



Design Generator Installations

RFP No. 2024000147

Charlotte County Purchasing Division

December 15, 2023

Ingenuity, Integrity, and Intelligence.

www.AyresAssociates.com



December 15, 2023

Senior Division Manager – Purchasing
Charlotte Country Administration Complex
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948-1094

Re: Design Generator Installations, RFP 2024000147

Dear Selection Committee Members:

Ayres is excited to provide Charlotte County our proposal for your generator installation design project. Our project team has the experience and capacity you're looking for to help complete this project efficiently and on time. We offer the county the following:

An Experienced Firm. Ayres is a full-service architectural and engineering consulting firm that has provided planning, design, and construction administration/inspection services on more than 40,000 projects for over 64 years. That means we have a wealth of experience and proven solutions to offer the County. In the last year, our mechanical, electrical, and plumbing (MEP) team has worked on many projects similar to your generator installation design project. With this experience, our design team is well-suited to address any concerns or changes needed throughout the duration of the project.

A Skilled Project Manager and Support Team. Justin Vargas, PE, has over 10 years of experience working as a mechanical engineer and has extensive knowledge in mechanical design. He will be supported by our municipal, electrical, and structural staff that have over 70 years of combined years of experience. We emphasize not only the end result but also the benefits of taking your concerns and comments into account every step of the way.

Thank you for this opportunity to submit our qualifications for your generator installation design project. If you have any questions or need more information, please contact us by phone or email.

Sincerely,

Ayres Associates Inc



Justin Vargas, PE
Project Manager
Phone: 813.514.0886
Email: vargasj@ayresassociates.com



Andrew Wilkinson, PE
Director of MEP Services
Phone: 970.797.3537
Email: wilkinsona@ayresassociates.com

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Ayres Core Values

Smart Creative Solutions | Clients as Partners | Business with Integrity
 Challenge, Support, and Recognize Employee Owners | Commitment to Community

Roles and Responsibilities

Ayres understands that selecting the right team members is critical to project success. We have assembled a highly qualified group of individuals: an experienced project manager, engineers, and support staff who have been successfully providing similar services for decades. Charlotte County will benefit from the team's cohesiveness, effectiveness, and technical proficiency. Our key staff bring an established record of providing high-quality services on similar projects. Below we have listed out each team member with their roles and responsibilities for your generator design project.

Project Manager

Justin Vargas, PE, will be the project manager for your project. He will act as your primary point of contact for this project and handle all roles and responsibilities of the project manager including: attend meetings, develop project budgets, schedule work, monitor progress and budgets, and see that the project is completed to your satisfaction. The project manager will not be substituted without the express permission of the County.

Electrical Engineer

Hassan Razmara, PE, will be the main electrical lead of the project. He will be in charge of all electrical scope, analyze the load study, developing single line, selection of generator, and developing electrical construction documents.

Civil Engineer

Matthew Ivie, PE, will be responsible for developing the civil site plan, performing stormwater elevation

investigation, producing FEMA 500-year storm documentation, designing site utility plans, and developing grading plan.

Electrical Engineering Staff

Matt Tisdell, PE, LC, LEED AP BD+C, will be the electrical engineer of record and provide quality control and assurance for your project.

Structural Engineer

Hisham Sunna, PhD, PE, will be the structural engineer of record for your project. He will be designing equipment pads and anchorage for the generators.

Architectural Design

Our subconsultant EMPAD will act as the architects of record. Chris and Sean are the principals in charge of contracting between Ayres and EMPAD. Adam will be the project architect developing enclosure design and general code compliance.

Relationships

We pride ourselves on providing the skill, experience, and capabilities of a large firm with the down-to-earth feel of a small one.

You can rely on us to provide creative solutions to your problems, maximize your budget, and masterfully navigate regulations – all while building and continually investing in a strong, lasting relationship.



Total Experience

11 Years

Registrations

Registered Professional Engineer, FL, #94502 + 4 other states

Education

BS, Mechanical Engineering, California State University-Fresno, CA

Justin Vargas, PE

Project Manager/Mechanical Engineer

Justin is a project manager with a decade of experience in the management and design of facilities, utility systems, HVAC, and plumbing systems. Justin has experience serving clients in the government, municipalities, commercial office, healthcare, education, retail, restaurant, data center, food and beverage manufacturing, and high-rise building markets. He has performed field surveys to develop record drawings of plumbing, mechanical, and electrical systems prior to design.

Select Experience

- Water Source Heat Pump Replacement – Project Management of small team including cost estimation. City of Santa Clarita, CA
- Cooling Tower Replacement – Manage projects, mechanical design, and cost estimation. City of Santa Clarita, CA
- Fairfield Marriott – MEP team Project Manager and client contact for five-story non branded hotel. Los Angeles, CA

Additional Experience

- Vision Mechanical Services Utility – Southern California Edison Data Center Expansion – addition of generator for expanded backup capacity for critical systems. Irvine, CA



Total Experience

26 Years

Registrations

Registered Professional Engineer, TX, AZ, CO, MD, UT, CA, NM, GA, NC, DE, NV

Education

BS, Electrical Engineering, Tehran University, Tehran, Iran

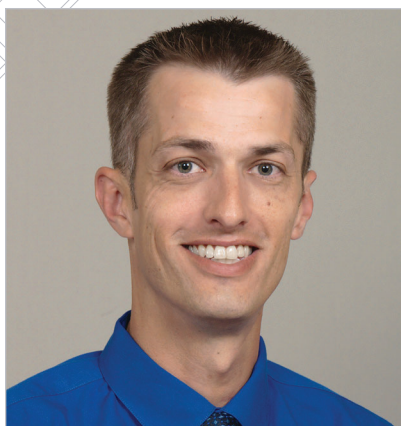
Hassan Razmara, PE

Electrical Engineer

Hassan has over 25 years of experience in design, quality assurance/quality control, and supervision of various electrical systems. He has a decorated electrical engineering resume, including power transmission/distribution design and electrical equipment specifications development. He provides input and editing of technical specifications and performs electrical system studies and calculations in addition to providing design for net zero energy buildings, emergency/standby power generators, photovoltaic systems, and electric vehicle fast and super-fast (express plus) charging stations.

Select Experience

- Generator Replacement, Norwalk, CA
- Courthouse, Generator Replacement, Los Angeles, CA
- Courthouse, Generator Replacement, Hayward, CA
- Harbor Justice Centers Generator Replacement Design, Orange County, CA
- West Justice Centers Generator Replacement Design, Orange County, CA
- JCC Jurisdiction Hall Generator Replacement Design, Santa Clara, CA
- JCC BF SISK Courthouse Generator Replacement Design, Fresno, CA
- Central Community Health Center(CHC), Generator Design, Los Angeles, CA



Matthew Ivie, PE Civil Engineer

Matthew is highly experienced in utility relocations; potable water, wastewater, and pumping station facilities design; regulatory permitting; drainage and stormwater design; and plan preparation. He has served as a project manager, project engineer, designer, and inspector. As a project manager in Ayres' municipal engineering and CEI group, his design work includes sewer and water mains, roadways, and soft utilities. He was chairman of the Pinellas County Utility Group for 2019-2020.

Total Experience

16 Years

Registrations

Registered Professional Engineer, FL, #86205

Education

BS, Mechanical Engineering, Georgia Institute of Technology

Select Experience

- City of New Port Richey - City Engineer, City of New Port Richey, FL
- SR 60 Utility Relocation Design and CEI, Hillsborough County, FL
- Stage Door - 6th Street and 14th Avenue Utility Improvements, Tampa, FL
- On-Call Engineering Services, Crystal River, FL
- The Oaks of Seminole, Site Assessment, Seminole, FL
- Bay Pines Veteran Affairs Domestic Water Main Replacement, St. Petersburg, FL



Hisham Sunna, PhD, PE, FASCE, FSEI, FRSE Structural Engineer

Hisham joined Ayres in 1996 and has more than 27 years of experience in structural engineering. Hisham holds master's and doctoral degrees in structural engineering and is responsible for bridge analysis and design and the preparation of plans, structural evaluations, and reports. He specializes in the design of vehicular bridges and pedestrian and bicycle overpasses and has been involved in scour analyses since 1997. He also oversees structural design and inspection groups and provides quality assurance of inspection reports

Total Experience

30 Years

Registrations

Registered Professional Engineer, FL, #52114 + 7 other states

Education

PhD, Structural Engineering, University of Alabama

MS, Structural Engineering, Yarmouk University, Jordan

BS, Civil Engineering, University of Jordan-Amman

Select Experience

- Hillsborough County Bridge Asset Management, Hillsborough County, FL
- Citywide Seawall Inspections and Repairs, St. Petersburg, FL
- University of South Florida New Entry/Laurel Drive Extension, Tampa, FL
- Clearwater Marine Aquarium Fred Howard Park Marine Mammal Stranding Station, Tarpon Springs, FL
- US 41 at Central Boulevard Emergency Signals, Pasco County, FL
- Brooker Creek Preserve Boardwalk Evaluation, Pinellas County, FL
- Roberts Bay and Dona Bay Rails-to-Trails Structural Replacement, Sarasota, FL



Matt Tisdell, PE, LC, LEED AP BD+C

Electrical Engineering Staff

Matt is an architectural engineer and project manager with extensive electrical engineering and lighting design experience on federal, state, and local government buildings and in the commercial, industrial, healthcare, and retail markets. His responsibilities include design, project management, and quality review on projects involving electrical systems, lighting, fire protection systems, and audio/visual and data systems.

Select Experience

- St. Louis County Government Service Center Renovation, Duluth, MN
- St. Louis County Government Service Center New Construction, Virginia, MN
- City Hall Domestic Booster Pump Replacement, St. Paul, MN
- Minnesota DNR Facilities, Various Locations
- Central Maintenance Facility, Eagan, MN
- St. Vincent de Paul RTU Replacement, Osseo, MN
- University of Minnesota-Duluth Cold Storage Facility Addition, Duluth, MN
- HVAC Renovations Multiple Sites, St. Paul, MN
- Fergus Falls Library, Fergus Falls, MN
- Office of State Procurement First Floor Remodel, St. Paul, MN
- Technical and Community College A B and D Wing HVAC Upgrades, St. Cloud, MN

Total Experience

19 Years

Registrations

Registered Professional Engineer, FL, #95478 + 12 other states

Education

BS, Architecture Engineering, Milwaukee School of Engineering

Smart, Creative Solutions

Through the completion of thousands of projects nationwide, we've not only gained a thorough understanding of the communities in which we work, we've also developed the knowledge necessary to solve common challenges in new and creative ways, always with a keen and resourceful eye toward timeline and budget.

CHRIS CULBERTSON, AIA, NCARB**RESUME****President - Principal Architect of EMPAD Architecture**

As president and founding principal of EMPAD, Chris is responsible overseeing all the architectural services performed in the office for a wide array of projects including commercial, retail, office, restaurant, medical, government, educational, industrial and religious facilities.

With over 30 years in the building industry, Chris's extensive experience includes new construction and renovation projects for organizations such as Raytheon, MacDill Airforce base, Baycare, Moffitt Cancer Center, Universal Health Corporation, Cube Smart, and many more. His reputation for professionalism and efficient management over such a wide array of projects has served to build the loyalty of EMPAD's clients both on a local and national scale.

Chris is a past President of the local chapter of the Tampa Bay American Institute of Architects and is currently on the board of the Foundation for Architecture. He has chaired local membership and nominating committees as well as the AIA Design Awards and AIA events. Chris also serves on numerous social and community committees.

REGISTRATION

Florida Registration Board #AR91712
 Licensed in Multiple States
 NCARB #57562

EDUCATION

Southern Polytechnic State University, Marietta, GA
 Bachelor of Architecture, 1998
 University of Memphis, Memphis, TN
 Bachelor of Science in Architectural Engineering
 Technology, 1991

AFFILIATIONS AND ORGANIZATIONS

National, Florida and Tampa Bay AIA
 NCARB
 USGBC Florida Gulf Coast Chapter
 IFMA
 BOMA
 AHCA & FHEA
 NAIOP
 ICSC
 ULI
 NAIOP

RELEVANT EXPERIENCE

- Generator Building, Clearwater, FL | Mercury Insurance | Principal
- EMT Interior Renovation, 5,606 S.F., Tampa, FL | City of Tampa | Principal
- Manufacturing Warehouse, 20,000 S.F., Largo FL | Formulated Solutions | Principal
- Lockheed Martin, multiple projects ranging up to 200,000 S.F. | Lockheed Martin | Principal
Raytheon Technologies, Reconsolidation
- Manufacturing 500,000 S.F. | Raytheon | Principal
- Self Storage, 5 story 100,000 S.F., Clearwater FL | Lockhart | Principal
- MacDill Air Force Base, multiple projects, Tampa, FL | MacDill Air Force Base | Principal
- Honeywell, multiple projects, various locations | Honeywell | Principal



EMPAD Architecture + Design
 Clearwater + Tampa, FL

cculbertson@empad.net
 office 727.570.9506
 cell 727.251.9665

SEAN BARBER, AIA, NCARB, LEED AP**RESUME****Vice President - Principal Architect of EMPAD Architecture**

Sean serves as Director of Design & Operations for EMPAD where his daily responsibilities include initial client meetings, contracts, the development of design within the firm as well as the operations and overseeing of construction documents. As acting Vice President he also assists in the management, marketing and business development of the firm. As a professional, Sean has had the amazing opportunity to work on projects across the country and in all sectors of the building industry. Developing his personal experience through outstanding client relationships, his portfolio ranges from small residential projects to World Headquarter facilities in excess of 500,000 square feet. Sean commands the ability to work with a range of clients from small business owners to large national brands.

As a member of the Tampa Bay AIA, LEED certified, and accredited by the National Council of Architectural Registration Board, Sean has gained extensive experience in commercial, office, retail, restaurant, medical and industrial projects. His portfolio includes both new construction and renovation projects for clients such as Publix Supermarkets, FELD Entertainment, Peak Development, Harrod Properties, Radiant Group, the Edwards Group, the Free Clinic of St Petersburg, USAmeribank, Duke Energy, Walgreens, Ponte Restaurants, Starbucks, Amazon, TESLA, American Vet Group and Baycare.

REGISTRATION

Florida Registration Board #AR96880
NCARB #78344

EDUCATION

Savannah College of Art and Design
Professional Master of Architecture, 2007-2008

Savannah College of Art and Design
Bachelor of Art in Architecture, 2003-2007
Magna Cum Laude

AFFILIATIONS AND ORGANIZATIONS

Tampa Bay AIA
NCARB
USGBC Florida Gulf Coast Chapter
ICSC
Leadership St. Pete 2020
AIA Tampa Bay Golf Tournament Board Member
Member- Old Salt Fishing Foundation
Member- St. Petersburg Yacht Club
Member- Feather Sound Country Club
Marriage Prep Program Chair at St. John Vianney

RELEVANT EXPERIENCE

- Warehouse 200,000 S.F., Bradenton FL | Peak Development | Principal
- Publix Supermarkets, Multiple Locations | Principal
- FELD Headquarters, 600,000 S.F., Manatee County, FL | Project Architect
- Dunphy HQ Offices, 9,000 S.F., Tampa, FL | Principal
- TESLA service centers, Multiple Locations | Principal
- Amazon, Bradenton, FL | Principal
- Countryside Storage, 100,000 S.F., Clearwater, FL | Principal
- Ponte Modern American Restaurant, 7,500 S.F., Tampa, FL | Principal
- Shoppes at Anderson Hill, 45,000 S.F., Clermont, FL | Principal
- Green Bench Brewery, 5,000 S.F., St. Petersburg, FL | Principal
- Shoppes at Anderson Hill, 45,000 S.F., Clermont, FL | Principal



EMPAD Architecture + Design
Clearwater + Tampa, FL

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office 727.570.9506
cell 727.709.4950

ADAM KOVACS, RA, RID**RESUME**

Project Architect + Interior Designer of EMPAD Architecture



Adam is a registered Architect and Interior Designer in the State of Florida with over 25 years of experience in a wide variety of projects ranging from Warehouse, Adaptive Reuse & Renovations, Retail, Aviation, Casino, Restaurants, Education and Office. Adam's talents include conceptual design through construction documents, project coordination and construction administration.

REGISTRATION

Florida Registration Board #AR95365
Licensed in Multiple States

EDUCATION

Master of Architecture,
University of South Florida, Tampa, 1998

Bachelor of Psychology,
University of South Florida, Tampa, 1992

AFFILIATIONS AND ORGANIZATIONS

Tampa Bay AIA Associate
NCARB
R.I.D.

RELEVANT EXPERIENCE

- Telecom Wireless Communication Platform, Holiday, FL | Project Architect
- Self Storage, 5 story 100,000 S.F., Clearwater FL | Project Architect
- Manufacturing Warehouse, 45,000 S.F., Oldsmar FL | Lockheed Martin | Project Architect
- Largo Village, 50,000 S.F., Largo, FL | Project Architect
- Paradise Ventire Offices, 7,000 S.F., Clearwater, FL | Project Architect
- Starbucks, 3,000 S.F., Clearwater, FL | Project Architect
- Livingston Marketplace, 58,000 S.F., Tampa, FL | Project Architect
- East Bay Retail, 7,000 S.F., Largo, FL | Project Architect
- Hangar - Aviation, Multiple Locations, FL | Project Architect
- Zurno Cosmetics Retail & Distribution Center, Pinellas County, FL | Principal



EMPAD Architecture + Design
Clearwater + Tampa, FL

II. Previous Experience of Project Team

Work History with Mechanical Design

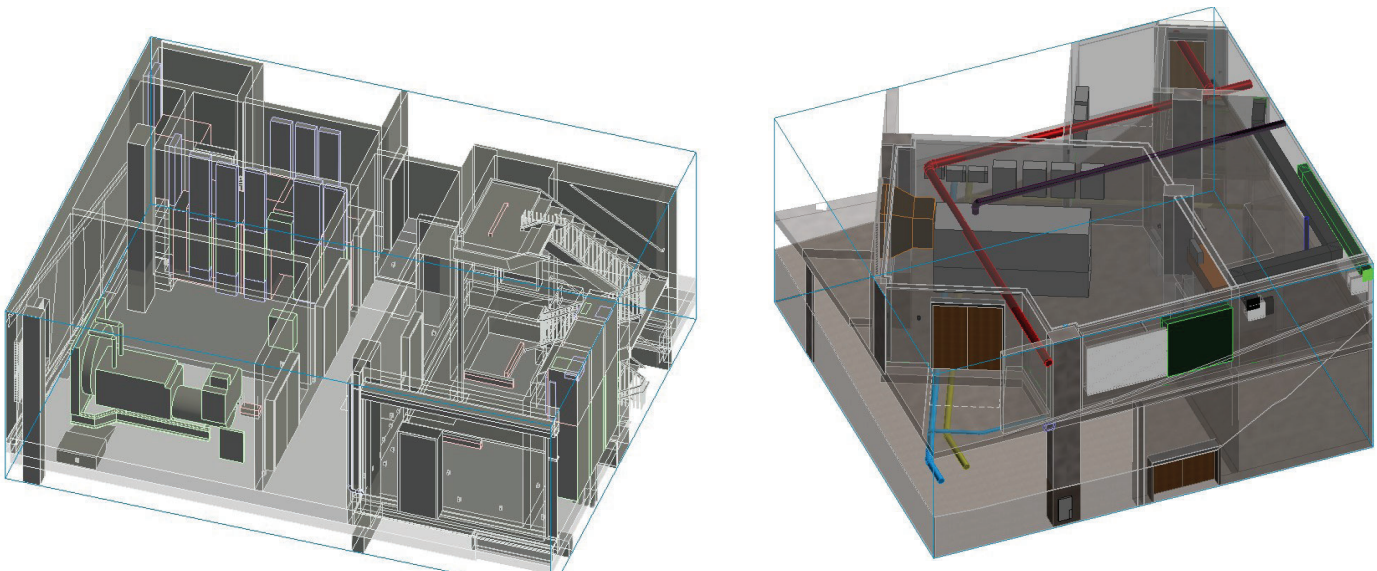
The project manager, Justin Vargas, has an extensive background in mechanical design. His father was a mechanical drafter who inspired him to obtain a degree in mechanical engineering. While in school he worked and studied at the local VA hospital. He was placed in charge of maintaining as-built drawings for the entire six-story hospital for his entire college career. Systems documented not only included HVAC, but also plumbing and electrical systems. After college, he worked for an engineering consulting firm doing HVAC, plumbing, and process piping design for food and beverage manufacturing plants across the United States and Canada. Six years into his career he joined Ayres, where he started as mechanical engineer and quickly grew to a senior project manager. His current responsibilities are to grow the Ayres mechanical and electrical engineering presence in the state of Florida along with beginning the firm's mechanical engineer of record in the state.

Design Utilizing BIM Including MEP Disciplines

Ayres MEP is especially suited for this role. The majority of our projects are produced in Autodesk Revit software. This is one of the most prominent BIM softwares on the market. Not only are we familiar with it, but we have taken our understanding of the software to a higher level by developing our own add-on. This add-on allows us to produce BIM level 200 models for our clients in the same amount of time or less than when producing them in CAD. Below are some examples of generator projects we have done in the past.

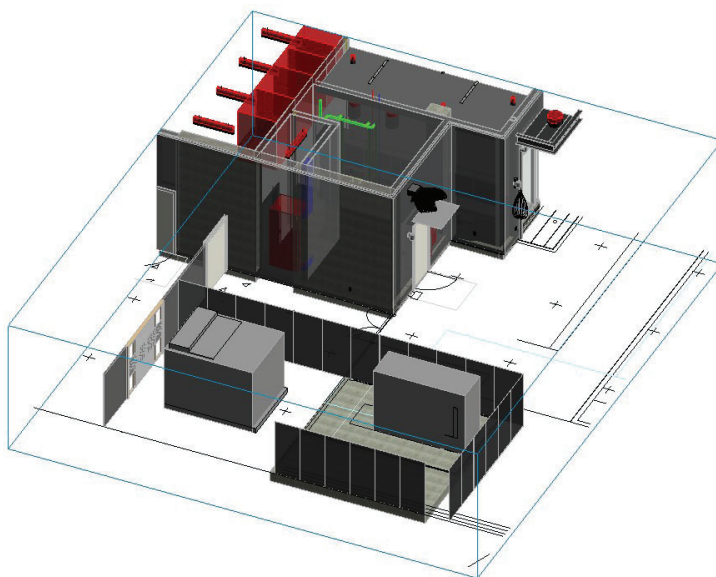
Site Planning and Design

At Ayres, we are ready to help you transform your vision into reality. Sound planning, the essential first step in any project, will enable you to get maximum value out of project funds. Our experienced planning and site design teams know how to develop consensus among stakeholders, lay the groundwork for your environmentally sensitive design, and establish a proactive approach that anticipates and addresses problems before they occur. Civil engineering is an integral part of facility design. At Ayres, our expert site engineers and architects collaborate as part of the team working to meet your goals. From start to finish, we're ready to partner with you to create a functional and attractive site.



Design within a Fixed Project Budget

Every engineer that is designing a project must be budget conscious whether it is a fixed construction budget, or the budget is determined by the contractor. As we have designed dozens of these projects, we are keenly aware of the general cost of each component. Our first priority will always be to design to code and for the general safety of the public. We are confident that if we design to code standards, what was estimated by FEMA for the purchase design and installation will be equivalent. As a precautionary measure, we will also use the latest construction cost estimation software produced by RS means, along with getting quotes from equipment manufacturers to have real costs in hand.



Property Evaluation and Selection Support

We find it the most effective to set up criteria to select a location, either by generating a hierarchy of what is most important to the project or bare minimums that need to be met. In the case of this project, we feel a hierarchy best fits the application. The most critical criteria are what areas of the site are above the required flood elevation set by FEMA. This is because without the mitigation requirements being met, the grant money will not be provided. The second most critical criterion is the location of the site that is above the flood elevation, which is the closest to the existing electrical room. This is the second most important because electrical wiring and distance will increase, increasing the cost of the overall project. The third will be to evaluate the aesthetic location of the generator and what actions will need to be taken to make it presentable. An example would be building facade or adding vegetation to obscure the generator from view. This will ultimately be a discussion with the County agents and the team to determine what is most important for the installation location.

Clients as Partners

From the first handshake forward, we invest as much time into the strength and stability of our partner (client) relationships as we do into the projects themselves. Our partners know they can count on us to roll up our sleeves with them, year after year; provide clear, consistent communication; involve them in the decision-making process for the length of their project; and deliver a quick, intelligent resolution for any concern or challenge.

III. Project Control

Schedule

	Feb 2024	March 2024	Apr 2024	May 2024	June 2024	July 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	March 2025
Programming and Planning														
Develop Site Plan		2/13 to 2/15												
County Official Meeting		2/19												
Local Agencies Meeting		2/20												
Site Analysis														
Contract Survey Team		2/21 to 3/3												
Contract Soil Boring		2/21 to 3/3												
Electrical Site Survey		2/26												
Preparation of Site Plans		3/5 to 3/17												
Meeting with Public Agencies		3/18												
Presentation to Local Officials & County Representatives		3/18												
Schematic Design Phase														
Electrical Load Study and Calculations to Size Generator		3/2 to 3/3												
Vendor Equipment Selections		3/6 to 3/10												
Develop Report		3/19 to 3/29												
Construction Cost Comparison to Budget		3/30												
Schematic Design Review Meeting		4/1												
Purchase of Generator		4/6 to 2/5												
Design Development														
Architectural and Engineering Drawing development		4/8 to 4/28												
Revise Construction Cost Estimate		4/26 to 4/28												
3D Model Coordination		4/24 to 4/28												
Design Development Review Meeting		4/30												

	Feb 2024	March 2024	Apr 2024	May 2024	June 2024	July 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	March 2025
Construction Document Phase														
Architectural and Engineering Drawing Development														
Plan Check Submission														
Plan Check Approval														
Bidding Package														
Bidding Period														
Construction Observation Phase														
Construction Kickoff Meeting														
Mobilization														
Site Work														
Completed Site Work Observation														
Rebar Installation														
Rebar Inspection Observation														
Concrete Pour and Curing														
Earthwork Backfill														
Generator Arrives on Site														
Utility Connection and Install														
County Inspection														
Final Inspection Punch List														
Revise Construction Documents to Record Drawing														
Submit Final Project Documents to County Agents														

Techniques Planned to Assure Schedule Timeliness

Commitment to Meet Schedule and Budget Requirements



Ayres can immediately dedicate more than sufficient staff with the right expertise and equipment resources to your project. In this section we discuss detailed workload information to show we will actually provide excess

capacity to perform this project.

Schedule Control

Maintaining project schedules, deadlines, and budgets is of prime importance to Ayres during execution of our scope of work. **We can adhere to tight time frames and stringent quality expectations** because we are committed to providing engineering professionals with extensive capabilities and experience on projects with a similar scope of work.

Ayres emphasizes internal communication to facilitate and maintain scheduling for work tasks, especially for field operations in which weather and other uncontrollable impacts may arise. The results of our weekly scheduling meetings with key project personnel and subconsultants to discuss project-specific needs and requirements is communicated to our client on a regular basis through formal meetings, phone calls, or emails.

Upon notification and/or receipt of an approved contract, the project manager will promptly notify appropriate Ayres personnel to coordinate resources and equipment to complete the project.

Ayres will conduct project scheduling activities using scheduling software. The critical path and milestone tracking capability will monitor the progress of specific work tasks through final project completion. Milestones will be related to and consistent with the approved work plan and revised/updated as necessary to indicate actual completion schedules of work tasks and deliverables.

With more than 64 years of successful engineering, technical, and project performance, we understand that strict adherence to project schedules enables our clients to meet their deadlines and minimize disruption of other activities.

Responsibility to Assure that Schedule and Budget will be Met

Project Manager **Justin Vargas, PE**, will be responsible for making sure that delivery dates are met. When a project goes over schedule and it is the fault of the design team, it directly affects the bottom line of the project for the design firm. With that said, it is in the design firm's best interest to keep the project on schedule and on budget. It would be prudent to mention that Ayres is an employee-owned firm. This means that when the project is over budget, less profit goes back to the employees – not the owner of the firm. Here at Ayres every employee knows that their performance affects how much profit they inherit from the performance of the project they are working on.

Cost



At the start of the project, it is our company policy to perform a project kickoff meeting. In this meeting the scope of the project is presented to the project team and each member is given their budget for the

project. The budget is conveyed in the number of dollars available as well as the total number of hours that value correlates to given the specific team members billable rate. Each week project staff are assigned specific hours to work on the project by the project manager. As staff work on a project their time is input into the company accounting system and charged toward the project. Time is approved on a weekly basis by each team member's supervisor. Each week the project manager is given a report of hours charged to the project as a weekly review to ensure the project is tracking on budget.

IV. Proposed Design Approach

Design Methodology

Programming & Planning

1. Develop schematic site plan.
2. Meeting with County and local officials.
 - Bring in key design personnel, including project manager, civil engineer, and electrical engineer to discuss agencies and local officials' interpretation of scope. This is done so that review officials and agencies all have the same understanding of the scope.
 - Discuss if any minor changes to scope need to be made to ensure that our scope trajectory produces results that all interested parties expect.

Site Analysis



1. Present schematic plan to agency.
2. Develop scope to get a boundary and a topographical survey of proposed areas for the generator as associated equipment locations.

3. Develop scope to have

geotechnical and SUE investigations performed.

4. Convert the topographical data received from the survey contractor into AutoCAD drawing.
5. Incorporate findings of geotechnical and SUE investigations into design.
6. Develop a grading plan to depict earthwork requirements that must be made to accommodate FEMA requirements. Specifically mitigating 500-year flood hazard.
 - It is already known from reviewing the National Flood Hazard Layer data that both sites are located in the Special Flood Hazard Area (SFHA).
7. Develop a report that justifies mitigating 500-year flood hazard per FEMA HMA guide Version 1.1 dated September 22, 2023, or the most current version.
 - There is no location on the project site outside the Special Flood Hazard Area. FEMA guidelines allow

for equipment to be elevated above flood level per section B3 of the FEMA Hazard Mitigation Assistance Program and Policy Guide page 352.

- ◆ All structural design must be in accordance with NFIP standards in 44 CFR Part 60 and the latest published edition of ASCE 24 or its equivalent as minimum design criteria. Our in-house structural engineer and team will cover this design.
- ◆ "Structural elevation in the flood hazard area must follow HMA's Federal Flood Risk Management Standard requirements described in Part 4.I" of the FEMA Hazard Mitigation Assistance Program and Policy Guide page 352.
- ◆ Using part 4.I instructions and the FEMA insurance rate maps, we will determine whether the project site is located in the 1% or 0.2% annual chance floodplains and if the action is critical or non-critical.
- ◆ We conclude that the base flood elevation is 9 feet above sea level. Per part 4.I. for critical actions in the 1% annual chance, floodplain equipment and structures must be elevated or floodproofed an additional 3 feet above the base flood elevation. As this site is outside of the area with an established base flood elevation, an additional foot of freeboard is proposed. This results in a code minimum of top of pad elevation of 13 feet above sea level.

8. Simultaneously, during the civil site study, our electrical team will connect with the facilities staff to collect electricity bills for the past 12 months. We use this information to determine the facility power demand to make sure the 500kW generator is adequate. We will review and document location, dimensions and characteristics of the existing electrical switchgear, existing utility service entrance, and associated equipment.

Schematic Design

1. With the information gathered during the Site Analysis, our electrical team will determine the size of generator and associated equipment including ATS, power bank, and CA-10k. We will then contact several generator manufacturers to request the generator spec and detail drawings including dimensions, footprint, wet/dry weight,

and the center gravity points to be incorporated in the CD set.

- A report of each manufacturer's selections will be provided to County officials. Project critical details regarding each vendor's equipment are to include:
 - ◆ Dimensions – will determine the area required to install equipment and cost of the concrete pad.
 - ◆ Weight – will determine the thickness of the concrete slab that has an effect on construction cost.
 - ◆ Clearance requirements.
 - ◆ Site location.
 - ◆ Possible arrangement.
 - ◆ Current lead time.
 - ◆ Key features.
 - ◆ Cost.
- Purchase generator. We recommend that generators be purchased before starting detailed design to reduce the impact of equipment acquisition on the overall project schedule. Current industry lead times at the time of the writing of this proposal are 44 to 48 weeks. Contractor will be responsible for selected generator to comply with local jurisdiction AQMD requirements, and having all required certifications, commissioning, testing, warranty and technical requirements that will be specified in the project CD and specs and all related code requirements.

Design Development



1. The electrical engineer will use the selected generator manufacturer manual and details to produce drawings and specifications.
 2. Civil will incorporate the selected location into the drawings.
- If any site utility drawings are required to route the electrical conduit from the generator to the building electrical gear, they will be produced at that time.
3. The architectural subconsultant will develop the generator enclosure design and architectural drawing package required for the submission to the County planning department drawing.
 4. Architectural, civil, and electrical drawing packages and 3D models will be provided to County agents for review and comment.

Construction Document Phase

1. Comments from County agents will be incorporated into project documents and submitted to local authorities having jurisdiction for review and approval.
2. Additional drawing package will be provided to the County agent to prepare a bid package for competitive bidding.
3. Upon receiving all County agency approvals, a formal construction document package will be prepared for the contractor.
 - Any request for information.

Construction Phase



1. Our team will provide construction administration support by reviewing submittals and responding to contractor RFIs during construction. We will perform construction observation trips as necessary, and a final punch walk after construction is completed.

We're There When Problems Arise

Our team operates under a solution-focused mindset, backed by the skills to follow through. If a challenge arise, our partners know we'll jump into action to assess the situation, implements a solution and be part of making the decision to keep the project on track.

V. Project Profiles

City of Santa Clarita Transit Maintenance Facility – Cooling Tower Replacement

Client: City of Santa Clarita, CA

Date: July 2021 – July 2023

The existing cooling tower/fluid cooler had reached its usable life. We contacted and partnered with the City to replace the existing system with more modern equipment and design strategies. The original existing tower was replaced with two towers of 50% capacity of the original to provide redundancy for this critical facility. Fixed-speed pumps were replaced with variable-speed pumps to provide a more energy-efficient system.

Justin's role in this project was project manager and mechanical designer. He worked closely with the City agent to develop a project scope that met the needs of the City. He also produced construction documents and a construction cost estimate. He continued his assistance by advising City officials through bidding, contracting, and the construction process.

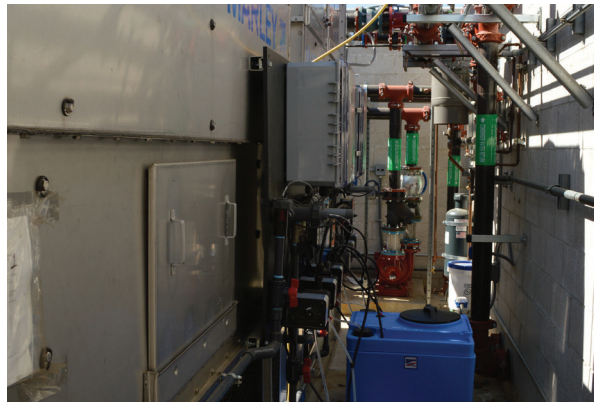


City of Santa Clarita Transit Maintenance Facility – Heat Pump Replacements

Client: City of Santa Clarita, CA

Date: August 2023 – Current

The existing water source heat pumps had reached their usable life. As we were the engineer of record for the previous cooling tower replacement and had developed a good working relationship with the City, we were then contracted for the next project. Additionally, a make-up air unit for the bus maintenance staff requires replacement. Through conversation with facility maintenance staff, it was discovered that the shower room and restroom were under-ventilated and producing humidity issues. We resolved that we would replace the existing equipment with an upgrade that would remedy the determined issues.



Justin's role for this project was project manager and engineer of record. He worked closely with the project team and City agents to develop a scope that meets the City's needs and remedies issues unforeseen by City officials. He managed the team to provide construction documents and construction cost estimates. This project is still ongoing and is currently in the procurement and bidding phase.

Norwalk, Generator Replacement

Client: Development One

Date: June 2022 – Current

Replacement of existing 150kW generator with new 400kW, 277/480V, standby diesel-engine generator, and associated ATS, day tank, exhaust system, and discharge ducts.

East LA Courthouse, Generator Replacement

Client: Development One

Date: June 2022 – Current

Replacement of existing 200kW generator with new 400kW, 277/480V, standby diesel-engine generator, and associated ATS, day tank, exhaust system, and discharge ducts.

Hayward Courthouse, Generator Replacement

Client: Development One

Date: June 2022 – Current

Assessment of existing generator, main switchboard, and downstream electrical equipment and feeders as well as site and enlarged floor plans CAD file preparation, one line diagram to show demo and new equipment, feeders, load calculations, short circuit/voltage drop calculations, and a specification book also had been provided for the mentioned projects.



We Conduct Business with Integrity

It's about more than doing the right thing; it's about treating our partners in a way that shows them how much we value their trust, and how greatly we value our relationship with them. No matter the size or scope of the project, we hold tight and true to delivering what we promise, with plenty of time invested into building a reliable, long-term partnership along the way.





Mercury Insurance Generator Building

3,210 S.F.

EMPAD Architecture provided design and construction documents for the generator, fuel tank, and structural enclosure for the generator at the Mercury Insurance Building in Feather Sound. The enclosure was designed to match the existing building and unify the design and screen the generator and tank from the adjacent streets and parcels.



McDill Air Force Base

Multiple Projects

EMPAD Architecture and its principals have a continuous service agreement with MacDill Air Force Base. They have completed projects including their fitness center, pavilion and the Federal Credit Union, to name a few.



Aviation - (Sarasota, FL pictured)

10,000 - 40,000 S.F.

EMPAD has designed several Airplane hangers and associated office and training facilities throughout the Southeast US including Sarasota International, Vero Beach, Peter O Knight, Tampa Intl., Clearwater PIE, Melbourne, and Ocala to name a few.



Pharmaceutical Labs (Formulated Solutions pictured)

10,000 - 40,000 S.F. - Pinellas County

*Multiple facilities designed throughout Florida.

EMPAD Architecture has completed numerous Lab & Clean room facilities for various manufactures from pharmaceutical and product development. These include Xcelience, Vista-Pharm, Infuserve, QOL, Ingentic, Catalent, Anazao and more. EMPAD has become the go-to architect for lab design.



Self Storage - Cube Smart / Extra Space

100,000 - 120,000 S.F.

*Multiple facilities designed throughout Florida.

Working with multiple development teams and multiple end users EMPAD has completed numerous multi-story self storage concepts throughout the state. Each concept being considerably different in design provides a challenge that the design team embraces. These concepts vary from single story to five story with aesthetics that range from high-modern to brick industrial to a residential appearance.



Industrial Warehouse (301 Corporate Center pictured)

200,000 S.F. - Manatee County

The principals at EMPAD Architecture have completed millions of square feet of industrial projects over the course of their careers. The 301 Warehouse pictured was developed as two one hundred thousand sq. ft. shells that could be separated into up to five tenants with interior truck docking to serve both facilities and remain hidden from view.



TESLA Automotive Service Centers

25,000 - 45,000 S.F.

*Multiple locations in various states.

EMPAD Architecture worked closely with TESLA to develop multiple service center prototypes for various climate conditions throughout the US. These multiple prototypes will serve as part of their expansion program throughout the Southern, Northern, and Western US.



Corporate Offices & Interiors

5,000 - 120,000 S.F.

*Various office buildings in multiple states.

EMPAD Architecture has designed small to large multi floor corporate office spaces in many different types of single and multi-story office buildings. EMPAD has created interesting and exciting renovations for a varied client base including training centers like the photograph to the left of Galen School of Nursing. EMPAD is the designated architect for several large multi tenant buildings around the Tampa Bay market providing design services on a regular basis.



Medical Systems

Various Sizes and Scopes

*Multiple Locations throughout Florida

EMPAD Architecture and its principals have worked with multiple medical systems and practitioners throughout Florida on varied project sizes and scopes in the form of ground-up private practitioner offices, Imaging Suites, Rehabilitation Centers, Outpatient Facilities, Acute Care, OBGYN, and Clinical Labs, and surgical centers, some of these clients include BayCare, Moffit Cancer Center, Florida Spine Institute, St. Anthony's, Galen College of Nursing, Westminster, and numerous private practitioners.

Schedule and Cost Control Including Durations and Dates

See project schedule chart on page 14.

Solving Design Changes Related to Economic Factors

The current economic state and supply chain issues have created long lead times for all electrical equipment. The lead time range is around 44 to 48 weeks. Our approach to resolving this issue has been to complete our equipment (i.e. generator and transfer switches) sizing early in the project. We then strongly encourage our clients to order the equipment at the completion of the detailed design phase. This allows for the generators to arrive on site when they are needed and no significant impact are made to the construction schedule.

Civil Design and Permitting Capabilities

As your engineer, our role is to assist you in making creative, fiscally sound decisions. We help you navigate the outside agency coordination necessary to meet the requirements of permitting and documentation.

We will review outside utility conflicts that might arise as well as the potential for interaction with other government agencies. We will review the potential for requirements of permits from other agencies.

During the final design phase the plans and specifications are completed with all the details necessary to prepare the project for bid. Utility and agency coordination and permitting are completed in this stage. This includes the application for wage rates and compliance with the public bidding process.

We help our clients complete forms for outside agencies or review permit applications they have completed. Questions often can be answered – or information provided – with a simple phone call or short email.

Ability to Overcome Difficulty of Current Market Risk

Ayres has been in business for over 64 years and has established 11 offices in seven states. In each of the past

three years our annual revenues have been between approximately \$50.6 million and \$60.8 million. Ayres maintains a minimum \$4 million operating line of available credit and a \$2 million purchasing card line of credit. None of this credit is the personal liability of any officer or employee of the firm. After over 14 years of not touching our line of credit, Ayres briefly tapped the line of credit in the first quarter of 2023. Ayres' Dun & Bradstreet number (DUNS number) is 06-283-6309. Ayres' performance bond rating is A.

References

Our experience has shown us that close and open communication with our clients is the foundation for a successful working relationship. We place a high priority on understanding our clients' needs, openly addressing issues, involving clients in decision-making, and resolving project concerns. In every project we undertake, our goal is always client satisfaction. We invite you to contact the references listed below for a firsthand account of our work.

Ayres References

City of Santa Clarita

Peter Henne, Administrator-CIP

Email: phenne@santa-clarita.com

Phone: 661.284.1427

Project: City of Santa Clarita Transit Maintenance Facility, Cooling Tower Replacement,
City of Santa Clarita Transit Maintenance Facility, Heat Pump Replacement

JRMA

Bryan Vanderzee S.E., Principal Structural Engineer

Email: bvzee@JRMA.com

Phone: 714.524.1870 Ext. 209

Project: Hilltop MD Digester, VS Digester

VI. Experience and Capabilities

Generators

Hassan Razmara worked as a designer and project manager to provide detailed electrical design for prime/backup generators for a variety of facilities, specifying various types of gensets based on the project's location, circumstances, constraints, and budget, such as remote fuel tank/skid mount generators and Microturbine/CHP technology up to 1000kW per local applicable codes and standards.

Energy Efficiency

Our have worked on several LEED-accredited projects and are familiar with the process of evaluating designs for energy efficiency.

Cost Analysis and Control



Our standard is to use the online version of RSMeans, a cost estimating program, to get the most up-to-date information on construction cost. We maintain a subscription for this purpose.

Permitting for Charlotte County

We currently have limited experience with Charlotte County building and safety; however, we do have 64 years of experience being licensed in all 50 states. We have worked with thousands of permitting authorities across the country and have found some uniqueness to every authority, which have more commonalities than differences. It is also our standard practice to do authority-having-jurisdiction research to determine the requirements for the project. Charlotte County provides guidelines and what will need to be submitted to permit commercial generators at the link below.

<https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/commercial-permits/commercial-generator.stml>

Environmental Assessment



Understanding a site and its potential is key to achieving the best planning and design results. Our multidisciplinary teams will approach the site assessment from technical and economic angles. Our environmental scientists and

geologists assess environmental records and potential contamination through the lens of the EPA guidelines. This often leads to Phase 1 and 2 environmental assessments and EPA grant funding for specific areas or sites. Our site recommendations will be underpinned by tested techniques, including a full range of site surveys, and SWOT Assessments based on economic, cultural, environmental, and infrastructure conditions. The Ayres team has the support of technicians, scientists, and engineers to help us understand all aspects of site feasibility.

Specialized Experience

As Ayres has been located in Tampa and the state of Florida since 1986, we are well acquainted with the intricacies that are involved in doing projects in the state. We are aware of the weather hazards and environmental constraints of local, state, and federal jurisdictions.

VII. Volume of Work

Ayres to date has not received any payments within the past 24 months from Charlotte County.

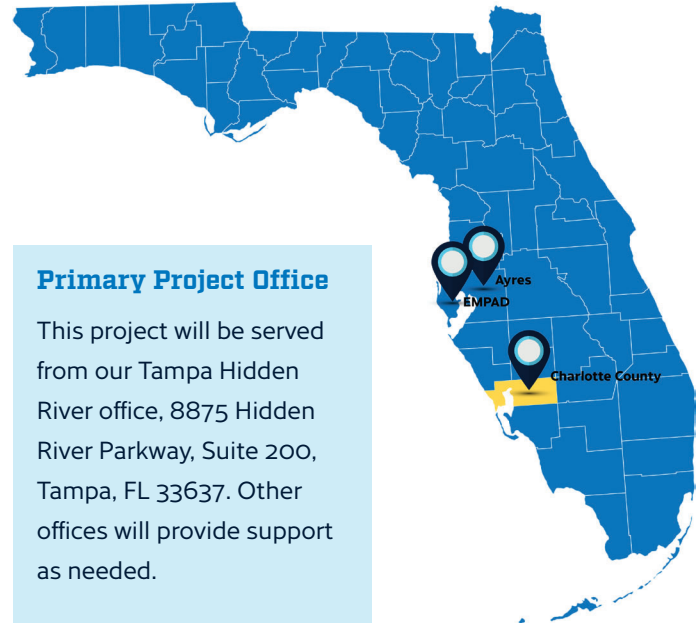
VIII. Location

Justin Vargas, PE, the proposed project manager, is located in Ayres' Tampa office at 8875 Hidden River Parkway, Suite 200, Tampa, FL. This office is conveniently located on I-75 six miles north of the I-4 interchange. Justin lives in Wesley Chapel, 10 miles to the north on I-75. Ayres has been located in Tampa since 1986.

Hassan Razmara, PE, the proposed electrical engineer, is located in Ayres' Los Angeles office. He lives in the City of Diamond Bar, which is located 23 miles to the east of downtown Los Angeles and he telecommutes for his daily duties. While telecommuting may have been an issue for some firms, the Ayres Los Angeles office has had its entire staff telecommuting since March of 2019 and has been very productive using cloud-based storage and online communication to make a team that is located miles apart feel like they are all working in the same office.

Primary Project Office

This project will be served from our Tampa Hidden River office, 8875 Hidden River Parkway, Suite 200, Tampa, FL 33637. Other offices will provide support as needed.



IX. Litigation

Status and outcome of any lawsuits against Ayres Associates Inc filed in the past five years:

Lawsuit Name: Menekaunee Harbor Dredge Project - 9 lawsuits filed by individuals

Client Name: City of Marinette, WI

Lawsuit Date: 12/07/22

Lawsuit Description: Each claim pertains to personal injury from contact with PFAS contaminated material generated by Tyco Industries, and Ayres was added to lawsuit stating alleged contaminated dredge material deposited at DNR-approved site was part of the causation.

Disposition: Ongoing

Lawsuit Name: ECI v. Dakota County (Ayres added as third party)

Client Name: Dakota County, MN

Lawsuit Date: 10/28/19

Lawsuit Description: The claim involves failing shotcrete treatment on a hydroelectric dam.

Disposition: Resolved through negotiation

X. 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
	Justin Vargas, Project Manager	11	Tampa, FL	Tampa, FL	Tampa, FL
	Hassan Razmara, Electrical Engineer	26	Burbank, CA	Burbank, CA	Diamond Bar, CA
	Matthew Ivie, Civil Engineer	16	Tampa, FL	Tampa, FL	Tampa, FL
	Hisham Sunna, Structural Engineer	30	Tampa, FL	Tampa, FL	Tampa, FL
	Matt Tisdell, Electrical Engineering Staff	19	Minneapolis, MN	Minneapolis	Minneapolis, MN
	(SUB) Chris Culbertson, Architect	30	Clearwater, FL	Clearwater	Clearwater, FL
	(SUB) Sean Barber, Architect	17	Clearwater, FL	Clearwater	Clearwater, FL
	(SUB) Adam Kovacs, Project Architect/ Interior Designer	25 +	Clearwater, FL	Clearwater	Clearwater, FL
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$ 126,000,000	
	B) Number of similar projects started within last 24 months:			10	
	C) Largest single project to date:			\$ 9,422,000	
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects			0	
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ 0	
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
	EMPAD Architecture	Clearwater, FL		Architecture	
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.				
	Firm	Address			
	Phone #	Contact Name			
	Start Date	Ending Date			
	Project Name/Description				

NAME OF FIRM Ayres Associates

(This form must be completed and returned)

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

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

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

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

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

Addendum No. _____ Dated _____	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____

Type of Organization (please check one): ☐ INDIVIDUAL ☐ PARTNERSHIP ☐
 ☒ CORPORATION ☒ JOINT VENTURE ☐

Ayres Associates Inc
Firm Name

715.834.3161
Telephone

Ayres
Fictitious or d/b/a Name

390965082
Federal Employer Identification Number (FEIN)

3433 Oakwood Hills Parkway
Home Office Address

Eau Claire, WI 54701-7698
City, State, Zip

64 Years
Number of Years in Business

8875 Hidden River Parkway, Suite 200 Tampa, FL 33637-1035
Address: Office Servicing Charlotte County, other than above

Justin Vargas, Project Manager
Name/Title of your Charlotte County Rep.

813.514.0886 x6
Telephone

Andrew Wilkinson, Director of MEP Services
Name/Title of Individual Binding Firm (Please Print)


Signature of Individual Binding Firm

12/15/23
Date

WilkinsonA@AyresAssociates.com
Email Address

(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that Ayres Associates
 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

12/15/23
 Date

END OF PART IV

(This form must be completed & returned)