

**C. Alan Anderson
Architect, P.A.**

**Charlotte County RPF 20260129
Zemel Road Landfill Operations Building**

January 13, 2026





**C. Alan Anderson
Architect, P.A.**

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Kimberly Chamberlain, Senior Contract Specialist
Charlotte County Purchasing Division
18500 Murdock Circle, Suite 344, Port Charlotte, FL 33948-1094

Re: Request for Proposals No. 20260129
Design – Zemel Road Landfill Operations Building

Dear Ms. Chamberlain and Selection Committee,

Thank you for the opportunity to submit our team's credentials for Request for Proposals No. 20260129 Design – Zemel Road Landfill Operations Building. Having successfully completed the **Charlotte County Landfill Scale House and Convenience Center** project in 2024, we are confident that it would be in the County's best interest to select C. Alan Anderson Architect, P.A., (CA3) and our subconsultants to help continue the development of this essential site that we are so well acquainted with.

We have been providing comprehensive architectural services for Charlotte County for over 20 years. Beyond our work on the Zemel Road Landfill site, our projects with the County have included renovations, storm damage repairs, building hardening, and the development of plans for owner implementation to improve usage of existing spaces. We have provided these services for water treatment plants, water reclamation facilities, fire stations, health department facilities, and various administrative facilities. We are **currently in contract negotiations for the County's RLI 26-083 East Port Water Reclamation Facility Maintenance Building** project, for which we intend to propose the **same design team** to help ensure consistency for the County across both projects.

We also have significant experience working on **Operations and Maintenance buildings** in Charlotte County and beyond for a variety of government facilities. The program for each of these structures has been distinct due to the unique needs and desires of the client, which, being a service-driven firm, we are ready and committed to fulfilling on time and within budget.

Thank you again for the opportunity to submit our team's credentials for this project. We have a long and successful history of working with Charlotte County, and this history, alongside our successful completion of another project on this very site, makes us your best choice for this contract.

Sincerely,
C. ALAN ANDERSON ARCHITECT, P.A.

A handwritten signature in blue ink, appearing to read "C. Anderson", is written over the typed name.

C. Alan Anderson, AIA
Owner/Principal Architect

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Top Photo: Charlotte County Zemel Road Landfill Scale House and Convenience Center (2024)

Middle: Sarasota County Fire Station No. 21 (2023)

Bottom: Westcoast Black Theatre Troupe Historical Binz Building (2018)

Submittal Forms

**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
	C. Alan Anderson, AIA, Owner/Principal	40	Sarasota	Sarasota	Sarasota
	Troy Odell, Arch. Associate II/Project Manager	10+	Sarasota	Sarasota	Sarasota
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$ 2,106,842.17	
	B) Number of similar projects started within last 24 months:			14	
	C) Largest single project to date:			\$ 477,000.00	
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects			1	
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County),			\$ 29,392.83	
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
	Southwest Engineering	25450 Airport Rd Ste B, Punta Gorda, FL 33950	20%	Civil Engineering	
	Florida Engineering, LLC	4161 S Tamiami Trl #101, Port Charlotte, FL 33952	25%	MEP Engineering, Structural Engineering	
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				
	CA3 does not have active pending contracts with any private sector clients who have an interest within the areas affected by this project.				
	CA3 and its officers do not hold any properties or interests within the areas affected by this project.				

NAME OF FIRM C. Alan Anderson Architect, P.A.
 (This form must be completed and returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that C. Alan Anderson Architect, P.A.
does: (name of business)

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

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



Proposer's Signature

1/12/25

Date

NAME OF FIRM C. Alan Anderson Architect, P.A.
(This form must be completed and returned)

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

Charlotte County Contract #20260129

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

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

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

Further Affiant sayeth naught.



Signature

C. Alan Anderson, AIA

Printed Name

Owner/Principal

Title

C. Alan Anderson Architect, P.A.

Nongovernmental Entity

1/12/25

Date

END OF PART IV

NAME OF FIRM C. Alan Anderson Architect, P.A.
(This form must be completed and returned)

I. Proposed Project Team

STAFFING LEVELS

If CA³ is selected, the proposed project will be staffed with experienced, qualified, motivated professionals offering Architectural services including, but not limited to, design, drafting, permitting, and construction management, as well as Civil Engineering, MEP Engineering, and Structural Engineering, services through our consultants. Each firm has a history of successfully completing specialty projects using an efficient system for producing a substantial amount of work regardless of project size. CA³ maintains a staffing size of approximately 7 qualified architectural-design professionals with **over 60 years of combined experience** to ensure a high quality of service for our clientele and ensure that each client receives our full attention, ability, and commitment. Mr. Anderson serves as the Lead Architect on every project and generally serves as the client's primary contact on every project, with project management being performed by the associate architects and senior designer in our office. As always, Mr. Anderson will manage and be involved in all aspects of the proposed project through every phase. Every effort will be made to ensure the continuity of this team throughout the project; the Lead Designer and Project Manager will not be substituted at any point during the project without the express permission of the County.

POSITIONS AND BACKGROUND OF THE PERSONNEL

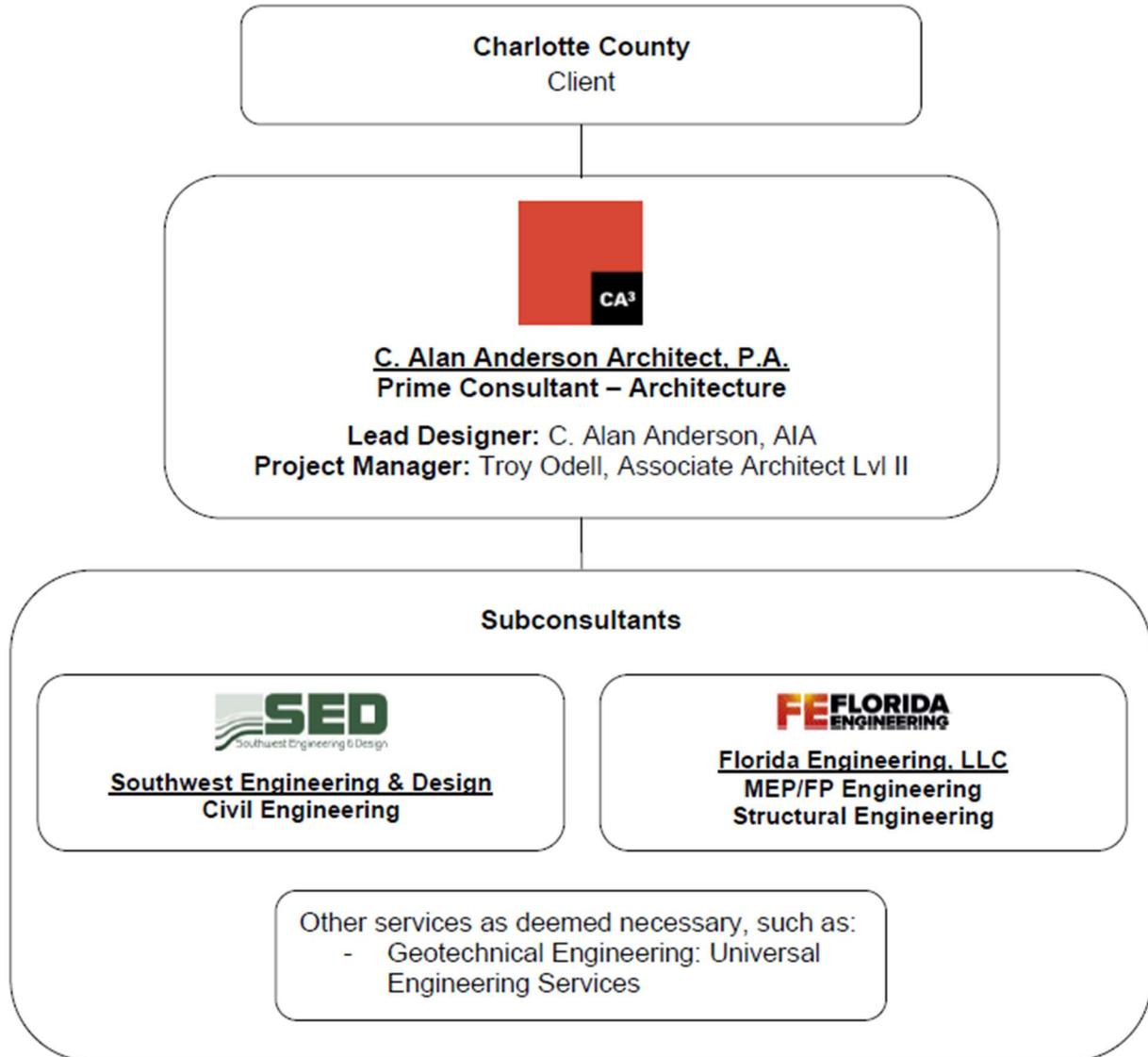
Resumes for all personnel are attached to this package. Key personnel from each firm and their roles and responsibilities are as follows:

1. Prime Consultant (Architecture): **C. Alan Anderson Architect, P.A.**
 - a. Lead Designer: **Alan Anderson, AIA**, will serve as Lead Designer/Principal Project Architect and point of contact for the County. He will be involved in all aspects of the project from the space needs/programming phase to construction closeout and will ultimately be responsible for ensuring quality control of all project elements coming through CA³. Mr. Anderson will not be substituted without the express permission of the County.
 - b. Project Manager: **Troy Odell**, Architectural Associate II, will serve as Project Manager. With extensive experience throughout the construction industry working for various trades and planning institutions, Mr. Odell possesses extensive knowledge of permitting and code analysis. For CA³, he has successfully managed such projects as **Sarasota County's Bee Ridge Water Reclamation Facility Expansion** and **Lee County's Water Treatment Facility**. As Project Manager, he will work directly with Mr. Anderson to ensure a duplication of knowledge, stand in for Mr. Anderson should he be unavailable, supervise the Engineers' deliverables, and ensure they are on task and on schedule. Mr. Odell will assist with design work and facilitate drawings, research, and renderings. He will be responsible for Design Development and Construction Administration, including processing building review comments, shop drawings, and Contractor inquiries. Mr. Odell will not be substituted without the express permission of the County.
 - c. Support may be provided as needed by others in our office throughout the project phases.
2. Civil Engineering Subconsultant: **DMK Associates, Inc.**
 - a. **Reed McKown, PE**: Staff Engineer, Project Manager
 - b. **Gary Bayne, PE**: President, Principal in Charge
 - c. **Edward Lomski, Jr., PE**: Lead Designer and Senior Project Engineer
 - d. **Lynlee May**: Environmental Specialist
3. MEP/FP & Structural Engineering Subconsultant: **Florida Engineering, LLC**
 - a. **Richard Walker, PE**: Engineer of Record
 - b. **Tony Boumitri, PE, SI**: Project Manager and Lead Inspector
 - c. **Shree Raj Paudel, PE**: Structural Designer
 - d. **Ankit Dalal, PE**: MEP Designer

II. Proposed Management Plan

CA³'S TEAM ORGANIZATION

The below organizational chart reflects our proposed project team. Please see **Section V. Proposed Design Approach** for a breakdown of our proposed services and the key personnel we anticipate being involved in each phase. Roles and responsibilities are outlined in **Part I**.



III. Previous Experience of Proposed Team

PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

Though CA³, SED, and FE have not worked together directly prior to this project, we are all very familiar with each other's reputations as experienced, skilled professionals in our respective disciplines and successful history completing projects for Charlotte County and other government agencies and municipalities, as demonstrated throughout this package.

For Geotechnical services, CA³ would reach out to Universal Engineering Services (UES), one of our longtime go-to geotechnical engineering consultants. We have worked with UES on many projects, both directly and indirectly through contractors, with that firm being our go-to geotechnical consultant in Southwest Florida. Projects we've worked on together include renovations and re-roofings of Department of Health facilities in Hillsborough and Marion Counties; the commercial Biotech Redevelopment project in Bradenton; a commercial café in Bradenton Beach; and many residences and spec homes. Florida Engineering notes that they have used geotechnical reports prepared by UES on many projects throughout the state and are familiar with SED and their work.

RELEVANT WORK HISTORY WITH GOVERNMENT FACILITIES IN FLORIDA

Since our firm's founding in 2001, CA³ has worked with government agencies across the state of Florida. As noted, **we have successfully completed many projects for the Charlotte County Government**, including our recent work on the **Zemel Road Landfill Scale House and Convenience Center**. We have worked with the Department of Health under a series of Continuing Services Contracts since 2008, completing over 50 projects with budgets ranging from \$29,000 to \$2.5 million. These projects include clinic renovations, new dental facilities, administrative office renovations, programming, master planning and feasibility studies, classroom renovations, and reroofing. In addition to this work with the DOH, our experience working with state and local municipalities under Minor Service Contracts include the Department of Management Services, the Department of Juvenile Justice, the Manatee County School Board, Sarasota County and City, **Charlotte County**, Lee County, and others, as well as miscellaneous renovation projects with the Sarasota County School Board. We have also had the privilege of serving as consultants on over ten water and wastewater treatment facilities around Florida, including our current work on the North Lee County Water Treatment Plant Expansion, the Bee Ridge Water Reclamation Facility Expansion and Advanced Wastewater Treatment Facility Upgrade, the Lake Manatee Water Treatment Plant Upgrade, and the Collier County Water Treatment Plant and Water Reclamation Facility Expansion.

RELEVANT WORK HISTORY WITH CM METHOD

We have worked under a Construction Management approach in most, if not all, of our Department of Health projects, where the Contractor becomes one of the team members and not an outsider. When the Contractor has been involved from the beginning, we are able to explore options along the way with minimal to no impact on the design service fees. We thus feel that this process is more conducive to delivering a project that not only meets the owner needs, but is also within budget.

Our recent projects that employed the CM method include, but are not limited to, the following:

- Sarasota County Fire Station No. 21 Design (completed)
- Florida Studio Theatre Gompertz Addition and Renovation, Sarasota (completed)
- Westcoast Black Theatre Troop Theatre and Administrative Building, Sarasota (completed)
- Pinellas (St. Petersburg) County Health Department Roof Replacement (completed)
- Volusia (Holsonback, Daytona Beach) CHD Interior Improvements (completed)
- Volusia (Keech Street, Daytona Beach) CHD Storm Damage Repair (completed)
- Bee Ridge Water Reclamation Facility Expansion, Sarasota County (ongoing)
- North Lee County Water Treatment Plant Design (ongoing)

DESIGNING WITHIN A FIXED PROJECT BUDGET

Most, if not all, of our government projects come with set budgets within which we must work. We do not have a problem with addressing the tough issues that come with staying within project budgets, which requires a careful design approach. We provide innovative and cost-effective solutions, using sustainable design elements so Clients see all possibilities and reduce changes. We have means in place, through the use of alternates, value engineering, working closely with the CM, and having an open, honest relationship with the facility users, to accommodate Clients' budgets and deliver the needs and wants of a given project.

These fixed project budgets must also be realistic with the requested project program. From the earliest discussions, we work with the owner and the CM to ensure that we have a realistic project goal with a realistic budget. If we have done our job and identified realistic costs, we can then work together on establishing means of reducing the costs to within the project budget.

IV. Project Control

CA³ has a proven track record of controlling schedules and costs, adapting to potential value-engineering opportunities, and coordinating successfully within a CM Team approach. We believe that the key to delivering a project on time and within budget is to develop and effectively communicate a sound, complete, agreed-upon plan. The “Plan the Plan” approach will be used to create an overall schedule that meets the County’s programmatic needs and identify how we will get there. Our techniques for project control are as follows.

ENSURING THE VALUE OF THE DESIGN CONCEPTS

- Over the course of programming and concept planning, the design team works with the Owner/User to develop a thorough understanding of the needs and wants of the Owner/User.
- During Schematic Design, the Architect will present various sketches to show different solutions to the needs developed in the space study.
- The Owner/User will have the opportunity to review these designs and choose the options they think best works for their needs. Sometimes, seeing these options triggers other ideas for the Owner/User and those ideas are explored.
- Without over managing the project, the design team maintains communication with DOH and users to ensure all needs are met.

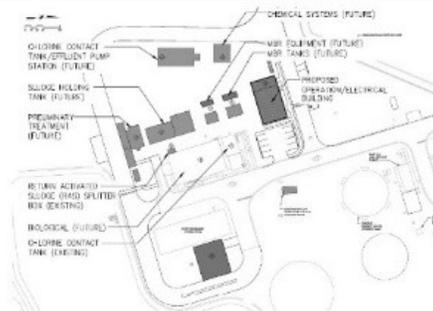
SCHEDULE-CONTROL TECHNIQUES

One of the most important tasks during the design process is to **keep the project moving forward at all times in some capacity**.

- Due dates for deliverables will be established during the initial phase and milestone deadlines will be monitored.
- Proper team management by the Design Team’s Architect and communication between all parties, which is the basis of our approach, will ensure adherence to the schedule.
- The project team must maintain flexibility to address the unexpected and be prepared to expedite certain work in order to maintain the schedule.
- The schedule and critical path items will be reviewed at each team meeting to determine the status and any actions that need to take place to maintain the schedule.
 - Early meetings with building officials to review the project in advance may be necessary.
 - Submitting for permitting while the Contractor is finalizing costs also moves the project along.
- Managing Scope Creep:
 - The design team will maintain communications with all parties so everyone is aware of the status of the project.
 - As significant changes and additions to the scope of work will have effects on the design and construction budgets, education of the owner/user of such costs will be essential.

CHARLOTTE COUNTY BABCOCK RANCH WRF OPERATIONS BUILDING

When Carollo Engineers, the prime consultant on this project, approached us with a request to provide Architectural services for the design of a new 3,200-SF **Operations/Electrical Building**, the Construction Documents had already been partially developed and were to be used as the basis for our work. Upon our review, we found that there were some corrections or adjustments to be made, which we addressed as we developed the drawings to completion for permitting and construction. We then provided construction administration services, observing the work and reviewing Contractor shop drawings and submittals to ensure that the work was performed in accordance with the plans.



COST-CONTROL TECHNIQUES

Project cost control is very important, both during the design phases and construction. Here are some of the techniques we will employ for this project:

- Design Phase:
 - Establish Scope of Work and Scope of Services.
 - Identify client budget and determine if it is realistic for the scope of work.
 - Advise client if the budget may not match project costs to discuss and resolve.
 - Go through process with Consultants to establish required tasks and determine necessary fees to complete such tasks.
 - Present a proposal to the client based on solid data from completed, similar projects and the anticipated scope of work, project size and cost.
- Construction Phase:
 - Specific cost estimating and control process.
 - Establish a good relationship between Contractor and Design Team.
 - Pro-active in identifying and addressing issues.
 - The CM can provide more accurate information.
 - If it appears preliminary established budget will be exceeded, we can start implementing the process of the established alternates. This allows the Owner the opportunity to make adjustments to the project scope at the time of bid to avoid any lengthy delays in rebidding.
 - Value Engineering can offer the client the ability to bring costs down so valuable program space is not lost, in most cases. This tool is most effective when working through a CM Contract.
 - With the assistance of our design team, we strive to find a favorable balance of cost to required functions, quality, performance, safety and aesthetics. To achieve this goal, we endeavor to have our designs meet the following criteria:
 - utilize off-the-shelf type building materials where possible;
 - designed using established procedures, recognized standards and best practices;
 - construct-able with typical work crews and equipment;
 - attempt to reduce the construction timetable;
 - durable, maintainable and will provide appropriate service life;
 - require as low a level as possible of maintenance over its life.

ABILITY TO ADAPT TO V.E. OPPORTUNITIES

Value Engineering can offer the client the ability to bring costs down so valuable program space is not lost in most cases. We are very open to cost-saving suggestions, especially early on in the process, and have ideas of where to make V.E. recommendations as we work through the process. Programming and aesthetics can be kept intact while other, less obvious items are deleted or changed to save costs. See right for an example of how we worked with the Contractor and owner to explore a series of value-engineering opportunities to mitigate the impact of significant, unanticipated cost increases on a recent project, the Charlotte County Landfill Scale House and Convenience Center.

CONSTRUCTION MANAGER TEAM APPROACH

Projects are not completed by any one individual; it takes a **TEAM** effort that includes the Design Professionals, Clients/Stakeholders, and Contractor working together. We have worked within a CM approach in all of our Department of Health projects since 2008, where the Contractor becomes part of the team and not an outsider. When the Contractor has been involved from the beginning, we are able to explore options along the way with minimal to no impact on the schedule or design service fees. We work closely with the Design Team and Construction Manager throughout the phases, including them at every step.

CA³ will host a pre-design/project kick-off meeting to establish relationships, set expectations for each discipline, and define the Client's needs and wants. We will document all site reviews and meetings and distribute to all stakeholders to keep everyone updated on the status of the project and next steps.

WORKLOAD

CA³ maintains a project workload of between 30 and 40 projects of varying sizes at varying stages of completion. These projects range from the \$45 million Florida Studio Theatre Arts Plaza design-build to smaller-scale repairs to commercial, residential, and civic structures. Some recently completed projects of significant size and/or relevance include:

- **Charlotte County Landfill Scale House & Convenience Center (2024)**
- Biotech Warehouse Re-Development (2024)
- Sarasota County Fire Station No. 21 Renovation/Addition (2023)
- Pinellas Park DOH Interior Improvements (2021) and Roof Replacement (2023)
- DOH Marion (Ocala) CHD Interior Renovation (Construction Administration)
- DOH Volusia (Holsonback, Daytona Beach) CHD Flooring Replacement and Interior Improvements (Construction Administration)
- DOH Pinellas (St. Petersburg) CHD Roof Replacement (Construction Administration)
- DOH Hendry (Clewiston) CHD Women, Infants, Children (WIC) Facility Renovation (2022)
- **Charlotte County** Cape Haze Placida Bunk House Restoration (On Hold 2025)
- Westcoast Black Theatre Troop Renovations (2013, 2014, 2015, 2020, and 2022)

Most of our active projects are relatively minor repairs and residential renovations or have moved on to construction. Our largest active project, the Florida Studio Theatre Multi-Use Arts Plaza, is currently in Permitting and is expected to wrap up soon. A sampling of our current projects includes:

- Collier County Water Treatment Plant, Water Reclamation Facility, and Common Administration and **Operations/Maintenance Buildings** (Schematic Design)
- Florida Studio Theatre Arts Plaza New Construction (Permitting)
- Sarasota County **Landfill Administration Building** Hardening and Lobby Renovation (Existing Conditions)
- Bee Ridge Water Reclamation Facility (Construction Administration)
- City of Sarasota Advanced Wastewater Treatment Plant Improvements (Bidding)
- Lake Manatee Water Treatment Plant (Closeout)
- North Lee County Water Treatment Plant Upgrade (Construction Administration)
- BCIM Medical Office Building Design-Build (Construction Administration)

We are **currently in contract negotiations for Charlotte County's RLI 26-083 East Port Water Reclamation Facility Maintenance Building** project, for which we intend to propose the **same design team** to help ensure consistency for the County across both projects.

We currently have several proposals being considered for future work, most of which are small-scale commercial and residential renovations. We anticipate maintaining our typical workload for the next year and are certain of our availability to provide services for this contract.

V. Proposed Design Approach

PROPOSED DESIGN METHODOLOGY

Our architectural approach embraces each project with an open and fresh viewpoint. The creations that emerge from our design process are not based on a set style, but are a direct reflection of a meticulous design investigation we undertake with each of our clients. We measure success in terms of client satisfaction, including the expectation that their projects be delivered on budget and on schedule. Our approach guarantees that each client is given the highest level of professional attention, rigorous design, and dedication to ensure their project's success. Below we identify key items within our approach in each potential phase of a project.

Design Concepts and Approaches:

- **Flexibility:** As communities grow, so too much their support facilities. Long range planning will be an important aspect of this project.
- **Incorporating Latest Trends:** Our team brings a strong understanding the latest trends.
- **Building Systems:** The team has the experience and ability to coordinate design elements and provide energy-efficient and cost-effective systems.
- **Sustainability:** Whether or not the Owner wishes to pursue LEED Accreditation, sustainable design is important to a successful project.

STEP ONE – DEFINE:

Understanding the Project: As design professionals, we need to understand your project's Scopes of Work and goals, as well as your concerns and expectations. We feel it is important during initial project development that the Architect bring any issues or concerns to the Owner's attention as early on in the process as possible. This project will involve many stakeholders; the design team needs to comprehend the role of each member and find ways to balance all requirements. We understand that no preliminary drawings have been prepared for this building replacement. As such, our first task upon being awarded this contract would be to meet with the County and facility users to discuss their wants and needs for this project and how they wish to improve upon the design of the existing, separate Maintenance and Operations buildings. **Having worked on this site previously, we bring a familiarity with the site and the County's and users' needs that we feel will help expedite this initial phase.**

STEP TWO – PLAN:

Establish the Team: Our selection and assignment of staff is carefully planned. See Parts I and II of this package for overviews of our anticipated staffing for the proposed project.

Anticipate Problems and Solutions: CA³ takes a *proactive* approach in all of our projects, anticipating emerging issues and getting out in front of them. Being proactive means *recognizing our responsibility to make things happen*. It means identifying potential issues and taking the initiative to act upon those most likely to need our attention soonest. By being proactive, we are better able to commit time and energy to your priorities and do less 'fire-fighting.' When urgent issues do arise, we feel that honest, direct communication is imperative to finding solutions. As designers, our business is about problem-solving in the discipline in which we are educated and licensed. Whether we have a clean slate to begin with on a project or are working among many obstacles, this is what we do, and we do it well. Given the opportunity, we are confident that we will come up with a solution that meets the County's needs and will serve you for the anticipated life expectancy of the structures. If we have done our job well, it might last even longer!

We anticipate two primary challenges for the proposed project:

First, this being an active landfill facility serving a significant area, special attention must be paid to **ensure that construction does not interfere with or obstruct the facility's day-to-day operations**. Having taken the new Scale House and Convenience Center on this site from initial design to construction closeout, we bring with us a familiarity with the site and its operations and are well practiced in planning ahead and working with the Client/User to set up the project in such a way that allows the facility to continue serving the public uninterrupted.

Our second anticipated challenge stems from the unknown of whether the new Operations and Maintenance Building is to be constructed at the same location as the existing buildings it is replacing or elsewhere on site and, as such, **whether the land it is to be built on is a filled former landfill**. **Universal Engineering Services (UES)**, one of our longtime go-to **geotechnical engineering** consultants and the firm that we would reach out to for such services, provides the following overview of how they would approach this project:

Universal Engineering Services' Geotechnical Approach

First, we would perform Ground Penetrating Radar to locate any existing utilities or underground obstructions in the area of our boring locations. This will also help show if there is any change in the density of material in the upper 5-8 feet, which may allow us to see a potential barrier layer or landfill type materials. The depth of GPR is limited by the elevation of the water table, so deeper exploration via soil borings will still be required.

While performing the geotechnical borings, we would look at material composition and look to see if any type barriers were encountered during sampling. We would look to see if any inorganic trash type materials (metal/plastic) or organic materials (peat) are encountered within our borings. Throughout drilling operations, we would have a gas monitor directly near the drill hole and drill pipe in order to measure potential gases being emitted from the subsurface. This would not only be for safety but would allow us to verify if any off gassing is occurring in the soil profile, and if we encounter any methane pockets during drilling operations, work would be stopped until levels reduced. Our field exploration would also consist of installing wells in the vadose zone, which would allow us to see if any methane off gassing was occurring within the soils. With these items we would be able to prove or disprove that fact that this area was utilized as a landfill space.

If the area does show presence of landfill operations, we would investigate different possible foundation remediation/improvement options, or determine a suitable deep foundation option. Remediation may include injection grouting to stabilize the soils, or may include deep dynamic compaction, and possibly a combination of both. Deep foundation options would likely include pre-cast driven concrete piles or auger cast-in-place piling. Depending on the soil profile, the most cost-effective option will be provided.

If the area does not show the presence of landfill operations, we would look at the soil density and composition and make recommendations for bearing capacity and maximum allowable loads to support a shallow foundation system while keeping maximum settlements under 1 inch. If softer soils are encountered, minor removal and re-compaction may be required to stabilize the soils. A report would be provided with site preparation recommendations to allow for the use of shallow foundations.

Our team is uniquely suited to tackling the challenges that may arise during this particular project due to the experience and expertise of CA³ and our consultants. Additionally, due to our firm's successful completion of another project on the Zemel Road Landfill site in 2024, we bring a familiarity with the County, the Landfill staff, and the site itself that will be invaluable to the success of the project.

Decision Making:

- Compromise is an essential element of any project developed for multiple stakeholders and is a process that involves everyone in the decision making for the benefit of the group.
- As facilitator, CA³ treats all participants' input with consideration and respect.
- Once all possible solutions to the project's goals are on the table, further discussions of the pros and cons of each narrow the options.
- Additional compromises and refinements may be necessary to meet all stakeholders' concerns.
- Once decisions have been made, they are tested against the project goals and scope and agreed upon by the Project Team.

STEP THREE – CONTROL:

Quality Control: CA³'s close and unwavering attention to detail ensures high-quality drawings. Our quality control measures include the coordination of drawings in all phases of a project by all disciplines for accuracy prior to distribution. Drafts of final Construction Documents are reviewed for legibility, detail accuracy, possible conflicts between drawings and specifications, explanations of symbols and abbreviations, and depictions of structural components and electrical and mechanical equipment before the drawings are submitted to the Client.

We believe the key to effective design solutions and implementation is a high level of communication throughout the course of the project. During the initial design phase, we look at various solutions to solve the design challenges to ensure we have not overlooked a possibility that might better serve the project. This approach allows the client to see various concepts in solving their project needs, assuring them they have looked at all alternatives and have chosen the best design option that meets their requirements.

The Construction Manager will also serve as a quality control reviewer. This has been very beneficial and minimizes or eliminates many issues or problems during construction. Our consultants all have quality control programs in effect. Firms within the design team work as a checks and balances to maintain high quality drawings.

Schedule and Cost Control: See Part IV. for our schedule and cost control techniques.

STEP FOUR – ADJUST:

Flexibility: Flexibility is required on any project to address the unexpected. Through direct and open lines of communication with all stakeholders, we will be aware of potential problems and be able to adjust to accommodate them. By responding and adjusting, we can stop bottlenecks and delays before they start. We will be in contact on a regular basis, either face-to-face or via phone or email to coordinate tasks and track project progress. While each task is being performed, we will be planning ahead and mapping out future task schedules and decisions that need to be made for each project.

PHASES

The following is a breakdown of our services as we go through the different Phases of a project. Phases are tailored for each project as necessary:

Design: We offer the full range of typical design phases. What we feel is unique relating to Schematic Design is that we look at various options to determine the best solution for your project. For years, we offered single-design solutions in a very formal, rendered presentation. We found that while the clients loved the design, there was always a part missing or something that needed adjusting. We later found these solutions were on sketches that were not chosen to be presented, so we decided to soften our presentations to a felt tip free-hand format and began showing clients multiple solutions developed from thinking outside the box for valid solutions. Once all possible solutions to the project's established goals are on the table, further discussions of the pros and cons of each will narrow the options. Additional adjustments, compromise and refinements to the final solution may be necessary to meet all stakeholders' concerns.

Local, State and Federal Permitting: CA³ will provide the necessary documents for permitting, including a Site Plan, Floor Plans, Elevations, Sections, and Details. We will communicate with the reviewers early and often to ensure that we provide all of the necessary information to ensure a swift permitting process. See Part III of this package for more on our permitting services.

Bidding: CA³ will assist the Client with the bidding of the project through the Construction Manager process. These services will include developing the bid documents with an invitation to bid, instructions to bidders, and the bid proposal form, attending the Pre-Bid meeting, assisting with distribution of documents, answering questions from participating bidders, and issuing addenda for distribution. We will attend receipt of bids and assist with the review and selection.

Construction Administration Services: Our team approach to all projects does not stop during construction. Whether a project is awarded by hard bid or, as is the proposed project, through construction management, we believe working together with the Client and Contractor in a team approach is key. We are very involved during the construction phase and will provide site overview, shop drawing review, assistance with color selections and finishes, pay-application review, project-schedule review, and many other services. We feel it is important to be involved in the Construction Phase as we know better than anyone the intent of our drawings and are committed to assisting the Client and Contractor with the construction of the project. We typically set up bi-weekly or monthly meetings with the Contractor and Client (depending upon project needs), but we are available at any time during this phase to review questions or issues that may arise and can be on-site in under an hour.

Certification of Construction Completion: This typically involves two phases: Substantial Completion, when the Contractor has completed the project to a point that the Client/User can occupy and use the facility, and Final Completion. We press hard for these phases to be completed within a short timeframe of each other and not drag the project time out. Working with the CM to ensure the seamlessness of this process is important; we provide the necessary support to make this happen.

Closeout Documentation: We believe that closeout documentation is a very important part of project completion as there is information within these documents that the Client may need immediately. We typically require that these documents be submitted at Substantial Completion or shortly thereafter so that we may review for completeness.

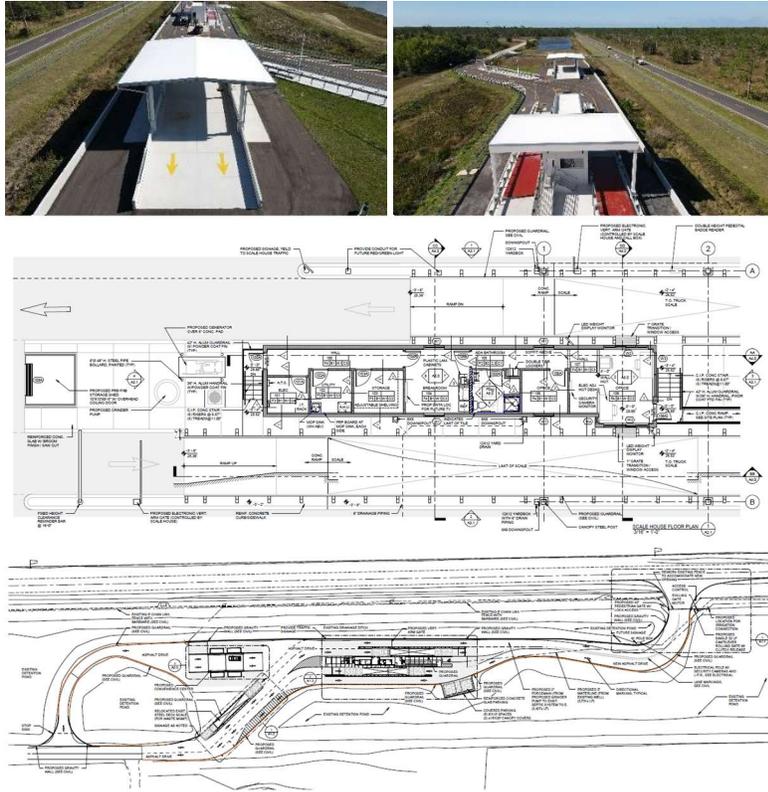
MURDOCK LIBRARY RENOVATION FOR CHARLOTTE COUNTY BUILDING CONSTRUCTION SERVICES

This \$1.2-million project was a renovation of the existing 16,679-SF Murdock Library into new offices for Charlotte County Building Construction Services. We developed a program to reconfigure spaces to better serve their needs, creating a new reception area, permitting stations, inspector work stations, and filing and storage areas. The areas were designed to use as much as possible of the existing space that would work for their program and future development. We worked with the furniture consultant in adjusting spaces to work with standard sizes and equipment.



VI. Recently Accomplished Similar Projects

The following five examples represent projects of a similar scale to the proposed that have been accomplished in the last five years. Examples of our many other projects for Charlotte County and beyond are sprinkled throughout this package.



Client: Charlotte County Government

Reference:
 Pedro Agosto,
 Projects Manager
 Charlotte County Board of County
 Commissioners
 Facilities Management
 Phone: (941) 743-1913

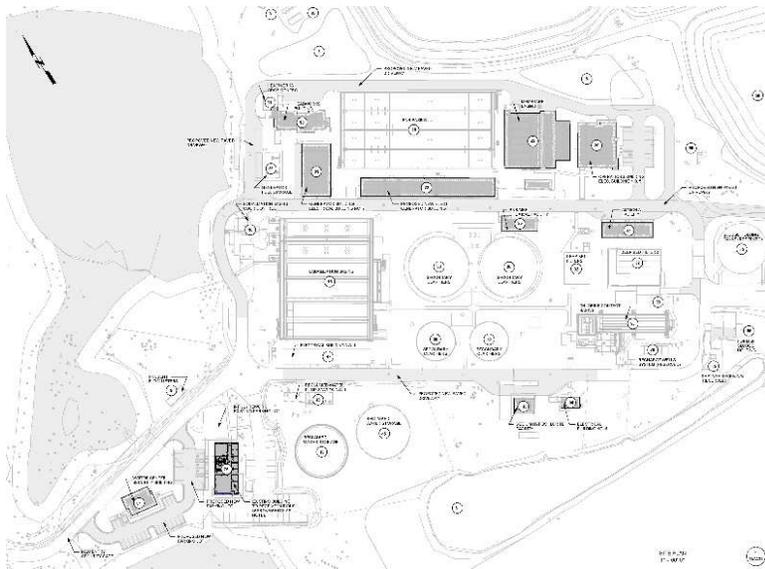
Project Performance Period:
 2021 – 2024

Project Budget: \$4.5M

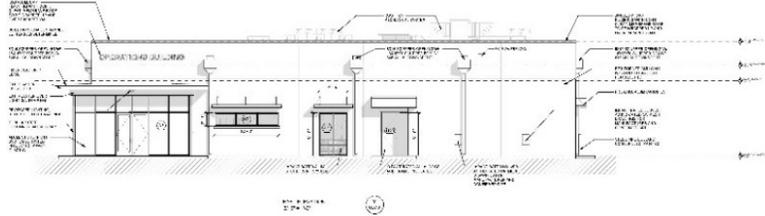
Project Address:
 29751 Zemel Road,
 Punta Gorda, FL 33955

Charlotte County Zemel Road Landfill Scale House & Convenience Center

This project for the **Charlotte County Zemel Road Landfill** consisted of the relocation and replacement of 1,100-SF weight station with three new weight landings, an emergency generator, and layout to a new location at the Landfill to streamline traffic. We also designed a new convenience center drop-off structure, prefabricated storage structures, and new entrances and gate systems. Economic issues caused unpredictable cost escalation across the state, raising the construction costs substantially, particularly for concrete and steel. The unanticipated need for added structural retaining walls to minimize impact to the area wetlands also affected the budget. Thus, while the overall project scope had not changed, the measures required to implement the scope caused significant cost impact. We successfully worked with the CM and the client to determine which items could be priced as **alternates** and what were the **best materials to use to minimize cost and delivery time**. In some cases, such as the convenient center drop-off area, we were able to reduce the height of the **canopy** to reduce costs. We worked through all of the scale house systems with the CM to get the best system for the lowest cost and meet timelines while delivering a quality product. Construction closed out in early 2024.



WRF Expansion Site Plan



Operations Building Elevation

Client: Sarasota County Government

Reference:
Christopher Maggs,
Utilities Construction PM,
Capital Projects,
Sarasota County Government
Phone: 941-237-0704

Project Performance Period:
2021 – ongoing
(currently in construction)

Project Budget: \$150M

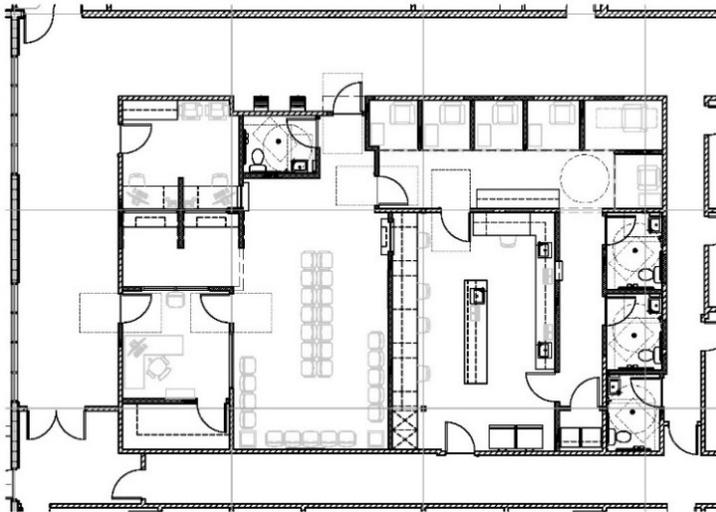
Project Address:
5550 Lorraine Road,
Sarasota, Florida 34240

Sarasota County Bee Ridge Water Reclamation Facility Expansion

CA³ serves as the architectural consultant to project lead Carollo Engineering. The work consists of designing and building a new water reclamation expansion to Sarasota County's existing water treatment facility on Bee Ridge Road. This expansion comprises eleven buildings of varying scales and complexities, including a welcome center, **operations building**, electrical buildings, generator buildings, and other various structures throughout the campus. Services include programming through Construction Administration, which is the project's current status. Each building has its owner schedule based upon the construction manager's schedule. Even with an overall budget of \$150 million, the project required careful review of the preliminary plans at each phase. The contractor was brought in during these early design phases to review costs so that any design changes could be considered to reduce the need for change orders down the line. Changing floor finishes were changed from tile to epoxy as one cost-saving option. We went through various review and cost exercises with the **CM** and County to allow input from everyone.



Completed Laboratory and Waiting Area



Laboratory and Waiting Area Floor Plan

Client: FLDOH in Marion County

Reference:

Ken Tilbury,
DOH Project Manager,
FLDOH Design & Construction
Phone: (850) 558-9744

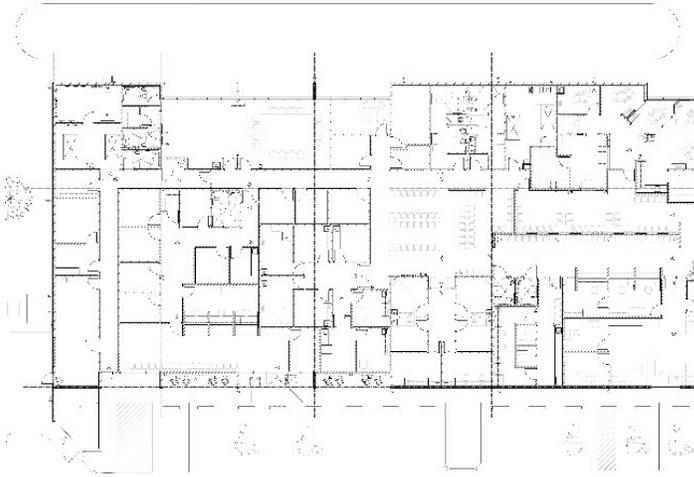
Project Performance Period:
2022 – 2024

Project Budget: \$587,261.00

Project Address:
1801 SE 32nd Ave,
Ocala, FL 34471

Marion County Health Department (Ocala) Interior Renovation

For this project with the Department of Health, we renovated and reconfigured several areas within the building, including the Environmental Health Area (3,033 SF), the Medical Records Area (1,580 SF), and the old STD Area (2,251 SF) located within their Ocala facility. These areas were reworked to accommodate new needs, such as **creating a central laboratory space** with restrooms and a waiting area, creating a new checkout and bill-payment area, **reconfiguring office areas** in Environmental Health to create more work spaces rather than offices, and looking at the existing records area to determine what was no longer needed and repurposing the space to meet other current space needs. Our scope of services originally ran from Programming through Design Development but was extended at the Client's request to add Construction Documents, Bidding and Negotiation, and Construction Administration. We took the lead in bidding this hard-bid project, which had an available budget of \$587,261. Apart from an approved time extension of 30 days due to construction delays caused by Hurricanes Helene and Milton, this project closed out on time and on budget in early 2025.



Facility Repair Floor Plan

Client: FLDOH in Pinellas County

Reference:

Kenyon Tilbury,
DOH Project Manager,
Design & Construction,
Bureau of General Services,
Division of Administration,
Florida Dept. of Health
Phone: 850-558-9744

Project Performance Period:
2021 – 2024

Project Budget: \$2M

Project Address:
6350 76th Ave N,
Pinellas Park, Florida 22781

Pinellas County Health Department (Pinellas Park) Repair and Renovations

This project, part of our continuing services contract with the Department of Health, was for the interior and exterior improvements to the entire 14,739-SF facility in Pinellas Park, which included a **Laboratory**, Dental Clinic, WIC Clinic, Primary Care Clinic, and administrative support areas. As part of the interior improvements, we performed a space reconfiguration and remodel of several areas to improve the functionality of those areas and the overall flow of the facility. We also provided new casework, new flooring throughout, new ceilings, and new LED lighting throughout. Exterior **building hardening** included a new metal roof system over the existing roof with associated gutters and fascia replacement. Various other site and building envelope improvements were also performed, including building painting and window replacements in coordination with the interior remodel.



2025 Exterior Render



2025 Interior Theatre Render

Client: Florida Studio Theatre

Reference:
Richard Hopkins,
Producing Artistic Director,
Florida Studio Theatre
Phone: 941-366-9017

Project Performance Period:
2018 – ongoing

Project Budget: \$45M

Project Address:
1233 First St,
Sarasota, Florida 34236

Florida Studio Theatre Multi-Use Arts Plaza

This design-build of a **multi-use** theatre-housing-parking facility on Florida Studio Theatre's Downtown Sarasota campus is the latest of many projects we have performed for the non-profit theatre company on this and their other campuses. Preliminary work for this project commenced in 2018 in coordination with the owner and contractor. With construction costs rising sharply at that time, it became clear that FST would not be able to afford their entirety of their original wish list, such as a rooftop pool area, additional floors for housing and bonus parking, and more. We developed a revised plan that maintained the original design of the theatre floors but reduced the number of parking and housing floors, all of which still met FST's design needs of accommodating parking for their employees and patrons and offering various types of housing for actors and guests. The housing portion of the project originally involved apartments, affordable housing, hotel rooms, and smaller one-room apartments for a **mixed-use** setup to serve their needs within the city zoning requirements. However, the owner found that, though including affordable housing would lessen the overall cost, the restrictions that came along with that deal overshadowed the benefits, and so that partnership with the city was dropped. We coordinated with the CM on phasing the buildout in order to complete the shell of the structure so the client can use the parking garage as soon as possible, which is currently their greatest need. The project is currently in permitting.

VII. Experience and Capabilities

GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS AND STAKEHOLDERS

Involving County Administration, Facility Staff, and the Public is critical for such a visible project, especially a public one. Each phase that we have outlined will require input and involvement from stakeholders. Plans will be submitted to the County and any other necessary government bodies during Site Plan approval. Staff from each department will be involved in the programming and review of the proposed plans. Further, we could support the County in the event that they decide to give the community the opportunity to have input on what is being proposed.

We have ample experience working on government projects with multiple stakeholders. On many of our projects with the Department of Health, the facilities are owned by either the County Government or the County Health Department (CHD) and are shared by those two entities and possibly other municipal organizations. This requires coordination between many different departments for design standards and permitting. Accomplishing the CHD's wants and needs within the County's guidelines and around the County's and other occupying entities' schedules takes great foresight, planning, and communication between the stakeholders and the design team. For example, during preconstruction for a re-roofing project in with the CHD in St. Petersburg, the County informed the CHD that they would be performing work on the facility's parking lot during the period that the Contractor for our project would be staging. Working with the CHD, State DOH Project Manager, County, and Contractor, we were able to successfully schedule the staging around the County's parking lot work and avoid any interference that may have delayed the work. Our experience with these facilities gives CA³ the understanding of what is required to work with multiple organizations.

LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING

Our team has the experience and ability to analyze life cycles of building systems, coordinate design elements and provide energy efficient and cost effective systems. We also believe the Contractor's input is important in developing the building systems. MEP Consultant Genesis Engineering has assisted in life cycle cost analysis in multiple projects, working with owners and contractors to identify systems that balance performance and value over the expected life of the equipment.

Value Engineering can offer the client the ability to bring costs down so valuable program space is not lost in most cases. We are very open to cost-saving suggestions, especially early on in the process, and have ideas of where to make V.E. recommendations as we work through the process. Programming and aesthetics can be kept intact while other, less obvious items are deleted or changed to save costs.

CRITICAL PATH METHOD

Critical Path Method (CPM) is the development and identification of various components of a project that could hold up progress of that project. This starts from the beginning of the project and continues on through construction. This could be a site plan approval, stormwater management approval, or a specific phase of the project that requires completion and approvals that could impact meeting identified timelines. This continues as we move into the Bidding phase and Construction Administration with the Contractor or CM. They will identify elements such as shop drawing approvals or permit release that might hold up progress of the construction that could delay the deliverable of the building. CPM is an ongoing process from the start of the project through the completion of the building. We try to work closely with the Client, our consultants, and the Contractor/CM to identify what is on the Critical Path to ensure that the project is completed within the Client's schedule.

ENVIRONMENTAL ASSESSMENTS AND STORMWATER

Civil Engineering Subconsultant Southwest Engineering and Design takes the following approach to environmental assessments and stormwater management:

Southwest Engineering and Design's Environmental and Stormwater Approach

Environmental stewardship and regulatory compliance are core components of SED's engineering practice. Our team has extensive experience preparing and supporting environmental assessments, including coordination with state and federal agencies such as FDEP, SWFWMD, SFWMD, USACE, and US Fish & Wildlife.

Stormwater management is a primary area of expertise for SED. We regularly design stormwater systems that meet or exceed local and state criteria while addressing water quality, flood protection, and resilience. Our designs are tailored to Southwest Florida conditions, including flat topography, high groundwater tables, and sensitive environmental resources. Through careful analysis and coordination, we deliver stormwater solutions that are both environmentally responsible and cost-effective.

DESIGN USING SUSTAINABLE STANDARDS AND ENERGY EFFICIENCY

Our basic design approach is always carried out with attention to sustainability and energy efficiency. Some sustainability standards and energy-efficient designs cost more than others. We work with the Client to establish where such features provide the best results for the money spent while keeping the project within budget. We have worked on a number of LEED buildings; due to the costs, those projects either did not move forward or LEED certification was abandoned, though the concepts were still implemented within the design. Whether or not the Client wishes to pursue LEED Accreditation, sustainable design is an important aspect to consider when planning long- and short-term strategies. As we understand, Charlotte County has adopted resolutions and requirements to provide for sustainability. We will continue our track record of applying these approaches throughout the proposed project.

BUILDING INFORMATION MODELING (BIM) EXECUTION PLAN

Our team has proficiencies in several design programs, including BIM. We provide various levels of building rendering services from building massing to complete computer-generated rendering in 3D to show interior and exterior, spatial relationships, traffic flow. Upon request, we also provide a variety of presentation aides for committees, community groups, investors, governmental agencies, and such. CA³ has the ability to create a comprehensive BIM execution plan for the design phase of the project. Ensuring coordinated models between the design team for handoff to the CM team for construction. These BIM Execution Plans typically include bi-weekly coordination meetings to coordinate and resolve Navisworks clash reports.

CHARLOTTE COUNTY FIRE STATION NO. 12

When the station's roof was blown off during Hurricane Charley, it was determined to repair the station to meet current codes and **harden** the existing to minimize future damage. The County also wanted to extend the bays and make other interior improvements. The mechanical systems were replaced throughout with new **energy-efficient** units, the electrical system was reworked, and a new emergency generator system provided. Though we were not involved with all of the budgeting conversations, we worked closely with the County and CM to assist them in getting the project within their established budget and FEMA reimbursements.



CA³ has completed and is working on several public and private projects utilizing the BIM process to varying degrees. In all projects, multiple, if not all, disciplines have completed their respective design work in the BIM environment, coordinating design models from Schematic Design through Construction Documents packages, as well as As-builts. Project Manager Troy Odell has experience with BIM, having modeled and coordinated between design teams on several large- and small-scale commercial and public projects. Platforms that Mr. Odell has utilized include Revit with work sharing, Bentley ProjectWise, Navisworks, and BIM360 for model and document sharing and storage.

Projects for which CA³ has worked in BIM include, but are not limited to, the following:

- Florida Studio Theatre Arts Plaza: Design of multi-use facility containing theatres, a restaurant, actor housing, hotel space, and a parking garage.
- Sarasota County Bee Ridge Water Reclamation Facility: Design for expansion and upgrade of facility, including **Operations Building**, Security/Administration Building, Existing Lift **Maintenance Building**, Generator Building, Electrical/Blower Building, Headworks Building, and miscellaneous canopy structures.
- City of Sarasota Advanced Wastewater Treatment Plant: Design of electrical building for WTP.
- North Lee County Water Treatment Plant: Design of new Administrative Building, new Electrical Building, and new RO Annex Building and renovation of existing Electrical Room.
- BCIM Medical Office Building: Design of two-story building, with ground floor built out as a shell and second floor built out as doctors' offices with minor procedure and equipment rooms.

PERMITTING EXPERIENCE IN SOUTHWEST FLORIDA AND CHARLOTTE COUNTY

Having performed much work in Charlotte County, CA³ has extensive experience permitting a range of project types (state and local, public and private) in these jurisdictions. Upon request, we assist the CM throughout the permitting process, aiding in submitting permitting documents to the appropriate reviewing officials. We issue revised plans and addendums addressing permitting comments as needed via electronic PDF format and signed-and-sealed originals as required. We believe that it is important to establish a relationship with the relevant agencies early so we can identify their process and relevant requirements. They are thus aware of the project first-hand and generally will work with us to push the envelope of the owner's needs to maximize the project. With this approach, permit submittal is generally a flawless process with few, if any, issues. This hands-on approach avoids unnecessary delays during the permitting process. Our successful history with the Charlotte County Building Department, demonstrated through the project examples throughout this package, have afforded us the familiarity and experience necessary to shepherd this project through permitting in a timely, successful manner.

See Part III for more on our permitting approach.

CHARLOTTE COUNTY HAROLD AVENUE REGIONAL PARK DUGOUT

This project, begun in 2017, consisted of a building assessment of twelve existing baseball and softball dugout/storage buildings at Charlotte County's Harold Avenue Regional Park Recreation Center for the purposes of demolition and design work for the construction of a new weatherproof enclosure to house electrical panels and an open-air, fenced-in dugout area. The County wanted twelve shade structures with twelve team benches and fencing and gates around the new dugouts. Some reworking of the existing structure was required, as was limited new electrical work.



VIII. Volume of Work

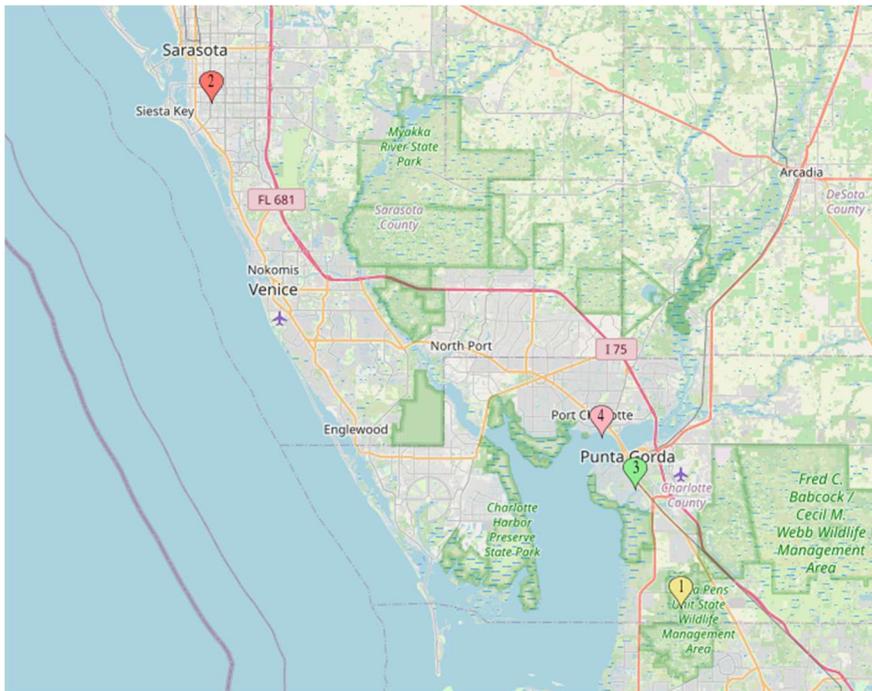
In the past 24 months, CA³ has received a total of \$29,392.83 in exchange for Architectural services performed on the Charlotte County **Zemel Road Landfill Scale House and Convenience Center** project and the Cape Haze Placida Bunk House Restoration project.

IX. Location

CA³ is conveniently located off Bee Ridge Road in Sarasota, FL, and will conduct all architectural work in-house at this location. Being located in Sarasota County, our firm is approximately 60 miles from the Zemel Road Landfill. With minimal effort, we can be on site within an hour. We successfully completed our work on the **Zemel Road Landfill Scale House and Convenience Center** project in 2024 without any issues posed by our location.

CA³ endeavors to work with subconsultants local to and/or with experience in the client's region. As such, we are joined in this submittal by two firms who not only provide quality services in their respective disciplines, but are also familiar with the Charlotte County area. Both Southwest Engineering & Design and Florida Engineering are located within a 25-minute drive of the project site. Should additional subconsultants become necessary, CA³ will prioritize working with firms local to Charlotte County, familiar with the project area, and experienced in working with the County.

With today's technology and available resources of internet and email, we foresee no problems or negative impact of our location for this project. We are now transmitting more information through PDFs with email and internet design/construction applications than ever before. We are also now using various applications for virtual conferencing, such as Zoom and Microsoft Teams. However, when the need to have a face-to-face meeting arises, we are all located within a very reasonable distance to do so at a moment's notice.



Key:

1. Zemel Road Landfill
2. C. Alan Anderson Architect, P.A. (Architectural)
3. Southwest Engineering & Design (Civil)
4. Florida Engineering (MEP/FR & Structural)

X. Litigation

CA³ was named as a third-party defendant in the case styled and numbered as Tequila Tales III, LLC v. Formella Construction, LLC, Case No. 2025-CA-000755 (Sarasota County, FL). The plaintiff was a tenant of a storefront pizza restaurant. It hired a general contractor to perform the required build-out of the space. The landlord and general contractor were defendants in the lawsuit. The tenant sued the landlord and general contractor after discovering construction defects. No expert identified any defects in the design. Nonetheless, the general contractor sued CA³ seeking indemnity from the tenant's claim. CA³ vigorously denied the general contractor's claims. The case is in the process of being resolved as a result of negotiations at a mediation conference. There has been no finding that any of CA³'s limited design services were improper or caused any of the issues the tenant experienced. Likewise, CA³ did not and does not admit that any of its design services were improper.

See attached for Florida Engineering's litigation statement.

XI. Minority Business

While CA³ is not a minority-owned business, Florida Engineering is a non-certified minority business. Our team recognizes the importance and many benefits of working with minority-, women-, and service-disabled-veteran-owned businesses. As such, we are committed to honoring the County's prioritization of diversity when selecting any additional subconsultants that may be required for the project beyond those included in this submittal.

Attachment A: Additional CA³ Information



C. Alan Anderson
Architect, P.A.

C. Alan Anderson, AIA, Principal

Education: B.A. in Architecture,
University of Tennessee
Registration: Florida Registration 1992
Professional Affiliations: AIA, NFPA, ICC

Mr. Anderson has been practicing in the State of Florida since 1985, including ten years with a single firm before opening his own firm (CA³) in 2001. His experience serving as Project Architect and Project Manager has included projects of varying sizes, from continuing services contracts for various state agencies and local municipalities to large private projects such as the Florida Studio Theatre (FST) Gompertz Addition and Renovation, the more recent FST multi-use Arts Plaza (\$52 million), and the Westcoast Black Theatre Troupe Renovation, a phased project with a budget of over \$6.5 million. Mr. Anderson serves as the lead Architect for his office. CA³ worked under a continuing services contract with the DOH for 17 years, with projects ranging from \$30k to up to \$2 million. Under Mr. Anderson's guidance, CA³ has been awarded additional Continuing Services Contracts and contract renewals for the DOH with projects in Polk, Lee, Palm Beach, Volusia, Orange, Brevard, and Hillsborough Counties, and was recently awarded a continuing services contract by the City of Tampa and a renewed contract by Sarasota County. CA³ was recognized as the Best Residential & Commercial Architecture Firm 2023 (Southwest Florida) by the Build Architecture Awards.

Charlotte County:

- Babcock Ranch Operations Building: with Carollo Engineers, developed construction documents for 3,200 SF facility
- Burnt Store Water Treatment Plant O/M Building: 5,200 SF, for CCU for the monitoring of existing and future facilities; provided on-site accommodations with break room, locker room and restroom facilities
- Fire Station 12: storm damage repair and renovation, added hurricane hardened roof, larger bays, new mechanical systems, new commercial kitchen and structural improvements, 10,517 SF, \$1.2M
- Murdock Library: converted and renovated existing 16,679 SF library into new offices for Charlotte County Construction Services
- Zemel Road Landfill Scale House and Convenience Center: designed a new scale house and convenience center for the Charlotte County Landfill

Collier County:

- NE Collier County WRF, WTP, and Common Buildings: facility expansion

Lee County:

- North Lee County WTP Expansion: with Carollo Engineers, designed new administrative building, new electrical building, electrical room renovations for existing and a new Annex building

Sarasota County:

- Bee Ridge WRF Expansion and AWR Conversion: with Carollo Engineers, designed new and evaluate and update existing facilities
- Fire Station 21: Renovation and addition to existing
- Fire Station 2: Interior renovation
- Siesta Key Warehouse and Office: developed construction documents for the remodeling of existing warehouse facility
- Public Works Warehouse Office Buildout: buildout of existing Public Works warehouse to construct office and cubicle space
- Judicial Control Building Control Room Renovation: develop construction documents for interior renovation of holding-cell control room
- Central Co. WRCP Facility, Phases 1 and 2, Electrical Building and Blower Pad: 1496 SF
O/M Building: 4464 SF, new office space for 6 departments, new lab, Library/plan room, IT /Storage room, common meeting/break room that can accommodate any emergency staging, new locker rooms, field office and open work bay with storage
- Venice Gardens O/M Building Expansion: 1159 SF addition to an existing facility
- Venice Gardens WFT Maintenance Building: 1973 SF building for Lift Maintenance

City of Sarasota:

- Centrifuge Building Roof Replacement
- WTP Emergency Generator Building: designed to accommodate a new backup emergency generator
- Verna Well Fields Aerator Building Renovation: replace existing roof and structure, replace existing windows and most doors with new impact systems
- Advanced WTP: with Carollo Engineers, improvements to electrical building

Manatee County:

- Lake Manatee WTP: with Carollo Engineers, designed chemical feed and storage building and renovated existing Filter Bay B
- Manatee County First Union Building Chiller and Cooling Tower Unit Relocation: provided recommendations and drawings for the relocation of the chiller and cooling tower unit

Hillsborough County:

- Tampa DOH Sheldon Road Facility Re-Roofing
- Various roof replacements and clinic renovations

Pinellas County:

- Pinellas Park DOH Facility: roof replacement and interior improvements
- St. Petersburg DOH Facility Re-Roofing

Marion County:

- Ocala DOH Facility: interior renovation

Volusia County:

- Holsonback DOH Facility: flooring replacement, interior improvements, and check-in area renovation
- Keech St. DOH Facility: storm damage repair





C. Alan Anderson
Architect, P.A.

Troy Odell, Associate Architect Lvl II/PM

Education: B.S. in Sustainable Urban Design,
Polytechnic Institute of NYU
MA in Architecture,
University of South Florida

Mr. Odell has considerable experience throughout the construction industry working for various trades and planning institutions and possesses extensive knowledge of permitting and code analysis. Since 2015, he has worked as an architectural draftsman and designer on various projects throughout Southwest Florida. For CA³, Mr. Odell has assisted with and come to manage such ongoing projects as Sarasota County's Bee Ridge Water Reclamation Facility Expansion and Collier County's Water Reclamation Facility, Water Treatment Plant, and Common Buildings Expansion. He has also provided design work for commercial, residential, and public projects. He is a competent project manager with effective communication skills and technical proficiency.

On the proposed projects, he will serve as Project Manager, working directly with Project Architect Mr. Anderson to ensure a duplication of knowledge, stand in for Mr. Anderson should he be unavailable, and supervise the deliverables for the Engineers and ensure they are on task and on schedule. He will assist with design work through Construction Administration and facilitate drawings to help communicate design intent, project-specific research, and computer-generated renderings. Under Mr. Anderson, Mr. Odell will be responsible for Design Development and Construction Administration with the assistance his fellow team members. This includes reviewing building review comments, shop drawings, and assisting with any issues related to Contractor inquiries and keeping to the timeline.

Sample Commercial/Public Project List:

- NE Collier County WRF, WTP, and Common Buildings, Collier County, FL
- Bee Ridge Water Treatment Plant Upgrade, Sarasota, FL
- North Lee County Water Treatment Plant Upgrade, Lee County, FL
- Florida Studio Theatre Arts Plaza, new construction, Sarasota, FL
- Cut's Edge Marina Storm Damage Repair, Palmetto, FL
- Westcoast Black Theatre Troupe Site Development zoning/planning, Sarasota, FL

Assistance will be provided by:

Khalid Alhams, Associate Architect Lvl I

Education: B.D. in Architecture,
University of Florida

Sample Commercial/Public Project List:

- Charlotte County Landfill Scale House & Convenience Center, Punta Gorda, FL
- Hillsborough County Health Department Roof Replacement, St. Petersburg, FL
- Sarasota County Bee Ridge Water Treatment Plant Upgrade, Sarasota, FL
- Florida Studio Theatre Arts Plaza, new construction, Sarasota, FL
- Sarasota County Siesta Key Warehouse/Office Renovation, Sarasota, FL
- Volusia County Health Department Interior Renovations, Daytona Beach, FL
- Marion County Health Department Interior Renovation, Ocala, FL
- Biotech Warehouse New Build and Renovation, Bradenton, FL
- Prime Health Urgent Care Facilities in Port Charlotte, Estero, FishHawk, Lehigh Acres

James Kerr, Associate Architect Lvl I

Education: Bachelor's in Architecture,
Maywood University

Sample Commercial/Public Project List:

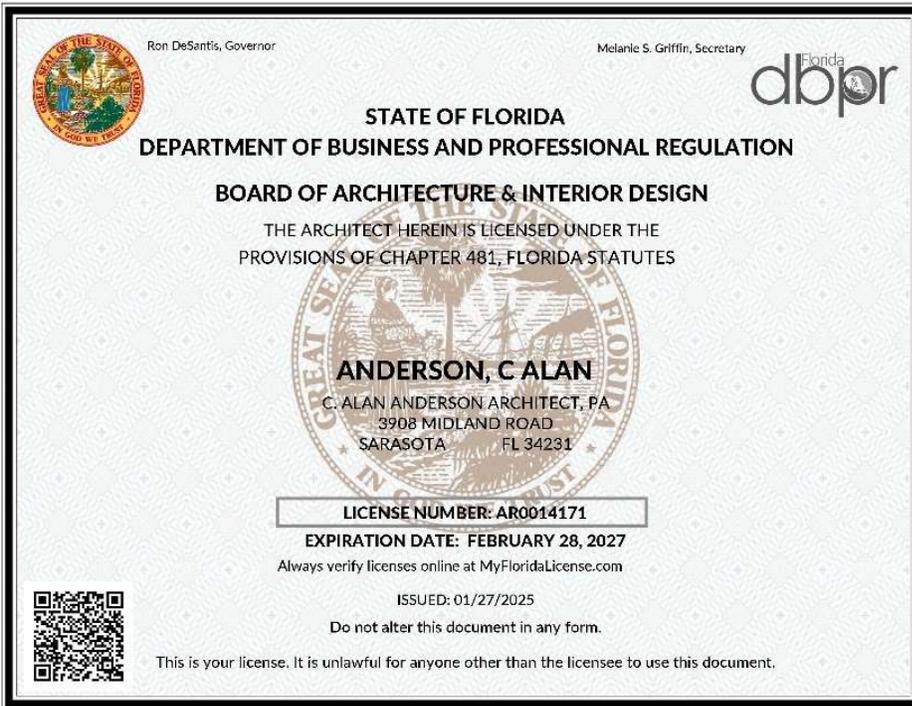
- Florida Studio Theatre Mulva Arts Plaza, new construction, Sarasota, FL
- Jemigan Dental Office, Venice, FL
- Brick & Bottle Restaurant, Sarasota, FL
- Just Ryt Foods PEMB, Sarasota, FL
- WestCoast Church Renovation, Parrish, FL

On the proposed projects, Mr. Alhams and Mr. Kerr will assist with design work through Construction Administration. They will facilitate drawings to help communicate design intent, project-specific research, and computer-generated renderings. Under Lead Designer Alan Anderson and Project Manager Troy Odell, Mr. Alhams and Mr. Kerr will assist with Design Development and Construction Administration along with their fellow team members. This includes assisting with the review of building review comments, shop drawings, and any issues related to Contractor inquiries and keeping to the timeline.

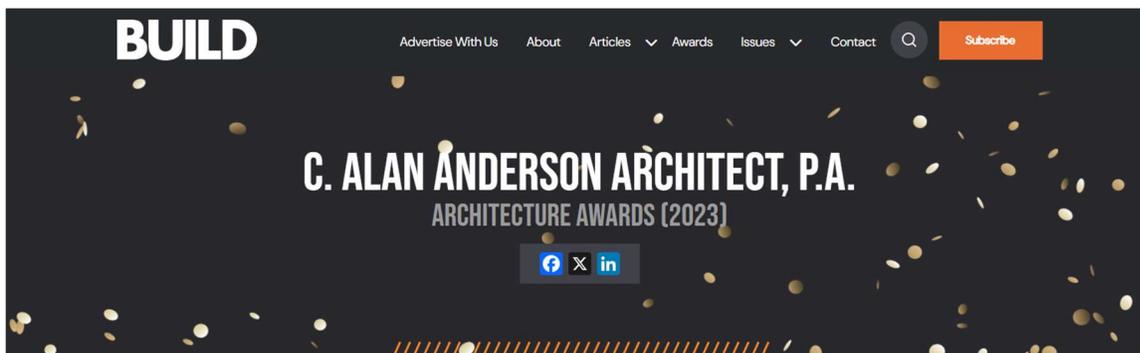


AIA Number: 30120165

DBPR License



BUILD Architecture Awards 2023 – Best Residential & Commercial Architecture Firm 2023 (Southwest Florida)



[Home](#) / [Awards](#) / [Architecture Awards](#) / [Winners List \(2023\)](#) / [C. Alan Anderson Architect, P.A.](#)

ABOUT C. ALAN ANDERSON ARCHITECT, P.A.

Best Residential & Commercial Architecture Firm 2023 – Southwest Florida

Certificate of Status

***State of Florida
Department of State***

I certify from the records of this office that C. ALAN ANDERSON ARCHITECT, P.A. is a corporation organized under the laws of the State of Florida, filed on December 12, 2000.

The document number of this corporation is P00000113793.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 29, 2025, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-fourth day of
February, 2025*




Secretary of State

Tracking Number: 8481773961CU

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

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

NFPA Membership



NATIONAL FIRE PROTECTION ASSOCIATION

CERTIFICATE OF MEMBERSHIP

In acknowledgment of your commitment to protecting lives and property from fire, electrical, and related hazards, the National Fire Protection Association® hereby recognizes

Alan Anderson

as an **NFPA Individual Member** with all the rights and privileges thereto.

Membership through October 31, 2026
Member Since 2004


President, National Fire Protection Association

Attachment B: Additional SED Information



Southwest Engineering & Design, Inc. • 25450 Airport Road, Suite B • Punta Gorda, Florida 33950 • Tel: (941) 637-9655 • Fax: (941) 637-1149

Founded in 2005 and rooted in Punta Gorda, Florida, Southwest Engineering & Design (SED) is a multi-disciplined engineering and design firm dedicated to delivering high-quality infrastructure solutions across Southwest Florida. With a team that brings together over two centuries of combined local and regional experience, SED has built a strong reputation for practical, cost-effective engineering, thoughtful design, and longstanding client relationships.

SED specializes in civil engineering, transportation, and land development services, guiding projects through every phase — from initial planning, zoning, and feasibility studies to design, permitting, and construction support. The firm's breadth of expertise spans site development, roadway and transportation design, environmental services, utility improvements, and regulatory compliance, ensuring that each project meets both functional goals and community standards.

At its core, SED focuses on developing innovative, real-world solutions that balance site constraints, environmental considerations, and client budgets. Whether working on a simple site plan or a complex engineering challenge, the firm's collaborative approach and deep understanding of local land use regulations help clients navigate regulatory frameworks with confidence.

SED is also committed to enhancing quality of life and protecting natural resources in the communities it serves. This commitment is reflected in its environmental planning and permitting services, sustainable design practices, and emphasis on building long-term partnerships with clients, municipalities, and community stakeholders.

Driven by core values such as honesty, integrity, technical excellence, and respect for people and the environment, Southwest Engineering & Design continues to be a trusted partner for clients seeking thoughtful engineering that supports smart growth and resilient infrastructure throughout Florida's rapidly evolving landscape.



Years of Experience: 26

EDUCATION

Registered Florida Professional Engineer # 62474

Associates-Edison Community

B.S. Environmental Engineering
University of South Florida,
Tampa, Florida

Continuing Education:
Land Development Desktop
AutoCAD 2000i
Certification 2001

FDEP Qualified Stormwater
Management Inspector

ICPR Version 3 Drainage
Systems
Certification 2001

PROFESSIONAL AFFILIATIONS

Member of the Charlotte
County Chamber of Commerce

Member of the Charlotte
Desoto Building Industry
Association

Florida Engineering Society

Gary Bayne, P.E.

President and Principal in Charge

✉ gbyrne@sedfl.com 📞 941-637-9655

Mr. Bayne, as the Principal Engineer, is responsible for the conceptual and county roadway projects, water and wastewater improvements, borrow pits, and construction and demolition debris landfills. These projects require submitting permits to the various agencies and coordinating the construction management schedule. His expertise includes the design of stormwater management systems, excavations, water mains, gravity sewer lines, and roadways.

Southwest Waste Transfer Station, (Charlotte County, Florida) – Mr. Bayne was the Principal for this project where SED designed and permitted this 16-acre site owned by Southwest Waste, LLC. It was a 49,500 square foot Recycling and Transfer Station Facility that just completed construction in 2024. The site consisted of one scale house and four truck scales along with areas to store trucks, containers, and recovered material on site for short periods. The facility itself sits on an old Charlotte County Landfill that closed in the 1970’s. Because of this, dynamic compaction was used in order to make sure the facility had the structural support it needed. AutoTurn was used to modify Old Landfill Road and the driveway entry so it could accommodate the large trucks coming into the facility.

Waterside Recycling Facility, (Charlotte County, Florida) – Mr. Bayne was the design engineer for the Waterside Recycling Facility. This site has been one of SED’s largest and longest projects to date in our 20-year history. This facility operates as a recycling facility established in 2014, while also serving as an active excavation site since 2010. Waterside Excavation was the first mine in Charlotte County to receive an Excavation and Mining (EM) Zoning classification. This site also has a Rural Community Mixed Use Comprehensive Plan Amendment and one day will be a subdivision housing over 1,500 homes. Today the site receives debris not only from local development but FEMA as well. The truck entry and tracking system is well coordinated between all the parties involved.

Charlotte County Bio-Solids Recycling Center, (Charlotte County, Florida) – Mr. Bayne was the Principal for SED designed and permitted the site layout and operation of this 8.5-acre facility within the Charlotte County Zemel Road Landfill property. The project is designed to receive and process up to 9,000 dry tons of bio-solids per year. (50,000 wet tons) Bio-solids are brought to the site and mixed with vegetation debris that is brought in with 100-yard Tactor Trailers, then composed under two fabric covered structures totaling 90,000 square feet. The final composted product is rated Class AA quality.

SLD-C&D Recycling Facility, (Charlotte County, Florida) - Mr. Bayne was responsible for the design and permits for a 373.5-acre C&D landfill. The proposed landfill consists of two disposal cells, FDOT Certified Scale House facility, haul roads, six dry detention areas, and a 137-acre conservation easement. The proposed landfill required permits from Florida Department of Environmental Protection (FDEP) Solid Waste Division, FDEP Environmental Resource Permit (ERP), State of Florida and Wildlife Conservation Commission, and the United States Army Corps of Engineers (USACOE).

Charlotte County Jail Infirmary Addition (Charlotte County, Florida)- Mr. Bayne was the Principal for SED on this project as a sub-consultant for Strollo Architects who provided site/civil design and permitting services for a 23,580 square foot, three story infirmary care center for the inmates within the Charlotte County Jail Facility. The project included site grading and drainage, utility extensions and pavement modification to serve the new structure. The Infirmary was within the overall master stormwater system serving the jail facility. The utilities are provided by the City of Punta Gorda Utility Department.



Edward Lomski, Jr., P.E.

Lead Designer and Senior Project Engineer

✉ elomski@sedfl.com | 941-637-9655

Mr. Lomski has over 36 years of experience in the design, permitting and management of engineering projects. As our senior drainage engineer, he is responsible for site design layout, stormwater management, and submittal to regulatory agencies for permit approval, as well as project management. He is also experienced in construction observation, construction surveying, and materials testing.

Years of Experience: 36

EDUCATION

Registered Florida Professional Engineer #62507

Associates-Manatee Community College

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

Florida Advanced Work Zone Traffic Control Course, ATSSA

Continuing Education:
Land Development Desktop AutoCAD 2000i Certification 2001

ICPR Version 4 Drainage Systems Certification 2022

PROFESSIONAL AFFILIATIONS

Member Florida Engineering Society

Southwest Waste Transfer Station, (Charlotte County, Florida) – Mr. Lomski was the Engineer of Record for this project where SED designed and permitted the 16-acre site owned by Southwest Waste, LLC. It is a 49,500 square foot Recycling and Transfer Station Facility that construction was completed in 2024. The site consisted of one scale house and four truck scales along with areas to store trucks, containers, and recovered material on site for short periods. The facility itself sits on an old Charlotte County Landfill that closed in the 1970's. Because of this, dynamic compaction was used in order to make sure the facility had the structural support it needed.

Charlotte County Bio-Solids Recycling Center (Charlotte County Florida) – Mr. Lomski was the Engineer of Record for this project where SED designed and permitted the site layout and operation of this 8.5-acre facility within the Charlotte County Zemel Road Landfill property. The project is designed to receive and process up to 9,000 dry tons of bio-solids per year. (50,000 wet tons) The materials coming in and out of the facility are monitored by truck scales at the office/scale house. Bio-solids are brought to the site and mixed with vegetation debris then composed under two fabric covered structures totaling 90,000 square Feet. The final composed product is rated Class AA quality and is distributed in bulk to commercial customers.

Charlotte County Jail Infirmary Addition (Charlotte County, Florida)- Mr. Lomski was the Engineer of Record for SED on this project as a sub-consultant for Strollo Architects who provided site/civil design and permitting services for a 23,580 square foot, three story infirmary care center for the inmates within the Charlotte County Jail Facility. The project included site grading and drainage, utility extensions and pavement modification to serve the new structure. The Infirmary was within the overall master stormwater system serving the jail facility. The utilities are provided by the City of Punta Gorda Utility Department.

Shell Creek Reverse Osmosis Plant (Charlotte County, Florida)- Mr. Lomski was the Engineer of Record for this project where SED performed preliminary site engineering for the new Reverse Osmosis Water Treatment Plant located at the City of Punta Gorda's Shell Creek Water Treatment Plant. SED was tasked with providing site engineering and permitting service for the new facility. We worked with TetraTech, the physical plant designer, to develop a site plan to provide personnel and truck access to the new facility



Reed McKown, P.E.

Design Engineer

Project Manager

✉ r.mckown@sedfi.com 📞 941-637-9655

Years of Experience: 5

EDUCATION

Registered Florida Professional Engineer # 100576

B.S. Civil Engineering
Geneva College
Beaver Falls, Pennsylvania

PROFESSIONAL AFFILIATIONS

Member of the Charlotte Desoto Building Industry Association

Mr. McKown, as a Design Engineer, is responsible for the design and permitting of large- and small-scale commercial projects, water and wastewater improvements, and borrow pits. These projects require submitting permits to the various agencies and coordinating the construction management schedule.

Waterside Recycling, Charlotte County, Florida - Mr. McKown assisted with the design and permitting for the expansion of the Waterside Recycling facility. The site encompasses approximately 882 acres and is used for grinding and composting vegetative debris for sale and disposal. The facility has been permitted by SWFWMD, the Florida Department of Environmental Protection (DEP), and the County to allow for the processing and disposal of vegetative debris.

Charlotte County Transfer Station, Port Charlotte, Florida – Mr. McKown is serving as the lead engineer for the design and permitting of a new truck driveway as a safety improvement at the County Transfer Station on Kenilworth Boulevard. During the concept phase, Mr. McKown identified multiple traffic conflict points associated with the additional driveway and revised the design to address these issues while meeting the client’s operational needs. The project is in final design and ready to submit for permitting.

Charlotte County Complex Building D, Port Charlotte, Florida – Mr. McKown was the project manager for this project and was responsible for all aspects of the design and permitting. This building was constructed next to an existing building and required tying into the existing stormwater system and avoiding the existing infrastructure.

City of Punta Gorda Waste Water Treatment Plant, Charlotte County, Florida – Mr. McKown completed the county permitting for the expansion of Punta Gordas existing Wastewater Treatment Plant. This project required coordination between various disciplines to achieve the final approvals from the county.

Charlotte County Jail Chillers, Charlotte County, Florida – Mr. McKown is the lead engineer for this project. This project entails design and permitting of an additional building on the existing jail site to house mechanical equipment to serve the jail. This is currently in the design phase.



Lynlee May
Environmental Specialist

✉ L.may@sedfl.com 📞 941-637-9655

Lynlee May is an experienced Environmental Specialist with over four years of consulting experience throughout southwest Florida. Adept at conducting fieldwork and preparing regulatory documentation and experienced in coordinating with state and federal agencies to support residential and commercial development.

Years of Experience: 4

EDUCATION

Bachelor of Science
Everglades University
2020

Florida Master Naturalist
University of Florida
2023

CERTIFICATIONS

Master II Florida Onsite Water
Association, Inc.

Authorized Gopher Tortoise
Agent with FWC

38-hour USACE Wetland
Delineation Training

Wildlife Observation Training
with FWC

Scoping and Excavation of an
Inactive Burrowing Owl
Training with FWC

Kelly Farms, Charlotte County, Florida - Responsibilities included a comprehensive wetland and protected species assessment for a 1,004.25 ± acre parcel located off Bermont Road in Punta Gorda. The protected species survey was performed in accordance with FWC guidelines, utilizing overlapping linear and non-linear transects by foot and by utility vehicle across the entire property. Field staff recorded both direct observation and indirect evidence of protect species, such as burrows, nests, tracks, and scat. Wetlands were also surveyed, with acreages and locations documented in the accompanying report. The site encompasses portions of Shell Creek. A comprehensive report was prepared documenting onsite vegetative communities, wetland habitats, and wildlife species listed as threatened or endangered by both the FWC and the USFWS. In addition, a desktop review of relevant regulatory databases and online resources was conducted to supplement field findings.

SW Concrete Batch Plant, Punta Gorda, Florida - Responsibilities included a Florida bonneted bat (FBB) roost structure survey on an 8.11 ± acre parcel required by the USFWS to evaluate the potential presence of roosting habitat for the federally endangered FBB. The survey focused on identifying natural and artificial structures that could support roosting individuals within or adjacent to the project area. Specifically, responsibilities included a complete field walkover and with photographs of any trees, snags or artificial structures with cavities where bats may emerge or find shelter. Each structure was identified and was documented with a GPS location and photographs using FBB USFWS survey guidelines. A summary report documenting field results with mapping, GPS locations and photographs was also provided.

Sunset Village, Punta Gorda, Florida – The Sunset Village parcel, located in Punta Gorda off Bermont Road, encompasses 5.32 ± acres. Responsibilities included a field wetland delineation, marking all wetland points with flags and documenting locations via GPS. Following verification of wetland points by the Southwest Florida Water Management District (SWFWMD), a Uniform Mitigation Assessment Method (UMAM) analysis was performed for the subject wetland. Additionally, a Wetland Mitigation Plan Report was prepared for submission to the county. This report included descriptions of affected wetland functions, and the proposed mitigation plan, all in accordance with county requirements to address unavoidable impacts associated with the proposed commercial development.

Ron DeSantis, Governor Melanie S. Griffin, Secretary



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

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

BAYNE, GARY WILFRED
25450 AIRPORT ROAD
PUNTA GORDA FL 33950

LICENSE NUMBER: PE62474
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary



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

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

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PORT CHARLOTTE FL 33952

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Ron DeSantis, Governor Melanie S. Griffin, Secretary



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

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

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STE B
PUNTA GORDA FL 33950

LICENSE NUMBER: PE100576
EXPIRATION DATE: FEBRUARY 28, 2027
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Attachment C: Additional FE Information



(941) 391-5980
contact@fleng.com
4161 Tamiami Trail Ste 101
Port Charlotte, FL, 33952

Company Overview

Florida Engineering, LLC is a full-service, multi-disciplinary engineering firm providing Structural, MEP, and Civil design for residential, commercial, and specialty markets. Operating as Florida Engineering, Lightning Engineering, and Gunderson Engineering, we are licensed in 22 states and have completed over 175,000 projects nationwide. Our mission is to deliver fast, accurate, and reliable engineering through innovative design and value-driven solutions.

Core Services

- Structural Engineering: Residential, commercial, PEMB, threshold, and specialty structures
- MEP Engineering: HVAC, plumbing, electrical, fire protection, life safety, and energy calculations
- Civil Engineering: Site, septic, grading, and drainage design
- Specialty Design: Aluminum, pool, screen, and metal building systems

Key Facts

- 125+ years cumulative experience | 25+ in-house engineers
- \$50 million+ in client savings through value engineering
- 175,000+ projects delivered on time and within budget
- Family-owned and nationally recognized for rapid growth

Florida Engineering, LLC – AL #ECA5540 | FL #CA30782 - **Lightning Engineering, LLC** (DBA of FE) – GA #PEF007324 | TN #9631 | TX #F-17425 | LA #EF.0007485 | MS #E-33246 | VA #407008475 | WV #C06970-00 | CO #20221835868 | IN #PE.10606028 / #PE.12100615 | KY #5887 / #PE.4048 | UT #14535967-0161 - **Gunderson Engineering, PLLC** – NC #P-2016 | SC #6921 | PA #PE097530 | MO #2025047396 | #AR #4793 | OK #9726 | OH #07380 | MD #65622 | KS #3884



Leadership Team

PE Leadership: Our signing engineers are licensed Professional Engineers (PE) with the expertise to ensure that all engineering documents meet the latest Building Codes and are properly signed and sealed.

Craig Gunderson - President & Principal Professional Engineer

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

Kashish Vig - Senior Structural Engineer

Education: Master's Degree in Civil Engineering, Clemson University

- Licenses: Licensed in 8 states, including FL, TX, and the Carolinas
- Contributions: Key contributor to the firm's growth and development of new products and technologies in the Aluminum and PEMB industry.
- Specialization: Automation, finite element design, and development of innovative systems like the Halo Beam, Ultrascape, and Screen It Balcony Railing.

Tony Boumitri - Senior Structural Engineer & Special Inspector

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

Rich Walker - Site, Structural, and Transportation Engineer

- Education: Bachelor's Degree in Civil Engineering, The Ohio State University
- Licenses: Licensed in 6 states, including FL, TX, NC, SC, OH, and IN
- Expertise: Site-civil, drainage, and transportation engineering, with extensive experience in reviewing plan sets for compliance.



Shree Raj Paudel, P.E. – Structural Engineer

- Education: MS in Civil Engineering (Structural), North Dakota State University
- Role: Leads complex structural design projects and provides peer reviews, ensuring technical excellence and code compliance for reinforced concrete, steel, and FRP systems.
- Expertise: Reinforced/prestressed concrete, steel, timber, and FRP design; finite element analysis using STAAD-Pro, SAP2000, and RISA; site inspections and structural certification across FL, GA, NC, and TX.

Ankit K Dalal, P.E. – Mechanical Engineer

- Education: MS in Mechanical Engineering, Clemson University
- Role: Oversees MEP design and compliance across residential, commercial, and healthcare sectors, managing team coordination, training, and cross-discipline integration.
- Expertise: HVAC, plumbing, and Life Safety systems; state and national code application (ASHRAE, NEC, NFPA); MEP standardization and energy compliance tools; licensed in FL, GA, and AL.

Manuel Santiago, P.E. – Electrical Engineer & Special Inspector

- Education: Bachelor's Degree in Electrical Engineering (Institution not specified)
- Role: Performs electrical system inspections, evaluations, and certifications for high-risk and regulated environments, including aerospace and nuclear projects.
- Expertise: NEC compliance, system reliability assessment, illumination system design, recertification oversight; licensed in FL and CA with 15+ years of experience.





Automotive

- Awesome Truck Stops - MEP Engineering (2019)
- Imports Professional Auto - MEP Engineering (2018)
- Motorhaus Sarasota –Structural and MEP Engineering (2023)
- Redline Autosuites – MEP Engineering & Energy Calculations (2022)
- Sarasota Kia Renovation & Expansion - Structural and MEP Engineering, Energy Calculations (2023)
- Sunset Cadillac of Venice Service Building Renovation - Foundation Plan, MEP Engineering, Energy Calculations. (2024)
- Venice Kia New Service Building - MEP Engineering & Energy Calculations (2024)
- Volkswagen Clermont New Construction - Structural Engineering (2024)

Corporate

- Alico Business Park Building - MEP Engineering (2021)
- Faour Glass Technologies – MEP Engineering (2020)
- Fiesta Supermarket Corporation - Structural and MEP Engineering, Energy Calculations & Life Safety Plan (2023)
- L Space Studio - MEP Engineering & Energy Calculations (2022)
- Magnolia Daycare - MEP Engineering and Energy Calculations (2019)
- Ollies Bargain Outlet Renovation – Structural and MEP Engineering, Energy Calculations (2021)
- Scotlynn Offices Fort Myers - MEP Engineering (2020)
- Suncoast Refinishing Inc - MEP Engineering (2021)
- Toy Addict – MEP Engineering (2021)
- Uma Solar - MEP Engineering (2019)



Corporate

- Esperia at Bonita Bay Tenant Upfit – MEP Engineering & Low Voltage Plan (2025)
- Chase Bank Huntsville Alabama – MEP Engineering & Fire Protection (2025)
- Chase Bank Betline Alabama – MEP Engineering & Fire Protection (2025)
- Chase Bank Nolensville Tennessee – Structural Engineering, MEP Engineering & Fire Protection (2025)
- Chase Bank Clarksville Tennessee – Structural Engineering, MEP Engineering & Fire Protection (2025)
- YMCA Englewood Tenant Upfit/Renovation – MEP Engineering (2024)
- Cabinet Design Studio Venice Renovation - MEP Engineering & Energy Calculations (2025)
- US Coast Guard Recruiting Office Buildout – MEP Engineering, Energy Calculations & Life Safety Plan (2025)
- First Horizon Office Building 4th Floor Renovation – MEP Engineering & Energy Calculations
- Baer's Furniture Port Charlotte Exterior Renovation – Structural Engineering, MEP Engineering, Site Lighting & Site Photometric Plan
- Baer's Furniture Naples Exterior Renovation – Structural Engineering, Plumbing & Electrical Engineering
- Baer's Furniture Naples Exterior Renovation – Structural Engineering, Plumbing & Electrical Engineering
- Lavado Laundry Alabama – MEP Engineering, Low Voltage Plan & Life Safety Plan (2025)
- Pecky Interiors Renovation – MEP Engineering, Life Safety Plan & Energy Calculations (2024)
- Buckman Law Office Renovation – MEP Engineering & Energy Calculations (2025)
- Hartland Homes Corporate Office – Structural Engineering, MEP Engineering & Energy Calculations (2024)
- Adagio Sales Center – MEP Engineering & Energy Calculations (2025)
- Intellus Advisors Buildout – MEP Engineering & Energy Calculations (2025)
- M/I Homes Office Renovation – Mechanical & Electrical Engineering (2024)
- McCaskill & Company – Structural Engineering, MEP Engineering & Energy Calculations (2025)





Education

- Bridge Prep Charter School Phase II - MEP Engineering (2018)
- Hickory Tree Charter School - MEP Engineering (2019)
- Port St Lucie Independent Charter School – MEP Engineering (2018)
- British Swim School Indoor Swimming Pool – MEP Engineering & Energy Calculations (2025)
- Hoc Christian School – Mechanical Engineering (2025)
- Boys & Girls Club Fort Myers Renovation – MEP Engineering & Energy Calculations (2025)
- Foundation Christian Academy – MEP Engineering & Structural Engineering (2025)

Healthcare

- Banyan Pediatric Center - MEP Engineering (2019)
- Saint Vil Med Care - MEP Engineering and Energy Calculations (2023)
- Vet Clinic - MEP Engineering and Energy Calculations (2022)
- Q Laser & Spa Eye Specialist – MEP Engineering & Energy Calculations (2025)
- Fort Myers Dental Care – MEP Engineering, Low Voltage Plan, Energy Calculations & Life Safety Plan (2025)
- Greenbrooks Medical Office – MEP Engineering & Fire Protection (2025)
- ACTS Yukon Outpatient Center – Structural Engineering, MEP Engineering, Fire Protection & Low Voltage Plan (2025)

Hospitality

- Resort at Canopy Oaks - MEP Engineering and Energy Calculations (2020)
- Tranquility Lakes Welcome Center - Structural and MEP Engineering (2019)
- San Carlos Hotel - MEP Engineering (2023)
- Soulbody Studios LLC – MEP Engineering (2023)
- Hall Richardson Senior Center – MEP Engineering, Energy Calculations & Grease Trap Plan/Calculations (2025)





Specialty Engineering

- Babcock Lookout Tower – Structural Engineering (2024)
- La Creperie at Disney Epcot – Structural Engineering for Architectural Precast (2019)
- UTC Central Energy Plant – Structural Engineering for Architectural Precast (2013)

Sports

- Champions Run Clubhouse - MEP Engineering & Energy Calculations Plan (2020)
- Citrus Tower Batting Cages – MEP Engineering & Energy Calculations (2024)
- Pickleball Warehouse – MEP Engineering (2024)
- TimberCreek Clubhouse - Structural and MEP Engineering (2020)
- Bay Colony Tennis Utility Building – MEP Engineering & Energy Calculations (2023)
- Martial Arts Studio Buildout Tampa – MEP Engineering & Energy Calculations (2024)
- Pickleball Warehouse Boynton Beach – MEP Engineering & Energy Calculations (2024)

Industrial

- AAA Storage - Mechanical and Electrical Engineering (2023)
- Leonard Storage and Truck Accessories - MEP Engineering and Energy Calculations (2023)
- NVGTN Warehouse - Structural and MEP Engineering (2022)
 - Tilt Wall Construction
- Cogburn Brothers Shop/Warehouse – MEP Engineering & Energy Calculations (2024)

