGE LEAD DESIGNER Steve will provide overarching design leadership and strategic oversight to ensure that all prototype restroom facilities meet Charlotte County's standards for functionality, durability, and long-term community value.</p>		<p>TOM MAYO, AIA, LEED AP QUALITY ASSURANCE/QUALITY CONTROL Tom will be responsible for reviewing all project documents to ensure they meet Charlotte County's design standards, code compliance, and coordination requirements, while minimizing constructability issues and change orders.</p>
	<p>CHIP SWIDER, LEED AP BD+C CO-PROJECT MANAGER Chip will oversee day-to-day coordination, scheduling, budgeting, and team communication to ensure the successful delivery of Charlotte County's prototype restroom facilities from design through construction.</p>		<p>CESARINA CANDELIER CO-PROJECT MANAGER Cesarina will ensure that all project milestones, permitting requirements, and stakeholder expectations are met throughout each phase of the restroom prototype implementation.</p>
	<p>WINOLA DAVIDSON, IIDA, LEED AP INTERIOR DESIGNER Winola will lead the selection of durable, low-maintenance finishes, fixtures, and color palettes that align with Charlotte County's design standards, CPTED principles, and long-term operational goals for public restroom facilities.</p>		<p>HENRYK DIAZ, PE LEAD MECHANICAL ENGINEER Henryk will be responsible for responsible for designing efficient, code-compliant HVAC, plumbing, and FP systems. His work ensures durable, low-maintenance solutions tailored to Charlotte County's park restroom facilities and Florida's climate.</p>
	<p>DANIEL ROGERS, PE LEAD ELECTRICAL ENGINEER Daniel will oversee the design of reliable, code-compliant power, lighting, and fire alarm systems. With extensive experience on public sector projects, Daniel will ensure that each prototype and site-specific restroom facility meets Charlotte County standards for safety and efficiency.</p>		<p>JOHN LAMPARTER, EIT PLUMBING DESIGNER John will be responsible for designing efficient, code-compliant water and waste systems for both prototype and site-specific restroom facilities. His work ensures durable, low-maintenance plumbing solutions that meet Charlotte County standards.</p>
	<p>EDWARD MERCADO, EIT MECHANICAL DESIGNER Edward will support the project's HVAC and ventilation system design. He focuses on developing efficient, code-compliant mechanical solutions that ensure comfort, durability, and low maintenance for Charlotte County's prototype and site-specific restroom facilities.</p>		<p>JOSHUA REYNOSO ELECTRICAL DESIGNER Joshua will be responsible for creating detailed lighting, power, and fire alarm system plans. He will ensure designs are efficient, code-compliant, and well-coordinated to support Charlotte County's prototype restroom facilities.</p>
	<p>JAY PATEL, PE STRUCTURAL ENGINEER Jay will be responsible for designing safe, cost-effective structural systems for the prototype restroom facilities, ensuring compliance with code and seamless integration with architectural and site-specific requirements.</p>		<p>SUBCONSULTANT SERVICE(S) THEY'RE PROVIDING Atwell, a Charlotte County-based firm, will lead civil engineering and landscape architecture services, including site design, stormwater management, and permitting per County standards and prototype restroom requirements.</p>

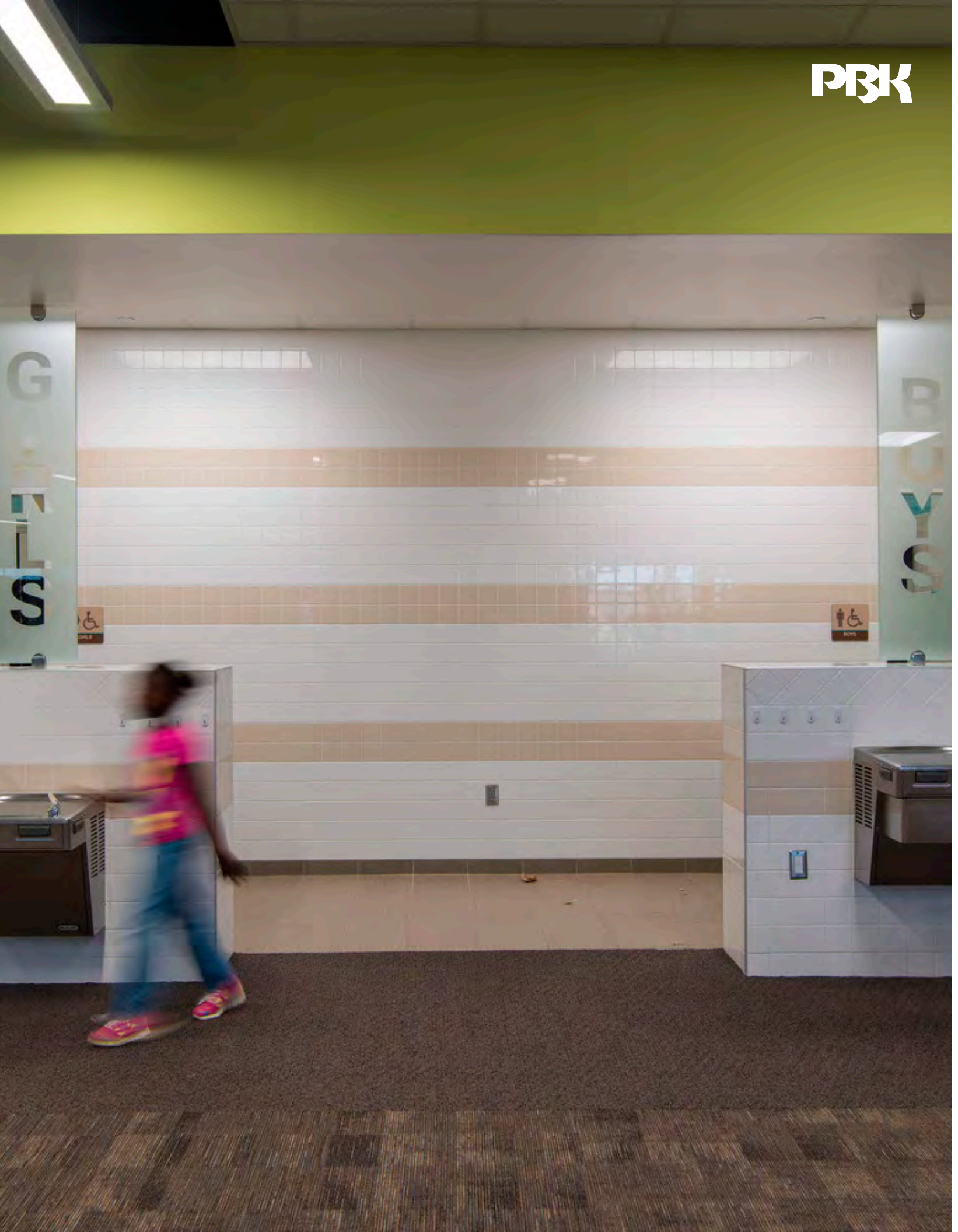
TEAM ORGANIZATION

L - LEAD ROLE A - ASSIST ROLE	Design Phase	Pre-Construction Phase	Construction Phase
Steve Padgett, AIA, ALEP (PBK) Principal-in-Charge Lead Designer	L	L	L
Tom Mayo, AIA, LEED AP (PBK) Quality Assurance/Quality Control	L	L	L
Chip Swider, LEED AP BD+C (PBK) Co-Project Manager	L	L	L
Cesarina Candelier (PBK) Co-Project Manager	A	A	A
Winola Davidson, IIDA, LEED AP (PBK) Interior Designer	L	A	A
Henryk Diaz, PE (LEAF) Lead Mechanical Engineer	L	A	A
Daniel Rogers, PE (LEAF) Lead Electrical Engineer	L	A	A
John Lamparter, EIT (LEAF) Plumbing Designer	A	A	A
Edward Mercado, EIT (LEAF) Mechanical Designer	A	A	A
Joshua Reynoso (LEAF) Electrical Designer	A	A	A
Jay Patel, PE (KUBLA) Structural Engineer	L	L	L
Todd Rebol, PE (Atwell) Vice President Civil Engineer	L	L	L
Clay Rebol, PE (Atwell) Director Civil Engineer Project Manager	A	A	A
Richard Ritz, RLS (Atwell) Director of Surveying	L	L	L

WORKLOAD

CLIENT	PROJECT	% COMPLETE
City of Seminole	Space Needs	20%
Hillsborough County	Gibsonston Pump Station	74%
City of Clearwater	South Osceola Parking	78%
City of Gulfport	Public Safety Building Concept	75%
Sarasota County	History Center & Fruitville Library	95%
Collier County	Hardening/Senior Center Expansion	77%
City of Sarasota Parks & Restoration District	Health Centre/Tennis Center	83%
City of Sarasota	Finance Department Renovation	44%
Sarasota County	Mosquito Management Facility	92%
Sarasota County	Sheriff's HQ Expansion	15%
City of St. Petersburg	Williams Bandshell	29%
City of Gulfport	Senior Center Replacement	15%





SCHEDULE

1. What techniques are planned to assure that schedule will be met?

SCHEDULE MANAGEMENT TECHNIQUES

To ensure timely delivery of the prototype restroom buildings and associated site-specific designs, we will implement a comprehensive project management strategy focused on phased execution, active coordination, and schedule accountability.

Detailed Schedule Development: We will establish a master schedule that outlines milestones for each restroom type (Standard A and Standard B), as well as key tasks for each funded site—such as civil design, permitting, utility coordination, and construction documentation. The schedule will reflect the County's multi-year funding structure and integrate critical path dependencies across locations.

Phased, Parellel Workstreams: Recognizing the County's timeline for delivering restrooms at multiple parks across fiscal years, we will coordinate design work concurrently for various sites. Our approach allows for prototyping while advancing individual park site efforts in parallel to maintain momentum and avoid delays.

Regular Progress Meetings: Weekly check-ins with Charlotte County, LEAF Engineers, Atwell, and other project team members will ensure clear communication, continuous tracking of deliverables, and rapid resolution of any issues. Meeting agendas, minutes, and action items will be documented and shared per the County's scope.

BIM-Enabled Schedule Integration: By leveraging BIM during schematic and design development phases, we will visualize conflicts early and apply schedule adjustments in real time. This enables smooth coordination among disciplines and minimizes delays due to rework or design revisions.

Integrated Workflows with County Stakeholders: Our structured collaboration with Charlotte County representatives, including Community Services and Facilities Management, will ensure the design process remains aligned with grant requirements, CPTED standards, and construction-readiness expectations.

2. Who will be responsible to assure that schedule will be met?

To PBK will serve as the primary entity responsible for ensuring that the project schedule is met, coordinating closely with our civil and engineering partners—Atwell, LEAF Engineers, and Kubala—as well as Charlotte County Community Services and Facilities Management staff. Our Co-Project Managers will take direct ownership of schedule compliance, maintaining constant oversight of milestones, deliverables, and interdependencies across all phases of design and documentation.

PBK understands the importance of timely delivery for a multi-site, multi-year capital program like the Charlotte County Prototype Restroom Buildings. This task-based contract includes both the development of two prototype restroom buildings (Standard A and Standard B) and the site-specific design of restroom facilities at 11 funded park locations over four fiscal years. The complexity and phasing of this effort require strong project management, proactive coordination, and early identification of scheduling risks.

PBK'S SCHEDULE ASSURANCE RESPONSIBILITIES

Develop and Maintain the Master Project Schedule: PBK will establish a comprehensive schedule outlining critical path items for prototype development, site-specific design, permitting timelines, and County review milestones. The schedule will be updated regularly and shared with the County to maintain transparency.

Lead Weekly Progress Meetings: PBK will facilitate regular coordination meetings with Charlotte County staff, Atwell, LEAF Engineers, and Kubala to review progress, flag potential delays, and assign action items. These meetings are essential for maintaining momentum and ensuring timely issue resolution.

Coordinate Phased Delivery: Given that restroom projects will roll out over multiple fiscal years, PBK will coordinate staggered design efforts to ensure that each funded location receives construction-ready documents on time. We will work with the County to prioritize high-traffic parks or those with seasonal constraints.

Integrate Design Milestones with Permitting Requirements: PBK will work closely with Atwell to sequence design efforts with local permitting timelines, including coordination with SWFWMD, FEMA, and County review authorities. Understanding these timelines is critical to avoiding downstream delays.

Utilize BIM for Real-Time Design Adjustments: PBK's use of Building Information Modeling (BIM) allows the team to visualize and resolve conflicts early in design, reducing schedule disruptions caused by redesign or coordination issues. Clash detection reports and live modeling help accelerate resolution of interdisciplinary issues.

Team Member Roles Supporting Schedule Compliance

- **Atwell** will ensure timely delivery of civil engineering components—including site grading, stormwater management, utility routing, and permitting documents—so that each restroom can proceed through construction without delays. Their local presence and deep familiarity with Charlotte County processes contribute to faster turnaround times.
- **LEAF Engineers** will provide coordinated MEP/FP/Technology system designs that integrate seamlessly with architectural and civil components. Their early involvement helps prevent late-stage coordination issues that can slow down document production.
- **Construction Manager Coordination (if CMAR is engaged):** PBK has deep experience working with CMARs and will maintain a collaborative relationship to align design timelines with construction sequencing. Early coordination allows for informed decision-making and rapid approvals.



COST

1. What control techniques are planned?

At PBK, proactive cost control is central to our design approach—particularly in task-based, multi-phase programs like Charlotte County's prototype restroom initiative. We make informed decisions early in the programming phase, when cost influence is highest, and maintain cost alignment throughout design development and site-specific adaptation. For this project, our strategy begins with the efficient design of Standard A and Standard B restroom prototypes, balancing long-term durability, ease of maintenance, and initial construction cost.

As we move into site-specific designs for each funded park, we will provide real-time budget feedback and apply lessons learned from similar public-sector projects. Our experienced cost estimators, in collaboration with County staff and local construction managers, will track evolving market conditions and provide accurate cost modeling to support fiscally responsible decisions.

For each site, we will assess unique conditions—such as utility access, permitting constraints, and park infrastructure—to ensure tailored solutions that remain within budget. Our familiarity with Florida's construction market and supply chain challenges enables us to mitigate risk through early procurement recommendations, value-engineering strategies, and thoughtful material selection. This disciplined, collaborative process ensures that every facility—regardless of fiscal year or location—is cost-effective, constructible, and aligned with Charlotte County's long-term goals.

Cost Control

PBK's design philosophy revolves around six core principles:

1. *Engage clients early to establish needs and expectations*
2. *Plan and prepare teams based on project goals*
3. *Define and confirm the budget*
4. *Establish and reinforce the schedule*
5. *Align design with budget and schedule*
6. *Execute the project collaboratively with construction managers or contractors*

2. Demonstrate ability to meet project cost control

Keeping a project on budget and on schedule begins with clear, consistent communication—especially in a multi-site, phased program like the Charlotte County prototype restroom initiative. Our team will collaborate closely with County staff and project stakeholders to understand the specific performance, maintenance, and operational goals of the Standard A and Standard B prototypes. By establishing consensus early during programming—regarding restroom configurations, space requirements, and support elements such as janitorial closets, electrical rooms, and exterior fixtures—we will help define a clear, controlled scope that supports long-term value.

As the architect of record, it is our responsibility to manage scope discipline throughout the design process. Should any changes arise during design discussions—such as enlarging spaces or introducing new features—we will clearly communicate the cost and schedule implications and work with the County to identify feasible alternatives or cost-neutral trade-offs. When appropriate, we may identify optional features as “add alternates,” giving the County flexibility to evaluate their affordability later in the procurement process.

To maintain momentum across all funded sites, we will schedule project meetings well in advance and provide remote participation options via Teams or Zoom, ensuring accessibility for all project participants. Our structured approach to meeting coordination and documentation—including agendas, minutes, and action items—helps drive decision-making, reduce delays, and keep the project aligned with the County's schedule and budget expectations.

3. Who will be responsible for cost control?

COST CONTROL RESPONSIBILITY & APPROACH

PBK will lead the overall cost control strategy for the Charlotte County Prototype Restroom Buildings program, ensuring that both the Standard A and Standard B restroom prototypes, as well as all site-specific designs, are developed within the County's established budget parameters. Our Project Manager will serve as the primary point of accountability for monitoring and managing costs from concept through construction document delivery, coordinating closely with our civil and engineering partners—Atwell LEAF Engineers, and Kubala—to align all disciplines with the County's financial goals.

Cost control begins early in the programming and schematic design phases, when the greatest opportunity exists to influence scope and budget. During this time, PBK will work with the County to validate the scope of each prototype and its application to

specific park sites, providing real-time cost feedback to guide decisions on building configuration, materials, and systems.

We will implement the following layered cost control approach:

PBK's Role in Architectural Cost Oversight

- Develop and maintain **baseline budgets** for each prototype and site-specific application.
- Identify and evaluate **cost impacts of design changes** or stakeholder preferences.
- Recommend **value management options** without sacrificing performance or durability.
- Define “**add alternates**” where appropriate to allow the County flexibility in decision-making during procurement.

Atwell's Role in Site Cost Management

- Prepare and update site-related **civil cost estimates** including grading, stormwater, utilities, and permitting scopes.
- Identify **site-specific constraints** (e.g., floodplain or utility conflicts) that could affect cost early in design.
- Coordinate directly with PBK to align architectural siting and scope with civil budgets.

LEAF Engineers' Role in Systems-Based Cost Control

- Provide **MEP system recommendations** that balance long-term maintenance, energy efficiency, and first cost.
- Advise on **code-compliant, durable system choices** that align with public park restroom demands and budget.
- Coordinate utility layouts to reduce installation complexity and cost.

Integration with County & CMAR (if selected)

PBK is highly experienced in working with CMARs and can engage early to align design decisions with real-time construction pricing. This is particularly valuable for multi-year programs like this one, where market conditions and construction escalation must be closely monitored.

Through regular meetings with Charlotte County staff, PBK will track cost impacts using a project-wide cost log tied to design milestones. Our team will clearly communicate any cost deviations and work collaboratively with stakeholders to find feasible solutions, whether through alternate materials, scope adjustments, or phased implementation.

In summary, PBK will take primary responsibility for cost control on this project, supported by a collaborative effort with Atwell (civil/site), LEAF Engineers (MEP), and Kubala (structural). Our team's disciplined and transparent cost control practices—grounded in decades of experience on civic and park projects—will ensure that each restroom facility is delivered within budget while maintaining the functional, sustainable, and durable standards expected by Charlotte County.

RECENT, CURRENT, & PROJECTED WORKLOAD

As one of the largest architecture firms in the state, PBK maintains a robust presence with over 120 full-time employees across eight offices throughout Florida. This broad geographic coverage and deep bench of experienced professionals ensure that we can mobilize quickly and effectively for large-scale and complex projects.

Our firm is equipped with the latest in state-of-the-art computer systems and cutting-edge design software, which maximizes productivity and facilitates seamless collaboration across project teams. At present, many of our ongoing engagements are in the construction administration phase, reducing front-end design demands on staff and freeing our personnel to take on the comprehensive scope outlined by the Charlotte County.

Given the scope of work—which includes programming and planning, site analysis, and the schematic design, design development, construction document, and construction observation phases—we are well-positioned and fully capable of managing all phases of the County's project with efficiency and a high level of responsiveness.

CLIENT	PROJECT	% COMPLETE
City of Seminole	Space Needs	20%
Hillsborough County	Gibson Pump Station	74%
City of Clearwater	South Osceola Parking	78%
City of Gulfport	Public Safety Building Concept	75%
Sarasota County	History Center & Fruitville Library	95%
Collier County	Hardening/Senior Center Expansion	77%
City of Sarasota Parks & Restoration District	Health Centre/Tennis Center	83%
City of Sarasota	Finance Department Renovation	44%
Sarasota County	Mosquito Management Facility	92%
Sarasota County	Sheriff's HQ Expansion	15%
City of St. Petersburg	Williams Bandshell	29%
City of Gulfport	Senior Center Replacement	15%



PROPOSED DESIGN PHILOSOPHY

A. What is your approach to constructability and bidding?

PBK takes pride in making our clients' vision a reality. We work hard throughout the bidding and construction processes to ensure that the initial project goals are not compromised. We provide continuation of our key design staff throughout the construction and beyond to execute these expectations. In addition, we collaborate with the construction manager to provide solutions to construction challenges and material shortages. In these phases, we are actively involved and guide the process of all necessary coordination and review in construction.

The PBK team will inspect substantial completion and a punch list. We will confirm with Charlotte County that the project was completed according to the plans and specifications. As-built documentation will be coordinated, and operating instructions for all systems and maintenance procedures will be provided.

B. What challenges do you anticipate and how do you propose to solve them?

While projects involving multiple user groups can present challenges, the Charlotte County prototype restroom program is structured to minimize such complexity by emphasizing standardized design and clear coordination with County stakeholders. PBK is well-versed in balancing operational needs, regulatory standards, and fiscal responsibility across multi-phase government projects. Although public input is not part of this task-based contract, we understand the importance of designing facilities that are responsive to community use, long-term maintenance, and evolving park needs. Our team will work closely with Charlotte County Community Services and Facilities Management to ensure both restroom prototypes—Standard A and Standard B—are thoughtfully designed to accommodate various site conditions and usage levels. By applying our knowledge of similar projects and current trends in civic and recreational facility design, we will help the County develop solutions that not only meet today's operational expectations but also support future flexibility, sustainability, and functionality across all funded locations.

C. What methods will you employ to ensure Charlotte County receives a quality project designed within budget and on schedule?

At PBK, our approach to Project Management & Quality Assurance isn't a checklist—it's a deeply ingrained culture of accountability, communication, and technical excellence. From our founding in 1938 through today, our work has been shaped by a simple but powerful philosophy: deliver quality that endures, and do it with clarity and consistency.

For this project, we will implement a project management framework that ensures both transparency and responsiveness while delivering design documents that meet the highest professional standards. This framework includes clear team responsibilities, a comprehensive QA/QC program, and the use of collaborative tools like Trimble Unity Construct to track progress and manage information throughout the project's life cycle.

LEADERSHIP & TEAM RESPONSIBILITIES

Our QA/QC process will be led by an experienced team with clearly defined roles:

- **Tom Mayo, AIA, LEED AP**, will lead construction document production and QA/QC. Tom will be responsible for managing the technical review process across all phases of the project. Tom will lead document reviews, coordinate peer feedback, and ensure adherence to PBK's quality standards.
- **Steve Padgett, AIA, ALEP**, our **Principal-in-Charge**, will provide executive-level oversight to guarantee the work remains aligned with project goals, schedule, and budget.
- **Chip Swider, LEED AP BD+C** and **Cesarina Candelier**, the **Co-Project Managers**, will manage day-to-day communication and coordination, ensuring that deliverables are submitted on time and that quality checkpoints are met.
- Technical leads from each discipline—architecture, MEP, and civil—will conduct cross-discipline reviews to ensure thorough coordination and integration at each milestone.

OUR FIRMWIDE QA/QC APPROACH

PBK's QA/QC system is a multi-layered, firmwide program that combines process discipline with technical rigor. It is structured around seven interconnected components:

1. **Offices' Practice Committee** – Meets monthly to review standards and procedures across communication, documentation, and delivery. This ensures that every office, and every team, is held to the same high standard.
2. **Technical Standards Committee** – A weekly working group that maintains and updates our specifications, BIM protocols, and detail libraries to reflect emerging best practices and evolving codes.
3. **Design Reviews & Integration Checks** – Throughout schematic and design development, we conduct interdisciplinary reviews to confirm compliance with codes, program needs, and client goals—catching potential conflicts early and aligning decisions across disciplines.

- 4. **Construction Document Detailing** – We maintain and refine a library of time-tested construction details and model notes. This ensures clarity, constructability, and consistency across all drawing sets.
- 5. **Formal Milestone Reviews** – At key benchmarks (such as 75% CDs), we facilitate structured team reviews using cross-discipline checklists. A final review is conducted before any documents are released.
- 6. **Construction Phase Oversight** – During construction, we track submittals, RFIs, and field reports through Trimble Unity Construct. Our process includes regular site observations and enforcement of contract requirements.
- 7. **Post-Occupancy Review** – Our QA cycle ends with a formal evaluation that includes owner feedback, contractor input, and lessons learned. These findings are captured and applied to future projects, completing the loop on continuous improvement.

IMPLEMENTATION STRATEGY FOR CHARLOTTE COUNTY PROJECTS

For Charlotte County, our QA/QC program will be customized and embedded into each phase of the project. Here’s how it will align with your workflow:

Project Phase	QA/QC Actions
Programming	Confirm program scope, technical needs, & jurisdictional input
Schematic Design (SD)	Code checks, accessibility review, energy goal alignment
Design Development (DD)	Technical coordination, early clash detection, cost verification
Construction Documents	75% milestone review, full QA checklists, final coordination
Bidding & Permitting	Review of submission sets, contractor clarifications, permit support
Construction Administration	RFI/submittal tracking, field reports, Trimble documentation
Post-Construction	Final walk-throughs, owner training, and post-occupancy survey

COORDINATION & COMMUNICATION TOOLS

To support transparent communication and strong coordination, our team will utilize:

- Trimble Unity Construct, fully integrated from day one, to manage documentation, submittals, QA tracking, and construction logs.
- Weekly internal coordination meetings, which keep our team aligned and address issues in real time.
- Meeting documentation and decision logs, ensuring all technical decisions and stakeholder feedback are tracked and available for future reference.

A PROVEN CULTURE OF DELIVERY

Our team's record of success with complex, multi-stakeholder public projects is rooted in this disciplined approach. Whether working with municipalities, universities, or public safety agencies, we focus on preventing problems—not just reacting to them. By embedding quality control into every step and maintaining open lines of communication, we deliver designs that are thoughtful, coordinated, and ready to be built—on time and on budget.

D. Describe innovative approaches in production and design

PBK brings a proven record of designing high-performance, prototype-based facilities that are scalable, efficient, and tailored to diverse user needs—qualities essential to Charlotte County’s goals for its prototype restroom buildings. Our approach combines innovative architectural solutions with a deep understanding of public safety, wellness, and operational efficiency.

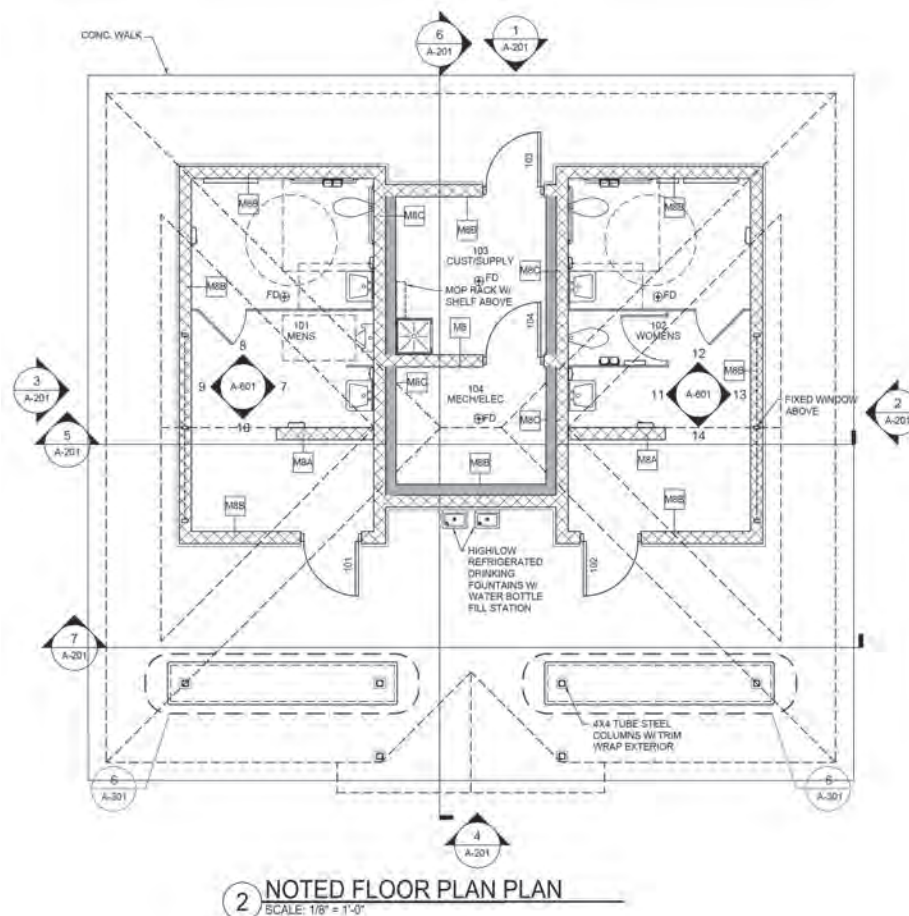
In alignment with the County’s requirement to deliver multiple restroom types—including Basic Standard A and Large Park High Use Standard B—PBK excels in prototype development that meets both present demands and future adaptability. Our restroom designs emphasize durability, ease of maintenance, and compliance with ADA and CPTED (Crime Prevention Through Environmental Design) principles. We prioritize site-specific integration of utilities, park furniture, and environmentally responsive features like water-efficient fixtures and natural ventilation.

Our team has delivered restroom and support facilities for a variety of government, recreation, and public safety clients. In one recent park project, we implemented a repeatable prototype restroom model across multiple municipal sites, ensuring uniformity, cost efficiency, and expedited permitting and construction. These designs included family restrooms, electrical/janitorial closets, and other programmatic elements similar to Charlotte County’s specifications.

Further enhancing public safety and hygiene, PBK’s designs commonly incorporate materials and finishes that withstand heavy use and support infection control. This is especially relevant in high-use parks and regional recreational areas. Our experience with Building Information Modeling (BIM) allows us to develop coordinated documents at LOD 300, supporting clash detection and cost control early in the process—both critical to delivering on-time, within-budget solutions.

Just as we’ve done with multi-agency public safety complexes, PBK understands how to manage the demands of stakeholders while maintaining design consistency across locations. Our ability to balance long-term maintenance concerns with upfront cost and aesthetic appeal ensures each facility contributes meaningfully to its park setting and user experience.

Ultimately, our restroom prototypes are designed to be more than utilitarian structures—they support community well-being, safety, and inclusivity, all while being scalable across the county’s phased implementation strategy.







PLACIDA BOAT RAMP - RESTROOM FACILITY ADDITION

PLACIDA, FL

This facility serves the Placida Park and Boat Ramp, designed to be durable for daily use, secure after-hours, and visually aligned with park aesthetics. The design will be completed in three months in coordination with civil and environmental engineers. Drawing on past parks and recreation projects, it balances layout, serviceability, and maintenance needs while planning for both short- and long-term use.

These buildings are typically unconditioned but include mechanical exhaust for air quality, reducing costs and maintenance. Durable concrete block walls support easy cleaning. Early value engineering focuses on material and detailing options—like siding types, roofing systems, ceiling finishes, and landscape features.

Steve Padgett, AIA, ALEP, brings deep CMAR experience in Charlotte County with Tandem, Premier, and Wharton Smith. He consistently helps teams deliver on time and on budget through clear communication and collaborative problem-solving.

We hold milestone “pause points” for Owner and CM feedback before pricing and permitting to maintain alignment and transparency. During construction, we work flexibly with the CM’s software to track schedule, budget, RFIs, and submittals.

The adaptable design supports various architectural styles—from old Florida to Mediterranean—depending on park identity, budget, and schedule. By using standard materials and minimizing lead times, we reduce risks and keep the project on track. Limited electrical needs and no windows also help control costs and timelines.

OWNER
Coastal Engineering Consultants, Inc.

SIZE
875 SF

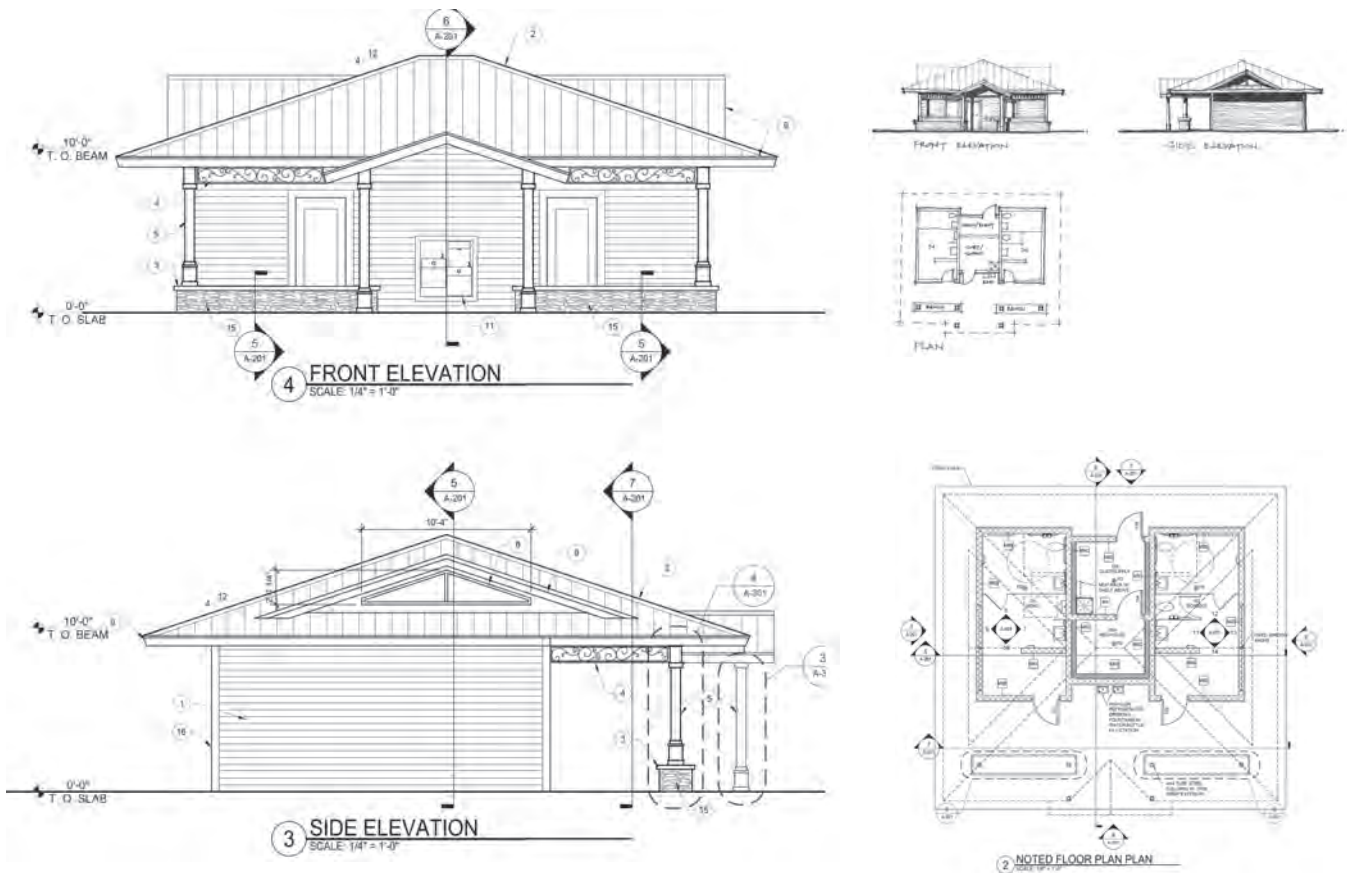
COST
\$750K (anticipated)

ADDITIONAL CONSTRUCTION
COSTS CAUSED BY DESIGN
DEFICIENCIES
N/A

CONSTRUCTION PROBLEMS &
MEANS TAKEN TO SOLVE THEM
N/A

PROJECT SCOPE CHANGES &
OUTCOMES
See description

COMPLETION DATE
TBD



ESTERO ON THE RIVER RESTROOM FACILITY ESTERO, FL

This project was designed for the wooded park setting of the newly created Estero on the River Community Park in the old Florida vernacular architectural style to compliment the historic complex of historic structures of the adjacent Koreshan State Park. The project design was completed in four months. This included site visits to other existing restroom facilities as suggested by the client to understand the desired level of fit and finish. The final design is simple and elegant to help meet the project budget and to match the visual economy and context of the referenced historic structures.

Value engineering occurred during the design process and included several considerations for the building wall and roof structure. Concrete masonry units sheathed with Hardy Board siding and trim make up the walls. Metal roofing on light-gauge metal trusses completes the roof. The Construction Manager for the project was Manhattan Construction and their list of local trade contractors. A smooth shop drawing process and minimal RFIs have been the experience with this project. Communication between the Owner, Architect and Construction Manager was well-organized and efficient. The Procore project management system was used to store project documents and process construction correspondence.

The building design is an interpretation of the old Florida vernacular style, with historic references such as an entry porch, deep overhangs, and metal roofing. The building geometry is simple and compact to reference structures of the early 1900s. Standard construction materials and techniques were considered and specified to assist with today's challenging material availability and shipment delays.

OWNER
Village of Estero

SIZE
634 SF

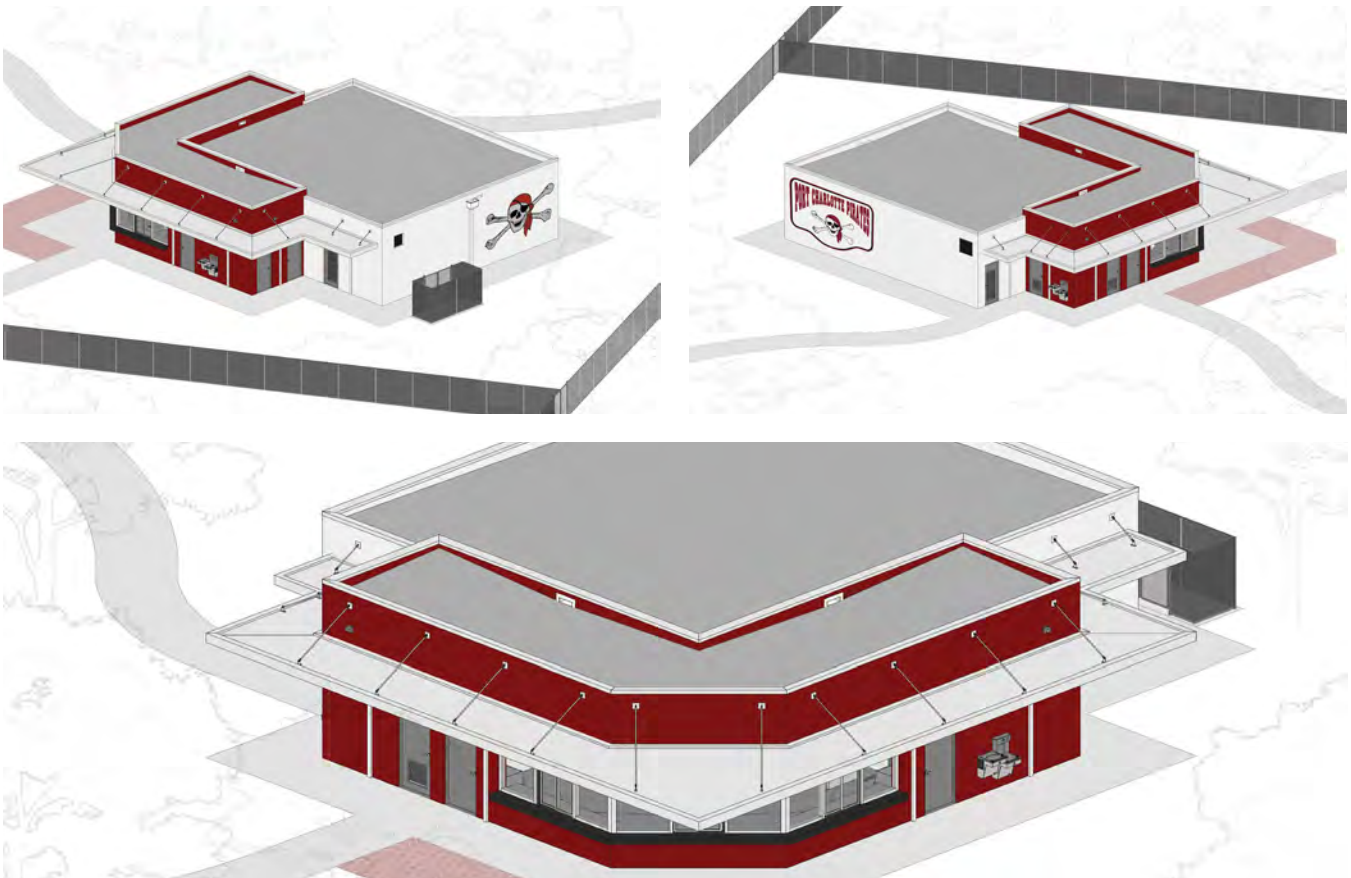
COST
\$245K

ADDITIONAL CONSTRUCTION
COSTS CAUSED BY DESIGN
DEFICIENCIES
N/A

CONSTRUCTION PROBLEMS &
MEANS TAKEN TO SOLVE THEM
N/A

PROJECT SCOPE CHANGES &
OUTCOMES
N/A

COMPLETION DATE
December 2025 (anticipated)



PORT CHARLOTTE HIGH SCHOOL CONCESSION & RESTROOM

PUNTA GORDA, FL

This facility replaces the existing recreation center at Port Charlotte Beach and was designed with a flexible, functional layout to support daily use and special events with minimal downtime. Our team took over after SD and DD phases were completed by another firm, and we recovered lost time by completing CDs in just three months. This included generating as-builts, reviewing codes, and confirming updated needs with the Owner and users.

Value engineering began immediately, and we worked with the Owner and CM to improve efficiency. One key change was building the restroom at grade, below base flood elevation—reducing structural needs and improving cost, access, and safety.

Steve Padgett, AIA, ALEP, brings extensive CMAR experience in Charlotte County, having delivered projects on time and under budget with firms like Tandem, Premier, and Wharton-Smith. Strong relationships and early, consistent communication supported a smooth transition and efficient project delivery.

We used the CM's software for real-time coordination and will continue tracking progress through construction. Major design updates—like flood-proofing the pool house—reduced cost and increased safety. By prioritizing standard materials and avoiding long lead items, we helped the County reach the market faster and control costs in a volatile climate.

OWNER
Charlotte County Public Schools

SIZE
2,467 SF

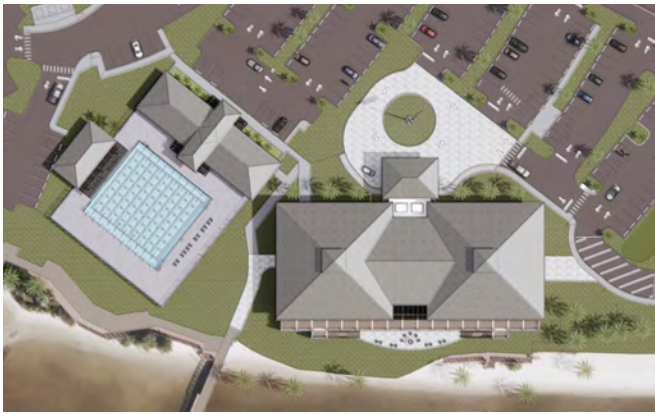
COST
\$1.2M

ADDITIONAL CONSTRUCTION
COSTS CAUSED BY DESIGN
DEFICIENCIES
N/A

CONSTRUCTION PROBLEMS &
MEANS TAKEN TO SOLVE THEM
N/A

PROJECT SCOPE CHANGES &
OUTCOMES
See description

COMPLETION DATE
December 2025



RECREATION CENTER & POOL PORT CHARLOTTE, FL

This facility replaces the existing Port Charlotte Beach Recreation Center and was designed to be flexible, durable, and usable day and night for a variety of programs and events. Our team took over after the SD and DD phases and completed CDs in just three months—rebuilding as-builts, confirming code compliance, and aligning with current user needs.

We immediately began value engineering with the Owner and CM, identifying key improvements—including placing the restroom at grade below base flood elevation. While unconventional, this reduced structural needs, improved access, and cut costs.

Steve Padgett, AIA, ALEP has led many CMAR projects in Charlotte County with firms like Tandem, Premier, and Wharton Smith, consistently delivering on time and on budget. Early and frequent communication with the Owner and CM was crucial, especially as we quickly assessed incomplete work and updated program requirements.

The project design was further refined for constructability, including flood-proofing the pool house to enhance safety and circulation. The elevated building features cementitious siding, metal roofing, deep overhangs, and expansive glazing for natural light and ventilation—built to be resilient and responsive to coastal conditions.

By accelerating the design schedule and using standard materials, we helped the project reach the market sooner and avoid delays from long lead items, price escalation, or supply chain issues.

OWNER
Charlotte County Board of County Commissioners

SIZE
25,000 SF (rec center)
5,500 SF (pool house & storage)

COST
\$25M (rec center)
\$5M (pool house)

ADDITIONAL CONSTRUCTION
COSTS CAUSED BY DESIGN
DEFICIENCIES
N/A

CONSTRUCTION PROBLEMS &
MEANS TAKEN TO SOLVE THEM
N/A

PROJECT SCOPE CHANGES &
OUTCOMES
See description

COMPLETION DATE
October 2026



POWELL-DAVIS STADIUM AT VENICE HIGH SCHOOL VENICE, FL

The renovation of Powell-Davis Stadium at Venice High School enhances both athletic performance and the spectator experience, modernizing the school's competition venues to meet National Federation of High School (NFHS) standards.

PBK was selected by Sarasota County Public Schools to lead the design and construction administration for a series of facility upgrades. The project includes a multi-use synthetic turf stadium field with markings for football, soccer, lacrosse, and public events, a resurfaced track and field event areas, and expanded spectator seating—increasing capacity by 500 to nearly 5,000. A new press box, twice the size of the existing one, enhances game-day operations, while a second scoreboard improves visibility. Beyond the stadium, the renovation introduces a baseball field netting system, volleyball courts for high school competition, and upgraded concessions, restrooms, and security features to improve safety and functionality. A reconfigured bermed grandstand and expanded concourse create a true stadium atmosphere, elevating the overall event experience. PBK provided architectural design, site planning, field layouts, grading, drainage, utility plans, permitting coordination, and construction oversight to ensure long-term performance and adaptability. Key elements include:

- **Synthetic Turf Conversion:** Replacing the natural grass field for increased durability and year-round use.
- **Track & Field Enhancements:** Resurfaced track and improved field event areas for NFHS compliance.
- **Spectator & Game-Day Experience:** Expanded seating, a larger press box, and improved concessions and restrooms.
- **Site & Safety Upgrades:** ADA compliance, security improvements, and SWFWMD permitting.

OWNER
Sarasota County Schools
Kevin Snyder
941.915.7196

SIZE
6,611 SF + Field/Track + Grandstands

COST
\$11.2M

ADDITIONAL CONSTRUCTION
COSTS CAUSED BY DESIGN
DEFICIENCIES
N/A

CONSTRUCTION PROBLEMS &
MEANS TAKEN TO SOLVE THEM
N/A

PROJECT SCOPE CHANGES &
OUTCOMES
N/A

COMPLETION DATE
2025



EXPERIENCE & CAPABILITIES

A. Government facilities with multiple organizations and stakeholders

As outlined in previous sections, PBK has deep-rooted experience in designing government facilities that balance functionality, durability, and community identity. Since 1938, the firm has successfully delivered a broad range of civic projects—including municipal buildings, libraries, cultural centers, and public safety facilities—demonstrating our ability to manage complex, multi-stakeholder initiatives. For Charlotte County's prototype restroom program, PBK's collaborative approach ensures close coordination with County representatives and regulatory agencies throughout all project phases, from programming and planning to schematic design and site-specific implementation. Our team is well-versed in developing standardized building prototypes that adhere to design guidelines, incorporate CPTED principles, and address all permitting and utility coordination requirements. We prioritize sustainability, stakeholder engagement, and design excellence to ensure each facility serves its intended purpose while positively contributing to the broader park environment and community.

B. Life cycle cost analysis and control including value engineering

PBK understands the importance of managing costs effectively throughout the project lifecycle. We apply a disciplined approach to cost estimation, budget monitoring, and proactive financial oversight to ensure projects remain within the established budget while maintaining design integrity.

Our cost control measures include:

- **Early-Stage Cost Analysis:** We conduct preliminary cost estimates at **schematic design, design development, and construction document phases** to ensure the design remains within budget.
- **Collaboration with Cost Estimators & Contractors:** Our firm works closely with professional cost estimators and general contractors during the design phase to obtain real-time pricing and feasibility input.
- **Lifecycle Cost Considerations:** We evaluate materials and systems based on initial cost, **long-term maintenance, energy efficiency, and durability**, ensuring the best value for the client.
- **Bid Package Accuracy & Scope Definition:** Clear and well-documented construction drawings minimize ambiguities, reducing bid discrepancies and helping to control final construction costs.
- **Construction Phase Oversight:** During construction, we provide **on-site quality assurance and cost tracking**, ensuring that all materials and workmanship meet specifications and budget expectations.

By applying these strategies, PBK has successfully delivered projects that meet or exceed budget expectations while maintaining high-quality architectural standards.

C. Critical Path Method

PBK has extensive experience utilizing the Critical Path Method (CPM) as a foundational project management tool to successfully deliver complex, multi-phase public sector projects—especially those involving multiple scopes, sites, and stakeholders, like the Charlotte County Prototype Restroom Program. Our in-house project managers and scheduling specialists use CPM techniques to identify task sequences, manage dependencies, allocate resources, and anticipate potential delays to keep every component of the project aligned with the overall delivery timeline.

For the Charlotte County project, where restroom designs are delivered over multiple fiscal years and across various park locations, CPM is essential to managing concurrent efforts. Our team will develop a comprehensive master schedule that identifies the critical path for both prototype development (Standard A and Standard B) and each site-specific design effort. This schedule will account for permitting, civil coordination, design milestones, stakeholder reviews, and final construction document delivery—ensuring that each task along the critical path is prioritized to prevent schedule slippage.

We break the schedule into manageable workstreams (e.g., programming, schematic design, permitting, construction documents), each tied to key milestones and deliverables. Weekly coordination meetings with Charlotte County, Atwell, and LEAF Engineers allow us to track progress against the critical path, update task durations and dependencies, and implement real-time solutions if any activities threaten to delay downstream work.

Additionally, our use of Building Information Modeling (BIM) provides an added advantage, allowing for early visualization and clash detection during the design development phase. This reduces design revisions and construction coordination issues that might otherwise impact the critical path.

Our experience managing CPM schedules has been instrumental in delivering on-time results for a wide range of public sector projects, including recreation centers, park facilities, municipal buildings, and K-12 campuses throughout Florida. We regularly coordinate with construction managers and cost consultants to align the CPM schedule with phasing, procurement, and construction sequencing—especially valuable for projects like this one, where future funding years may be added via contract amendment.

By leveraging CPM, PBK ensures all stakeholders—from Community Services and Facilities Management to permitting agencies and consultants—have clear visibility into the schedule, helping Charlotte County maintain momentum and meet its long-term park infrastructure goals.

*D. Environmental Assessments and Stormwater***SUSTAINABLE DESIGN**

PBK has a long-standing commitment to sustainable design, with a focus on creating environmentally responsible facilities that respond to Florida's unique geography and climate. For Charlotte County's prototype restroom buildings, our approach emphasizes durable, low-impact solutions that align with Community Services standards while incorporating energy efficiency, water conservation, and long-term maintainability. Our team has delivered facilities certified under LEED, Florida Green Building Coalition (FGBC), and Green Globes, and we consistently apply sustainable design principles regardless of formal certification. As active members of the U.S. Green Building Council (UGBC), with over 20 LEED Accredited Professionals on staff, we remain at the forefront of sustainable strategies and best practices. From early site planning and materials selection to energy systems and construction techniques, we identify opportunities to reduce environmental impact, enhance performance, and deliver long-term value to both the County and the communities these facilities serve.

PBK understands that effective stormwater management is a critical component of the site-specific design process for the Charlotte County Prototype Restroom Buildings, particularly given Florida's flat topography, seasonal rainfall, and stringent regulatory requirements. While PBK serves as the architectural lead for this project, we are experienced in integrating stormwater strategies into the overall design in collaboration with civil engineering partners such as Atwell, who will lead the site engineering and stormwater design efforts.

Our team has successfully delivered numerous public facilities throughout Florida—parks, civic centers, and K-12 campuses—that required coordination with local, regional, and state agencies, including the Southwest Florida Water Management District (SWFWMD), FEMA, and municipal stormwater permitting departments. We understand the importance of designing facilities that both mitigate flood risk and comply with stormwater treatment and retention regulations, especially within sensitive environmental zones and publicly funded parks.

For the Charlotte County restroom program, PBK will support Atwell in evaluating each site's existing conditions, drainage infrastructure, soil profiles, and watershed characteristics. This includes ensuring that the placement and design of the Standard A and Standard B prototypes are fully compatible with site-specific stormwater requirements and do not negatively impact adjacent amenities or park infrastructure. Our architectural design will carefully consider grading relationships, finished floor elevations, and water flow around the structures to prevent ponding, erosion, and ADA access issues.

Atwell, as the local civil engineering lead, will handle stormwater modeling, retention/detention system design, and preparation of stormwater management plans in compliance with Charlotte County and SWFWMD regulations. PBK will coordinate closely with Atwell to ensure that building designs, utility connections, and site layouts fully align with the stormwater strategy. Our collaborative process ensures that each funded location moves efficiently through permitting while delivering resilient, low-maintenance facilities.

In addition, our teams are adept at identifying opportunities for integrating sustainable site strategies where feasible, such as pervious paving, swales, or rain gardens, to reduce runoff and improve water quality. While such enhancements may be subject to budget and site constraints, we are committed to supporting Charlotte County's long-term goals for environmentally responsible public infrastructure.

PBK's experience with stormwater-sensitive design—paired with Atwell's in-depth civil engineering expertise—ensures that each restroom facility is designed not only for current code compliance, but for long-term performance and resilience in the face of Florida's changing environmental conditions.





LEAF ENERGY RESILIENCE HUB Building Energy Optimization Program

Performance is critical to ensure the building's energy sustainability. LEAF Engineers provides a full suite of services to optimize energy performance and costs, and build resilience to future challenges in any conditions.

Energy resilience is an opportunity to build stronger, smarter and more efficient facilities. Our building performance optimization only optimizes energy use and reduces operational costs but also equips buildings to withstand disruptions, adapt to changing demands and perform efficiently for decades to come.



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

PBK is a recognized leader in the integration and advancement of Building Information Modeling (BIM) technology across all phases of project delivery. We fully understand Charlotte County's expectations for BIM implementation—including the delivery of BIM models at multiple levels of development (LOD), clash detection, and 3D coordination—as outlined in the RFP. For this project, PBK will utilize BIM to at least a Level 4 capability, enabling seamless collaboration, real-time coordination, and schedule and cost integration across the prototype development and site-specific design phases.

Our team uses Autodesk Revit and Navisworks to create, manage, and coordinate detailed 3D building models that integrate architecture, structure, MEPF (Mechanical, Electrical, Plumbing, and Fire Protection), and civil information. We begin at LOD 100 during schematic design to establish the design intent and spatial relationships of each prototype restroom facility (Standard A and Standard B). As the design progresses, we refine the model to LOD 200, incorporating accurate geometry, materials, and systems during design development, which is shared with Charlotte County and the project team for early review, value engineering, and stakeholder input.

Our BIM process reaches Level 4 capability through the following practices:

- **Full Discipline Coordination and Clash Detection:** PBK leads clash detection efforts among all consultants—including LEAF Engineers (MEP/FP/Technology) and Atwell (Civil)—to identify and resolve conflicts between architectural, structural, and MEP systems early in the design process. These efforts are facilitated using Navisworks Manage and documented in detailed clash reports provided during the Design Development phase.
- **Construction Sequencing and Scheduling Integration (4D BIM):** For a multi-phase program like Charlotte County's, PBK's use of 4D BIM allows integration of the project schedule with the building model. This enables visualization of construction sequencing and supports planning for site-specific work at multiple park locations over several fiscal years. This capability is especially useful for coordinating work with the County and construction manager when projects are added through contract amendments.
- **Cost and Quantity Data Integration (5D BIM Ready):** While not explicitly required for this contract, our BIM models are developed in a way that supports 5D integration—providing quantities and material data that can be used by the County or Construction Manager for cost analysis and procurement.
- **Remote Collaboration and Model Sharing:** We utilize cloud-based platforms such as Autodesk BIM 360 and Revit Cloud Worksharing to enable real-time collaboration between our design team, consultants, and County representatives. This ensures that updates are accessible and transparent to all parties, regardless of location.

- Final Deliverables and County Integration: At project milestones, PBK provides fully coordinated BIM files that can be used for future facility management, renovations, or additions. All models are developed in alignment with Charlotte County's digital documentation standards and are suitable for integration into the County's asset management or GIS systems, if applicable.

Our team includes dozens of BIM-certified professionals, and we maintain an in-house BIM management team dedicated to enforcing modeling standards, coordination protocols, and quality assurance. We have successfully deployed Level 4 BIM processes on a variety of civic and recreation projects throughout Florida, including parks, public safety buildings, and educational facilities.

By leveraging BIM to this level of sophistication, PBK ensures the Charlotte County prototype restroom buildings are designed and delivered with optimal coordination, accuracy, and adaptability—enhancing the value of both the prototypes and their future site-specific applications.

F. Design using sustainable standards and energy efficiency

SUSTAINABLE AND ENERGY CONSERVATION IN PROTOTYPE RESTROOM DESIGN

Sustainability is a foundational principle in PBK's design approach—especially when developing high-use, repeatable prototypes like those requested in Charlotte County's RFP for Standard A and Standard B restroom facilities. Our firm regularly integrates energy conservation strategies that reduce both initial and life-cycle costs, while aligning with Community Services standards and Crime Prevention Through Environmental Design (CPTED) principles.

In recent prototype restroom and park facility projects, PBK has incorporated energy-efficient lighting with motion and daylight sensors, high-SEER HVAC and ventilation systems (where applicable), and thermally efficient building envelopes designed to outperform code-minimum baselines. We understand the importance of creating facilities that are cost-effective to operate, especially across multiple sites with long-term public use.

Where feasible, our designs support solar-ready infrastructure, LED lighting, and low-flow plumbing fixtures—practical solutions that align with the County's objective to reduce water and energy consumption. We also routinely design for site adaptability, allowing for drought-tolerant landscaping and passive water management systems, including bioswales and rainwater harvesting infrastructure.

DAYLIGHTING & PASSIVE DESIGN STRATEGIES

PBK leverages passive design strategies such as optimal solar orientation, clerestory windows, and roof overhangs to reduce mechanical load and increase user comfort. In public restroom facilities, natural lighting not only enhances visibility and user experience but also contributes to perceived cleanliness and safety—key concerns in CPTED-aligned design.

In Florida's hot-humid climate zones, we emphasize solar control through shading devices, roof reflectivity, and material selection, helping mitigate heat gain while maintaining energy efficiency. These features are particularly important in open-air park settings, where thermal comfort and low-maintenance durability are equally critical.

By standardizing these sustainable design strategies across multiple restroom prototypes, PBK delivers long-term value to communities—reducing environmental impact while creating durable, efficient, and community-aligned public infrastructure.



G. Permitting in southwest Florida and Charlotte County

PBK will support the contractor in preparing and submitting all necessary documentation for local permitting, drawing on our extensive experience with Charlotte County, the Southwest Florida Water Management District (SWFWMD), and other regulatory agencies. Given the site-specific nature of each restroom project, we understand the importance of proactive coordination to meet permitting, utility, and environmental requirements efficiently. Atwell will lead the civil and permitting efforts, ensuring a seamless process that minimizes delays and maintains project momentum.



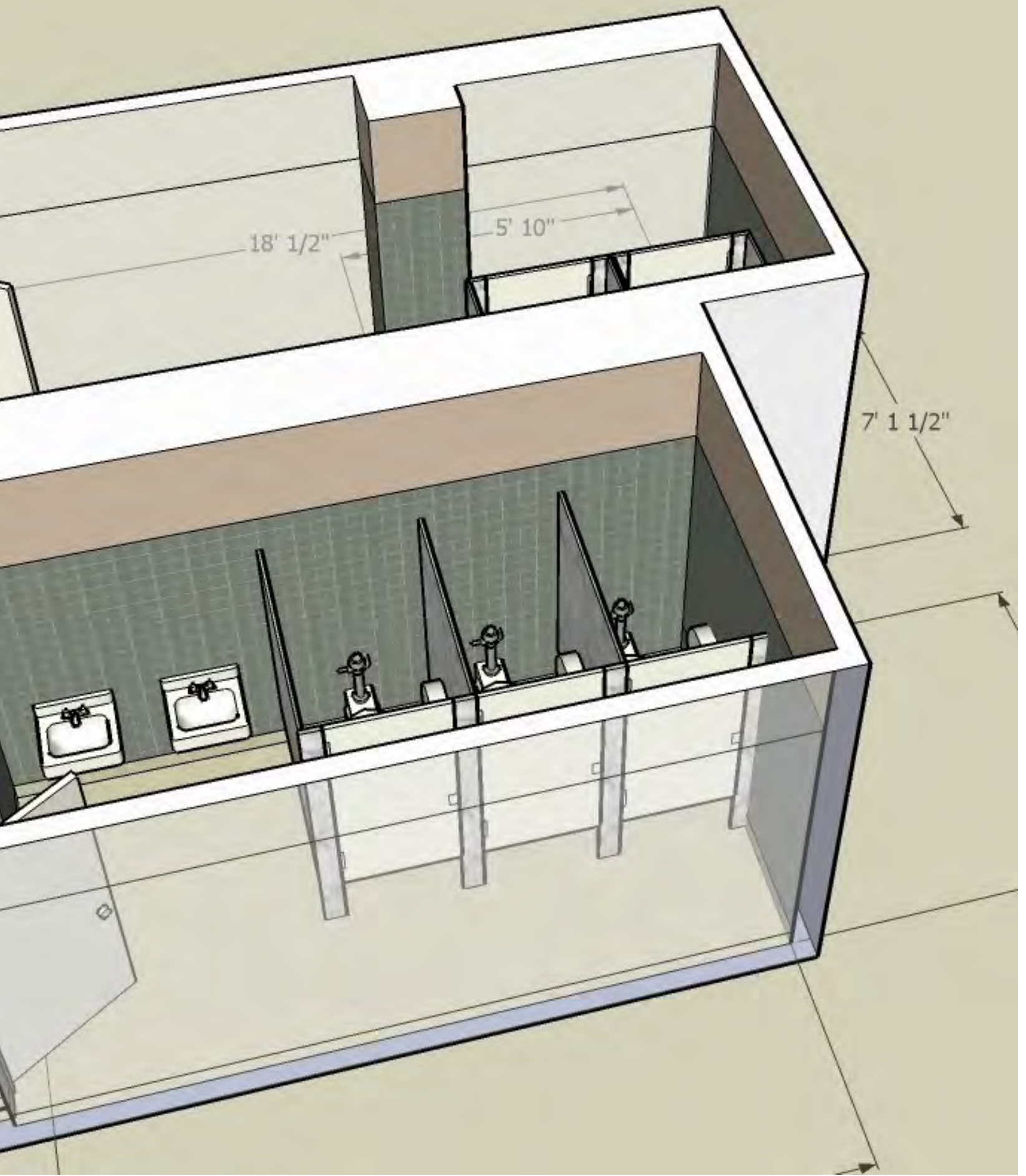


VOLUME OF WORK

Total payments received from County within the past 24 months.

Within the past 24 months, PBK has received \$500,000+ from Charlotte County.





LOCATION

Describe the Prime and Sub-Consultants responsiveness as it relates to the firm's location to the project

Services for this Charlotte County project will be performed from our primary office location in Sarasota. PBK's Sarasota office is roughly 27 miles from the Bill Coy Preserve site in Englewood, 36 miles from Port Charlotte, and 46 miles from Punta Gorda.

This close proximity is a critical advantage for on-call services, where responsiveness and accessibility are essential. Being located within a short drive allows our team to be readily available for site visits, meetings, and immediate support whenever needed, ensuring that we can quickly mobilize and address the County's priorities with minimal delay.



LOCAL OFFICE

Sarasota, FL

6000 Cattleridge Dr., Suite 204

Sarasota, FL 34232

T. 941.954.7632

pbk.com

PRIME CONTACT

Steve Padgett, AIA, ALEP

Principal-in-Charge | Lead Designer

marketing_east@pbk.com



LITIGATION

Have you been names as a defendant or co-defendant in the last five years? If so, describe circumstances and outcome, including case number, case name and court

Please note that the following Litigation cases are a reflection of Harvard Jolly Inc., now operating as Harvard Jolly Inc., dba PBK. PBK has provided a high-level of service and dedication to our clients for the past 87 years. We have a proven track-record of handling disputes, so they are quickly resolved and to the satisfaction of our clients.

Name of Opposing Party: Pinellas County
Date Litigation Initiated: June 1, 2018
Current Status: Resolved

In December 2017, Harvard Jolly was notified by Pinellas County that there were some construction issues at the Pinellas County Public Safety Campus of which Harvard Jolly was the architect of record. This building experienced several construction problems. Harvard Jolly was proactive in helping counsel for the County to conduct discovery in this matter and was able to come to a resolution with the County in December of 2019. Harvard Jolly continues to enjoy a well-established, working relationship with Pinellas County and has for over 80 years.

Name of Opposing Party:
The Official Committee of Unsecured
Creditors of Miami International Medical
Center, LLC d/b/a The Miami Medical
Center (MIMC)
Date Arbitration Initiated: Nov. 21, 2018
Current Status: Resolved

On or about April 16, 2014, Harvard Jolly and Miami International Medical Center ("MIMC") entered into a contract wherein Harvard Jolly agreed to provide professional architectural services in connection with the renovation and expansion of the MIMC. MIMC directed Harvard Jolly to retain The RC Group as its electrical subconsultant. After construction was complete, MIMC filed for bankruptcy and became a debtor to its Liquidating Trustee. The Liquidating Trustee ("LT") filed a Demand for Arbitration in November 2018 relating to the electrical design services provided through Harvard Jolly as it related to the RC Group and Ray Cruz, P.E (collectively "RC"). At around the same time, the LT brought a separate adversary action against RC in the Bankruptcy court. The Arbitration action against Harvard Jolly was stayed throughout the pendency of the LT's adversary action against RC in the Bankruptcy court until those claims were resolved in October 2022. The LT soon thereafter resolved its claim against Harvard Jolly in November 2022.

Name of Opposing Party:
Montville Center Associates
Date Litigation Initiated: June 12, 2014
Current Status: Resolved

In 2017, Montville Center Associates filed suit against Harvard Jolly for breach of contract stemming from the work of a structural subconsultant on a project that started in March 2014. Montville requested several extensions to this matter, postponing its resolution. The case proceeded to trial in December 2023 and a jury found in favor of Harvard Jolly on all issues but one. The only issue Montville Center Associates prevailed in resulted in a jury award of \$42,000 of its \$4.1M claim.

As to all the above referenced matters, Harvard Jolly Inc.'s attorney is:

Jon D. Derrevere, Esq
Derrevere Stevens Black & Cozad
2005 Vista Parkway, Suite 210
West Palm Beach, Florida 33411
T: (561) 684-3222
E: jdd@derreverelaw.com

Please feel free to contact Mr. Derrevere with any additional questions or concerns relating to the foregoing.



MINORITY, WOMAN-OWNED, OR SMALL BUSINESS

Certified MBE, Sub-Consultants Certified MBE, and/or Non-Certified MBE

PBK is not a Certified Minority Business Enterprise. However, we strongly support initiatives to include diverse vendors and consultants on our project teams. Selection of certified diverse sub-consultants is customary on PBK awarded projects and we are committed to continuing Certified Business Participation. PBK is so supportive of minority participation that we not only include minority sub-consultants on our projects, but we have also incorporated this practice in the daily operation of our firm.

PBK recognizes the importance of working with minority, small and diverse business enterprises (MBE, SBE and DBE). As a company, both on the corporate level as well as branch offices, we strive to reflect the makeup of the diverse world within which we conduct business. We reach out to diverse businesses for printing, office and drafting supplies, software and computer hardware, maintenance services for copiers, printers, phones, catering for business meetings and events, company vehicle service, building maintenance, project photography, courier and delivery services, professional services, as well as a host of others.



