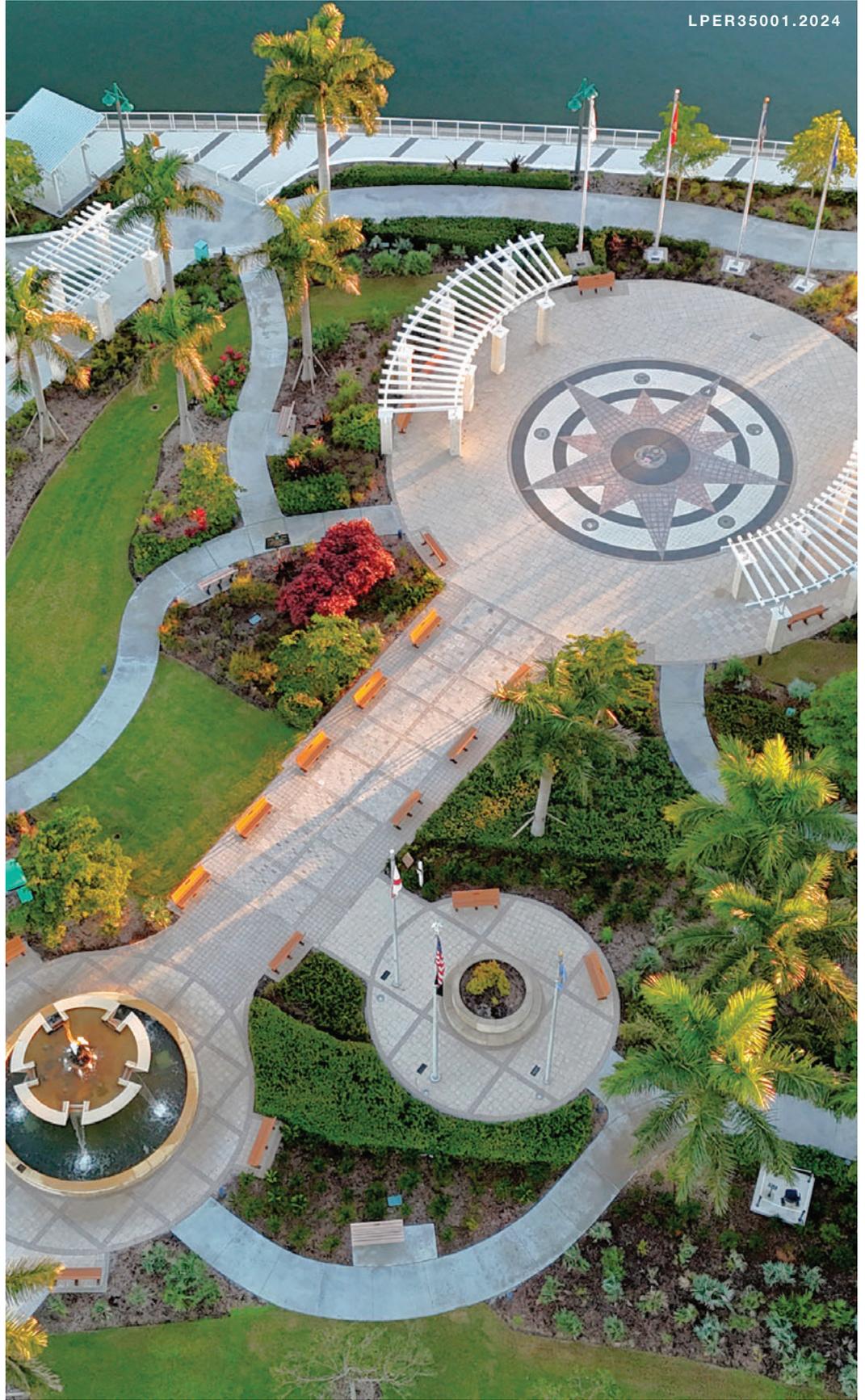


REQUEST FOR PROPOSAL
DESIGN - WILLIAM R. GAINES
JR. VETERANS MEMORIAL PARK
AND G.C. HERRING PARK

RFP 2024000097



LPER35001.2024

PREPARED FOR:
Charlotte County

PREPARED BY:
Kimley»Horn
Expect More. Experience Better.



COVER LETTER

January 23, 2024

Charlotte County
Purchasing Division
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948-1094

RE: Design – William R.
Gaines Jr. Veterans Memorial
Park and G.C. Herring Park;
RFP NO. 2024000097

“ Our team is more than just familiar with CMAR collaboration and delivery as the majority of our park projects have been built using this approach. ”

Dear Alisa True, Lacey Solomon, Ben Bailey, Vicki Chichura, and Members of the Selection Committee:

Kimley-Horn is pleased to submit this response to provide professional consulting and design services for Phase 2 of William R. Gaines Jr. Veterans Memorial Park and Phase 1 of G.C. Herring Park. We understand that the County requires a consultant with the ability to provide innovative and sustainable design solutions while meeting Community Service design standards, Crime Prevention Through Environmental Design principles, and any grant requirements. Our team takes pride in its responsiveness and availability, ensuring that we are always there to listen to your needs and alleviate the workload of your staff. Our vast array of resources will enable us to transform your vision into reality for these two important parks.

As you select a trusted advisor in this endeavor, please consider the following benefits our team offers you:

LEADING EXPERTS. Kimley-Horn has experience with many parks, greenways, shared-use trails, and other public open space projects involving planning, design, and construction. We offer expertise in recreation planning, public involvement, level of service analysis, and needs analysis, as well as strategies for funding and implementation. Kimley-Horn has provided similar services for more than 320 park facilities in Florida, including several in Charlotte County. Our team is more than just familiar with Construction Manager at Risk (CMAR) collaboration and delivery as the majority of our park projects have been built using this approach. We emphasize the development of functional and aesthetically pleasing public recreation facilities, incorporating meaningful themes designed in harmony with the community, while also prioritizing long-term maintenance, your budget and schedule.

“
Kimley-Horn has been serving Charlotte County and surrounding areas for more than 30 years. Our team offers strong working relationships with the public utility agencies, Charlotte County’s Development Review Committee (DRC), and the Southwest Florida Water Management District (SWFWMD).
 ”



INTEGRATED SERVICES. Our team of landscape architects, engineers, environmental scientists, construction observation staff, and grant management experts are all in-house employees—many of whom are in our Sarasota office, less than one hour away from Charlotte County. Our ability to provide a wide variety of professionals under a single management structure translates to a collaborative team with varying perspectives, diverse experiences, and broad capabilities. This enables us to serve as a seamless extension of your staff with thoughtful design concepts and practical approaches.

LOCAL KNOWLEDGE AND COMMITMENT. Kimley-Horn has been serving Charlotte County and those in surrounding areas for more than 30 years. Our team offers strong working relationships with public utility agencies, Charlotte County’s Development Review Committee (DRC), and the Southwest Florida Water Management District (SWFWMD). We offer valuable insight and an understanding of the County’s permitting and approval process. With our extensive experience with public parks and working closely with CMARs across Florida, our team offers a specialized perspective that balances well with our local experience.

Our extensive knowledge of the County and the project sites combined with our superior technical expertise makes us well-equipped to surpass the standard we have established on these notable projects. We are excited to continue our partnership with Charlotte County and provide you with the creative concepts needed to deliver public parks that will be cherished by both residents and visitors for years to come. We appreciate your time and consideration.

Sincerely,

Kimley»Horn



A handwritten signature in blue ink, appearing to read 'Ed Dean'.

EDWARD (ED) DEAN, PLA, LEED AP
 PROJECT MANAGER
 941.379.7610
 ED.DEAN@KIMLEY-HORN.COM



A handwritten signature in blue ink, appearing to read 'James Pankonin'.

JAMES PANKONIN, PLA, LEED AP
 PRINCIPAL-IN-CHARGE; SENIOR ASSOCIATE
 941.379.7620
 JAMES.PANKONIN@KIMLEY-HORN.COM

AS A VICE PRESIDENT AND SENIOR ASSOCIATE OF KIMLEY-HORN AND ASSOCIATES, INC., JAMES PANKONIN, PLA, LEED AP IS AUTHORIZED TO BIND THE FIRM ON THIS CONTRACT. KIMLEY-HORN AND ASSOCIATES, INC. MADE THE FOLLOWING PROPOSAL WITHOUT COLLUSION WITH ANY OTHER PERSON OR ENTITY SUBMITTING A PROPOSAL PURSUANT TO THIS RFP.

The individuals who are interested in the proposal as principals are James Pankonin, PLA, LEED AP, Vice President, Senior Associate; Ed Dean, PLA, LEED AP, Associate; Ty Gremaux, P.E., Vice President, Associate; Trenton Strackbein, P.E., Associate; and Ronnie Van Fleet, PSW, Associate.



CONTENT

SECTION I. *Team Proposed for this Project*
01

SECTION II. *Proposed Management Plan*
08

SECTION III. *Previous Experience of Team Proposed for this Project*
12

SECTION IV. *Project Control*
24

SECTION V. *Present Proposed Design Approach for this Project*
26

SECTION VI. *Present Examples of Recently Accomplished Similar Project*
32

SECTION VII. *Describe your Experience and Capabilities in the Following Areas*
38

SECTION VIII. *Volume of Work*
43

SECTION IX. *Location*
44

SECTION X. *Litigation*
45

SECTION XI. *Minority Business*
49

SECTION I.

TEAM PROPOSED FOR THIS PROJECT





GENERAL QUALIFICATIONS

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, structural, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting engineering firms in the nation—and a recognized leader in developmental services and land planning. Today, Kimley-Horn has over 7,000 employees in more than 120 offices across the United States and in Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients.

Our history with clients throughout Florida has demonstrated our ability to assemble a diverse team of in-house professionals from our local offices throughout the state. In Florida, Kimley-Horn has over 20 offices with more than 1,400 professionals. We take great pride in the strength of our resources, our integrity as a firm, and the character of our people. Throughout the firm’s growth, we have come to appreciate the value and the importance of remaining true to our roots, focusing on our local clients, and providing them with the personalized and responsive service they deserve.

120+
OFFICES NATIONWIDE

7,000+
EMPLOYEES NATIONWIDE

20+
OFFICES IN FLORIDA

1,400+
EMPLOYEES IN FLORIDA

KIMLEY-HORN SERVICES

- 
SITE CIVIL ENGINEERING
- 
LAND DEVELOPMENT SERVICES
- 
UTILITY DESIGN
- 
PARKING PLANNING & DESIGN
- 
TRANSPORTATION PLANNING
- 
LANDSCAPE ARCHITECTURE
- 
URBAN DESIGN & PLANNING
- 
PREDEVELOPMENT SERVICES
- 
COMPREHENSIVE PLANNING
- 
PERMITTING & APPROVALS
- 
ROADWAY & BRIDGE DESIGN
- 
ADVANCED TRAFFIC MANAGEMENT SYSTEMS
- 
AREAWIDE TRAFFIC SIGNAL SYSTEMS
- 
PUBLIC INVOLVEMENT PROGRAMS
- 
ENVIRONMENTAL SERVICES
- 
WETLAND DELINEATION, ASSESSMENT, & MITIGATION
- 
ASSET MANAGEMENT
- 
CONSTRUCTION ADMINISTRATION/OBSERVATION
- 
3D RENDERINGS
- 
GRANT SERVICES

GREAT PARKS AND PUBLIC SPACES

Great parks are more than just places to play. When careful planning and design come together, parks can provide beauty and tremendous environmental, economic, and social benefits to a community. Great parks should also balance the needs of all people for all times, be designed with nature, and promote the well-being of people—while seeking to be fiscally sustainable for immediate and future needs. During the early stages of planning and design, three powerful principles can concisely capture Kimley-Horn’s philosophy to great park design:

INCLUSIVE. Great parks should be inclusive and equitable. Through the design of welcoming spaces, visitors of all ages, cultures, and genders should feel invited and safe. Parks that respond to their physical and social surroundings allow for a heightened level of context sensitivity and flexibility to adapt to everchanging needs—therefore promoting longevity within a community and creating life-long memories.

BEAUTIFUL. Great parks should be beautiful. By weaving together a community’s fabric of cultures, great parks can be recognized by all and form a foundation to human purpose and experience. Whether through sensory pleasure elevated by rhythm or proportion, or tactile experiences through the textures of a plant or the warmth of the sun, timeless design principles can intertwine emotion and pleasure to bring about beauty.

SUSTAINABLE. Great parks should be environmentally responsible. Park spaces that focus on the three pillars of sustainability—environmental, economic, and social well-being—are often resilient, maintained through minimum reliance on resources, and contribute multiple benefits to community infrastructure and character. Creating great park spaces through a truly holistic approach means designing a symphony between nature and humans. By embodying this principle, great parks work with the environment and create an enduring legacy celebrated by all.

Kimley-Horn’s philosophy to designing great parks and public spaces is the cornerstone to a collaborative approach. Through partnership and technical expertise, our planning and design process progresses through a sequence of development stages: learning, engaging, designing, and implementing. Each stage is based upon active client participation and consensus building. Our goal is to understand the unique needs of your community and help turn vision into reality.

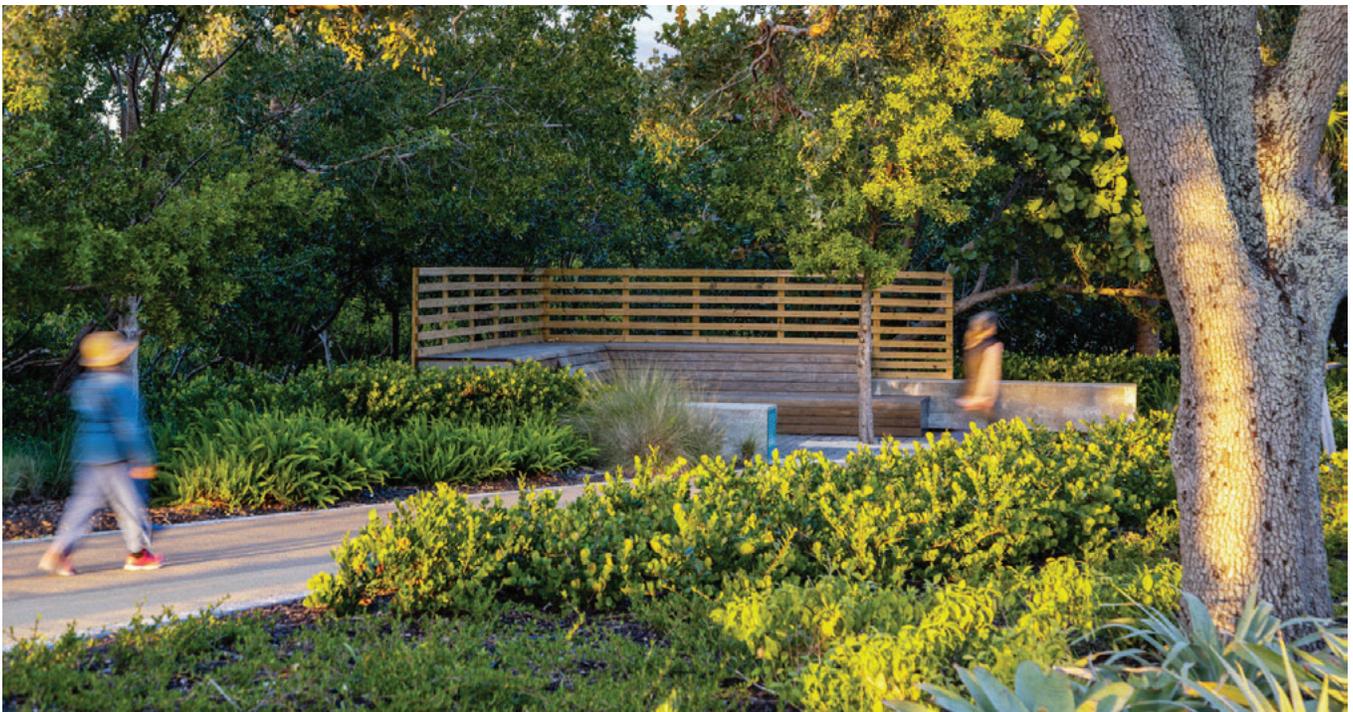


Kimley-Horn has experience with over 1,100 park projects nationwide and more than 320 in Florida.



A SAMPLE OF OUR TEAM'S EXPERIENCE IN PREVIOUS SIMILAR PROJECTS

- Veterans Memorial Park, Marco Island, FL
- Baker Park, Naples, FL
- Manatee Memorial Park Master Plan, Manatee County, FL
- Parrish Community Park, Manatee County, FL
- G.T. Bray Park, Manatee County, FL
- McGuire Park, Charlotte County, FL
- Bayfront Park, Longboat Key, FL
- East Bradenton Park, Manatee County, FL
- Brooks Community Park, Lee County, FL
- Lake Kennedy Park, City of Cape Coral, FL
- Legacy Trail Extension and Trailheads, Sarasota, FL
- Buffalo Creek Soccer Field Expansion Master Plan, Manatee County, FL
- Joyce B. Davis Park, Winter Haven, FL
- Lewis Park, Bradenton, FL
- Lincoln Park Pool and Basketball Courts, Manatee County, FL
- Yacht Club, Cape Coral, FL
- Festival Park, Cape Coral, FL
- Yellow Fever Creek Park, Cape Coral, FL
- Warm Mineral Springs, North Port, FL
- Glazier Gates Park, Bradenton, FL
- Bradenton Riverwalk Expansion, Bradenton, FL
- Manatee County Parks, Recreation, and Open Space Master Plan, Manatee County, FL
- Lake Zephyr Park Master Plan, Zephyrhills, FL
- Baywalk Plaza, North Bay Village, FL
- Perry Harvey, Sr. Park, Tampa, FL
- Sims Park, New Port Richey, FL
- Legacy Park, Doral, FL
- Siesta Key Beach Park, Siesta Beach, FL
- Madeira Beach Park, Madeira Beach, FL
- The Riverwalk at Kennedy Boulevard Plaza, Tampa, FL



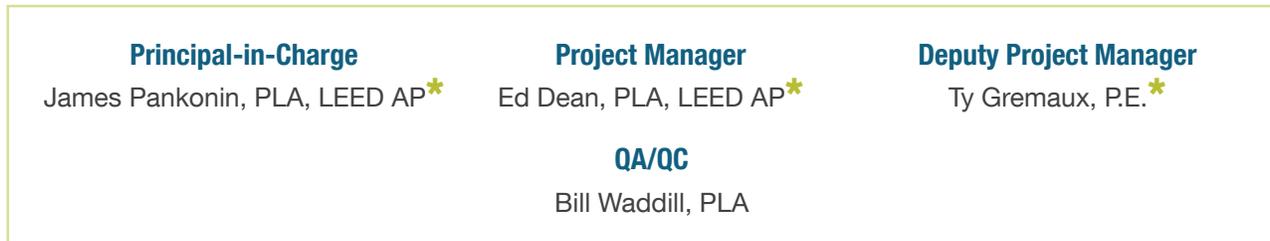
TEAM ORGANIZATION AND MANAGEMENT

At Kimley-Horn we understand the value of assembling a strong project team; consequently, the following team members have been strategically selected to serve Charlotte County in this contract. The project team possesses a comprehensive understanding of the County's needs and expectations. Our organizational chart highlights our team, staffing levels, and project management structure and range of expertise and disciplines.

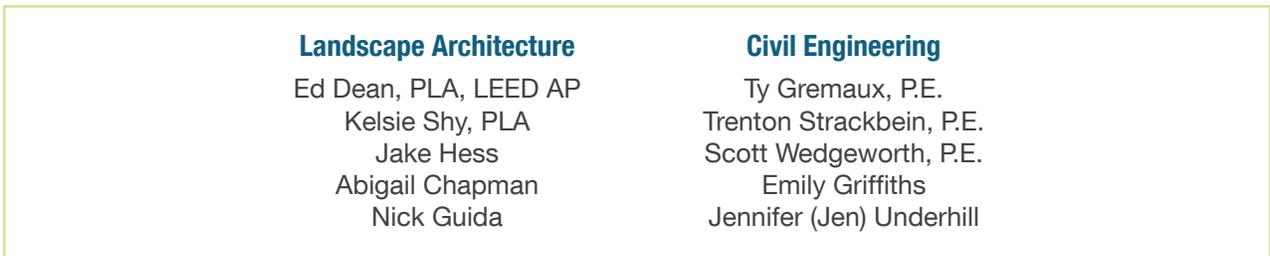
CHARLOTTE COUNTY

Kimley»Horn

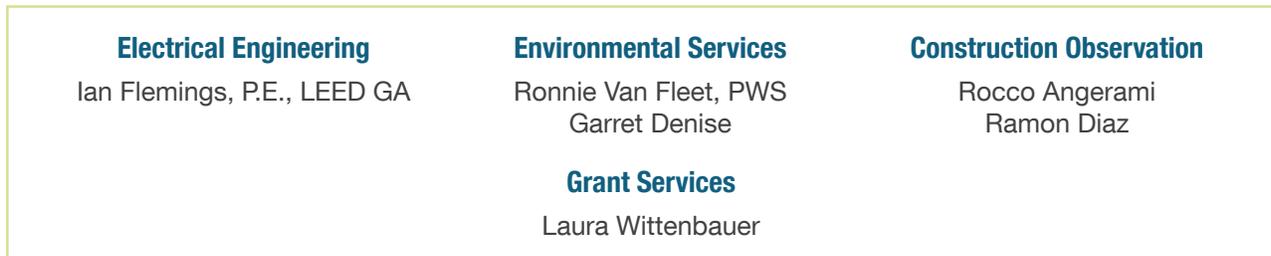
PROJECT MANAGEMENT TEAM



CORE SERVICES



SUPPORTING RESOURCES



Subconsultants



* James Pankonin, PLA, LEED AP, Principal-in-Charge, Ed Dean, PLA, LEED AP, Project Manager, and Ty Gremaux, P.E., Deputy Project Manager, will not be substituted without the express permission of the County.

BACKGROUND OF THE PERSONNEL



PROJECT MANAGER

ED DEAN, PLA, LEED AP

With 13 years of design and construction expertise, Ed is a seasoned project manager and professional landscape architect specializing in detailed design of the public realm. His resume boasts his expertise in community, regional and urban parks design, master planning and implementation in addition to his experience with streetscape and transportation design. As a project manager, Ed has a track record of delivering projects on schedule and budget while bringing value to the project with high quality design. As a park designer, Ed is very knowledgeable when it comes to park programming such as the nuances in the design of pickleball courts, the design of state-of-the-art hydro-court clay tennis courts, and the design of inclusive playgrounds. Beyond the detailed design of the programmed space, he understands the secondary functions of these park amenities, such as where / how parents congregate at the playground or where pickleball players socialize as they are awaiting an open court. Ed's expertise extends seamlessly across planting, irrigation, site, grading, and hardscape design, forming a harmonious blend of aesthetics and functionality. Beyond the drawing board, Ed excels in leading public meetings ensuring his projects resonate with the community. His technical expertise provides for effective construction administration and thorough plan review with a focus on quality and cost control.



PRINCIPAL-IN-CHARGE

JAMES PANKONIN, PLA, LEED AP

James is a registered landscape architect with more than 19 years of experience. His project experience includes master planning and programming, streetscape design, parks and recreation design, site planning, amenity center programming and design, custom hardscape design and detailing, construction document preparation and permitting, construction phase services, project team coordination, and preparation of presentation graphics. James is also experienced in facilitating public engagement meetings, design charrettes, and building consensus among diverse stakeholder groups. He has worked with many local municipalities to incorporate low impact development practices (such as bioswales and rain gardens) into the landscape design to capture and treat stormwater runoff.



DEPUTY PROJECT MANAGER

TY GREMAUX, P.E.

Ty has 19 of experience in design of civil infrastructure for a variety of projects, including park and recreation, roadway, residential, and commercial site development; permitting; drainage system modeling; and design. He has knowledge and experience reviewing, comparing, and field verifying surveys and legal descriptions for completeness and consistency. Additionally, Ty's expertise includes mapping using Geographic Information Systems (GIS) applications, including the creation and manipulation of electronic data (shapefiles, geo-databases, etc.) to identify and locate opportunities, constraints, and areas that may require additional investigation or information. Ty offers working knowledge of the permitting procedures and land development regulations of Charlotte County, Sarasota County, the Southwest Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT), and the U.S. Army Corps of Engineers (USACE).



QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

BILL WADDILL, PLA

Bill Waddill has 31 years of project experience including municipal urban design, parks, streetscape and corridor studies, and mixed-use redevelopment. In addition, Bill has extensive public involvement experience and has facilitated diverse groups of participants in consensus-building workshops throughout Florida and the Sunbelt. His principal areas of expertise include project management for large, multi-disciplinary municipal projects, site and land use planning and entitlements, landscape architecture, streetscape and urban design, and public involvement. Bill has led the design teams for a wide range of high-profile public projects including the Bradenton Riverwalk in downtown Bradenton, Baker Park in Naples, FL, Perry Harvey Park in downtown Tampa, and the \$22 million improvements to Siesta Beach Park.



ELECTRICAL ENGINEERING

IAN FLEMINGS, P.E., LEED GA

Ian brings more than 16 years of total industry experience, beginning as an electrician and advancing to electrical design engineer. He has experience building and providing design for a wide variety of projects and building types, with specialized expertise in power distribution systems, standby power systems, lighting controls and photometrics, short circuit analysis, and selective coordination. Ian's hands-on electrical experience gives him a unique understanding of the challenges and implementation realities of both new construction and renovation projects, and how to effectively mitigate through high-quality design.



ENVIRONMENTAL SERVICES

RONNIE VAN FLEET, PWS

Ronnie is an environmental scientist with 36 years of professional experience. His expertise lies in environmental permitting, encompassing various tasks such as wetland delineations, habitat and plant surveys, listed wildlife studies and permitting, and environmental resource permitting. Additionally, Ronnie has extensive experience with mitigation site monitoring, wetland water use permitting, wellfield monitoring, wetland assessment procedure (WAP) monitoring, plant identification, water quality monitoring, environmental site assessments, habitat characterizations, aerial photo-interpretation, listed species permitting, and wildlife and fisheries studies. Furthermore, his natural resource management skills encompass wetland restoration, mitigation design, water resource management, exotic plant eradication, lake restoration, upland habitat restoration, prescribed burning, and fisheries management. Ronnie has also served as a project manager for complex water resource projects, overseeing monitoring, maintenance, and permit compliance for various ecosystems such as wetlands, lakes, stormwater ponds, surface water systems, littoral shelves, mitigation sites, and natural areas.



CONSTRUCTION OBSERVATION

ROCCO ANGERAMI

Rocco has more than 40 years of experience in the engineering/construction industry. He has served as both project manager and design engineer for the construction and design of multiple road and bridge projects. Rocco successfully operated his own construction company specializing in the installation of traffic signals and highway lighting. As a former owner/operator, Rocco has the experience and knowledge to incorporate value engineering into everyday construction applications to ensure clients receive the most cost-effective construction services.



GRANT SERVICES

LAURA WITTENBAUER

Laura has over two decades of grant writing and administration experience, serving both private- and public-sector clients. Prior to joining Kimley-Horn, she worked as a senior process analyst for the City of Sarasota where she identified relevant grant opportunities and completed grant applications as well as the administration of the grant funding. She ensured that grant accounting and financial reporting was consistent with governmental accounting standards and kept within the terms and conditions of the grant. Her experience with Sarasota was preceded by her tenure in the private sector, where she served as a grant consultant. In this role she supported municipal clients, providing grant-related services from application through award. Laura understands and can apply the principles, practices, and procedures of government budgeting, cost analysis, financing, and funds administration. She can evaluate, audit, deduce, and assess data using established criteria through the lens of a public agency.

GEOTECHNICAL ENGINEERING SERVICES

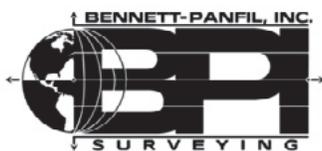
For nearly six decades, Universal Engineering Sciences (UES) has provided essential engineering services throughout the United States, including Geotechnical Engineering, Construction Materials Testing & Inspection, Building Code Compliance, Environmental, and Building Envelope.



Experienced and proven, UES is considered a pioneer of the industry and stands at the forefront of emerging technology, best practices, and influential legislature. Our work includes both public and private clients and consists of projects ranging from transportation and healthcare to commercial and education. Our engineers, geologists, certified inspectors, and scientists offer an unwavering commitment to excellence, approaching each project as an opportunity to cultivate enduring relationships with our clients.

SURVEYING SERVICES

Founded in 2021, BPI Surveying is a team of highly skilled and experienced professionals of land surveyors in Venice, Florida. Our team of surveyors and technicians use the latest technology and techniques to ensure that our clients receive the most accurate and up-to-date information possible.



We offer a wide range of services including boundary surveys, topographical surveys, construction staking, and much more. We work with a variety of clients, including homeowners, developers, contractors, engineers, and government agencies. No matter the size or complexity of the project, we are committed to delivering results that meet our clients' specific needs and requirements.

For resumes of key personnel, please see Section III. Previous Experience of Team Proposed for this Project.

SECTION II.
PROPOSED MANAGEMENT PLAN



UNDERSTANDING OF THE SCOPE OF SERVICES AND WORK PLAN

We understand the scope of this project encompasses the design, permitting, and construction observation of both the William R. Gaines Veteran’s Park, Phase 2 improvements, and Phase 1 improvements for G.C. Herring Park. Kimley-Horn is aware that the County has already created concept plans for both projects, outlining the necessary improvements. The scope of work for this project involves aligning the concepts with the County’s current objectives and allocated funding through concept and program planning.

Our Project Manager, **Ed Dean, PLA, LEED AP**, will serve as the County’s point of contact throughout the project’s duration. He will work closely with County staff, the selected Construction Manager at Risk (CMAR), and permit agencies to guide the team through the design phase. Ed, as a landscape architect, will take the lead in designing the parks, while **Ty Gremaux, P.E., Deputy Project Manager**, will provide support in civil site design services. **James Pankonin, PLA, LEED AP**, will serve as the Principal-in-Charge for this project. Additionally, our team features **Laura Wittenbauer**, our in-house grant administrator, who will provide the design team and Charlotte County with grant support.

We have provided an outline of anticipated tasks, milestone deliverables, and services to be provided as part of this project below.

1. PRELIMINARY DESIGN PHASE

Our initial task involves a project kickoff meeting with the County and CMAR to review the scope of work, set expectations, create lines of communication, and establish deadlines and deliverables. The Kimley-Horn team will begin with site visits and site analysis. In addition to review of each site’s permit history, we will review any existing concept plans or construction plans provided by the County. Our team will also discuss the planned programming with the County and then prepare concept plans to review with the County. It is understood the County may seek input from or request that our team present concepts to stakeholders.

During the preliminary design phase, Kimley-Horn will engage in site survey, geotechnical analysis and environmental natural resource assessments.

2. SCHEMATIC DESIGN PHASE

With the County’s approval of the concept plans, Kimley-Horn will schedule and participate in pre-application meetings with the permitting agencies. The schematic design phase will build upon the preliminary design and involve the creation of 30% level plans, which will be coordinated and reviewed with both the County and the CMAR. The highly developed 30% set of plans allow for more accurate CMAR cost estimation. Kimley-Horn’s in-house staff will handle all design services for this contract, including civil design, landscape architecture, environmental, site electrical, and structural engineering.



3. DESIGN DEVELOPMENT PHASE

With an accurate 30% estimate, preliminary input from review agencies, and feedback from County staff, the Kimley-Horn team will have the key information to deliver 60% level plans that align with the budget, meet the County's expectations, and are suitable for initial permit applications. Kimley-Horn will coordinate a review meeting with the project team to seek concurrence on the design progress and coordinate with the Construction Manager at Risk (CMAR) to obtain an updated cost estimate for budget verification.

4. CONSTRUCTION DOCUMENT PHASE

The County approved 60% Design Development plans will be used for the initial permit applications. Kimley-Horn will refine the design details and prepare the plans for Guaranteed Maximum Price (GMP) pricing during the review of permit applications. The preliminary schedule, included in **Section IV. Project Control**, allows for addressing initial permit comments while developing the 90% plans, ensuring they are suitable for GMP pricing. Kimley-Horn will coordinate with the CMAR and County during GMP development to address RFIs and review the GMP, including any qualifications, allowances, or contingencies. RFIs received during GMP development, along with any final revisions resulting from permit agency comments, will be incorporated into 100% Issued for Construction plan sets to coincide with GMP approval and the start of construction.

5. CONSTRUCTION OBSERVATION

The preliminary schedule provided only covers the design phase of the project. Kimley-Horn will provide construction observation services throughout the project, including attending progress meetings, reviewing submittals and RFIs, conducting construction observation, testing, inspections, and other necessary services. Throughout the 365-day construction phase, Kimley-Horn will act as an extension of staff to ensure that the construction is carried out in accordance with the plans.



ROLES AND RESPONSIBILITIES OF PARTICIPANTS

Kimley-Horn
Professionals

James Pankonin, PLA, LEED AP
Ed Dean, PLA, LEED AP
Ty Gremaux, P.E.
Bill Waddill, PLA
Kelsie Shy, PLA
Jake Hess
Abigail Chapman
Nick Guida
Trenton Stackbein, P.E.
Scott Wedgeworth, P.E.
Emily Griffiths
Jen Underhill
Ian Flemings, P.E., LEED GA
Ronnie Van Fleet, PWS
Garret Denise
Rocco Angerami
Ramon Diaz
Laura Wittenbauer
BPI Surveying
UES

1. Preliminary Design Phase																
Kickoff Meeting																
Technical Review																
Stakeholder Engagement																
2. Schematic Design Phase																
Pre-Application Meetings with Permitting Agencies																
30% Design Plans																
Progress Meeting with the County																
Coordination with CMAR																
Quality Control																
3. Design Development Phase																
60% Design Plans																
Coordination with CMAR																
Quality Control																
4. Construction Document Phase																
90% Design Plans for GMP																
Coordination and Progress Meeting with CMAR and County																
100% Design Plans																
Quality Control																
5. Construction Observation																
Attend Progress Meeting																
Review of Submittals/ RFIs																
Testing																
Observations																

RECENT, CURRENT AND PROJECTED WORKLOADS

The members of our project team were selected using three criteria: (1) their experience with Public Parks and Construction Management Delivery Method (2) their technical expertise, and (3) their availability to assume major responsibilities within the timeframe of your project schedule.

Using Kimley-Horn developed proprietary software, we can effectively manage our staff resources, ensure efficient use of time, and offer our clients a high degree of confidence that their project schedules will be met. A comprehensive description of our project management software is included in **Section IV. Project Control**. The Kimley-Horn staff members selected for this team are well-equipped to deliver the scope of services necessary to successfully complete both park projects.

We have included recent, current, and projected workloads for our Project Management Team/Core Services leads below.

Kimley-Horn Team Member	Recent Project; Completion Date	Current Project; Percent (%) Complete	Projected Workload (% Availability)
Ed Dean, PLA, LEED AP	Joyce B. Davis Park, Winter Haven, FL; December 2023	Parrish Community Park, Manatee Co., FL; 90% Complete	80%
James Pankonin, PLA, LEED AP	Veteran's Memorial Park, Marco Island, FL; January 2023	17th Street Regional Park, Sarasota, FL; 80% Complete	25%
Ty Gremaux, P.E.	Lorraine Lakes, Phase 1, Manatee County, FL; November 2023	Venice Fire Station No. 2, Venice, FL; 60% Complete	80%
Bill Waddill, PLA	The Bay Sarasota, Phase 1, Sarasota, FL; October 2022	Sarasota Performing Arts, Sarasota, FL; 5% Complete	60%

In the table below, we have included the percent availability for our Supporting Resources leads.

Kimley-Horn Team Member	Projected Workload (% Availability)
Ian Flemings, P.E., LEED GA	55%
Ronnie Van Fleet, PWS	55%
Rocco Angerami	70%
Laura Wittenbauer	70%

SECTION III.
PREVIOUS EXPERIENCE OF TEAM
PROPOSED FOR THIS PROJECT



PARK EXPERIENCE

Kimley-Horn has a proven track record of successfully planning and designing various park projects and facilities including passive recreation, athletic facilities, recreational amenities, and greenway and trail systems. Our team has designed more than 320 parks in Florida, with more than 70 of them being in Southwest Florida. Whether it involves creating new parks or enhancing existing ones with community-desired features and expanded recreation options, we offer comprehensive services that cover everything from master planning and program development to public meetings and construction.

OUR PARKS, RECREATION, PLANNING, AND DESIGN SERVICES INCLUDE THE FOLLOWING:

- ✓ **MASTER PLANNING AND SITE DESIGN**
- ✓ **LANDSCAPE ARCHITECTURE**
- ✓ **CIVIL ENGINEERING**
- ✓ **TENNIS / PICKLEBALL FACILITY DESIGN**
- ✓ **ATHLETIC FIELD / COURT DESIGN**
- ✓ **PLAYGROUND DESIGN**
- ✓ **ROADWAY, UTILITY, AND DRAINAGE DESIGN**
- ✓ **GREENWAY, BICYCLE, AND PEDESTRIAN FACILITY DESIGN**
- ✓ **ENVIRONMENTAL ENGINEERING AND PERMITTING**
- ✓ **PARKING LAYOUT AND DESIGN**
- ✓ **STORMWATER MANAGEMENT**
- ✓ **PUBLIC PARTICIPATION PROGRAMS**
- ✓ **CONSTRUCTION DOCUMENTATION, BID EVALUATION, AND OBSERVATION**

“ Our local Kimley-Horn project team offers more than 20 years of park design experience in Southwest Florida ”



In addition to having the in-house professionals to complete these services, our parks team has a passion for building exceptional public parks and expertise in designing a wide variety of sports facilities, both traditional and trending. We stay up to date with emerging sports like pickleball, which has been the fastest-growing sport in America for three consecutive years. With over 36 million players in the United States, the sport is particularly popular among 18 to 34-year-olds, indicating a younger demographic. Our team has successfully designed regional pickleball and tennis facilities, such as the 20 court pickleball and 8 court tennis facility at G.T. Bray in Bradenton, and the 32 court pickleball and 16 court tennis facility at Lake Kennedy Park in Cape Coral. These facilities are specifically designed to host regional and national tournaments. Additionally, we have extensive experience in creating community parks that cater to the needs of local communities, like Bayfront Park on Longboat Key. Kimley-Horn provided professional landscape architecture services

for Longboat Key, which featured amenities such as tennis and pickleball courts, basketball courts, pavilions, a multi-purpose field, playgrounds, walking trails, and ample parking.

SITE PLAN DESIGN

The Kimley-Horn team is led by our landscape architecture practice and their experience as park designers specifically for their extensive experience with park site planning. Our team is led by landscape architect and project manager, **Ed Dean, PLA, LEED AP**, and is partnered with **Ty Gremaux, P.E.**, for civil site design. The collaboration between our landscape architectural and civil practices ensures efficient, functional, and maintainable site planning, while also prioritizing creativity, innovation, and user experience. Many of the projects highlighted in **Section VI. Present Examples of Recently Accomplished Similar Projects** were led by our landscape architecture practice, in partnership with our Kimley-Horn civil engineers.



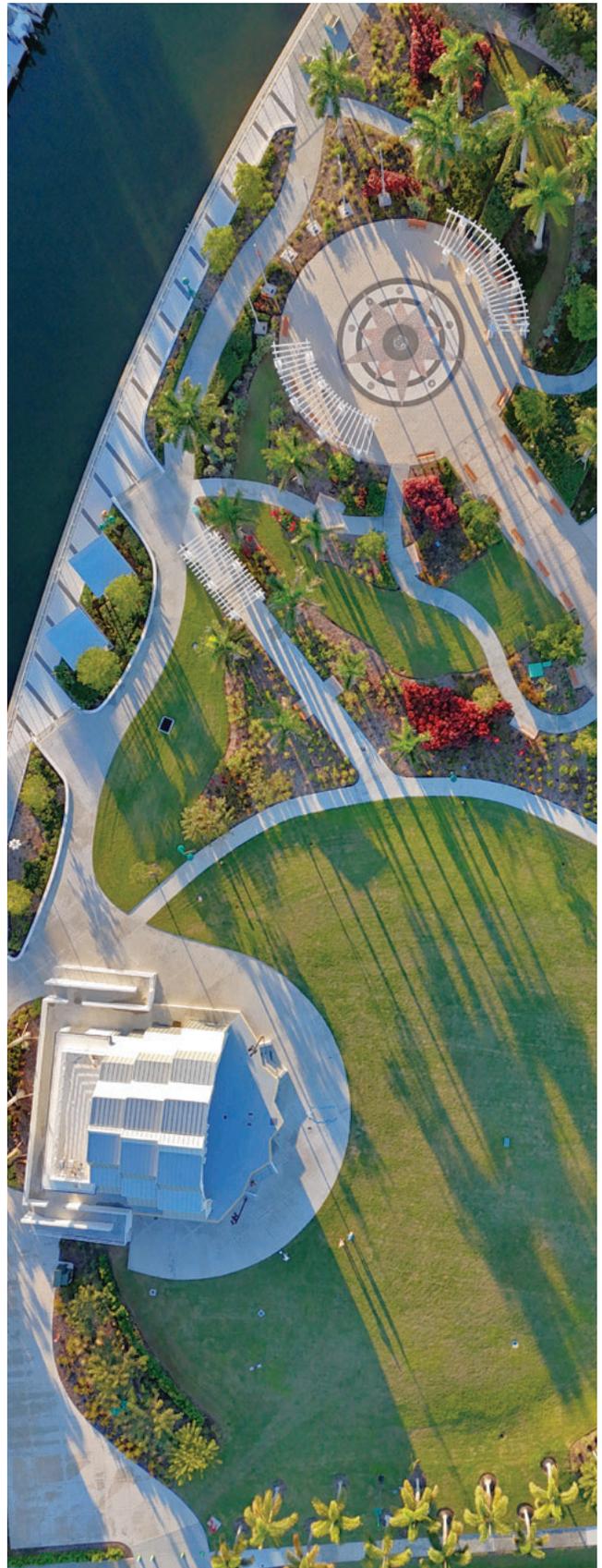
Lake Kennedy Park, Cape Coral, FL

CONSTRUCTION MANAGER AT RISK (CMAR) EXPERIENCE

Kimley-Horn has extensive experience in delivering park projects through the CMAR delivery method. One of the key elements for the success of this method is to establish a clear vision and project objectives, involving all major stakeholders from the beginning of the design process. This ensures that the contractor, owner, stakeholders, design team, and subcontractor community have a comprehensive understanding and alignment with the project's vision and objectives. At the 30% design stage, our goal is to have a detailed plan set that allows the selected CMAR to begin pricing exercises and coordination with subcontractors. Through our team's recent experience developing construction plans and specifications and utilizing the CMAR delivery method for Parrish Community Park, G.T. Bray Pickleball and Tennis Facility, Veterans Memorial Park (Marco Island), and Baker Park, we are well aware of the appropriate level of detail and information necessary to provide at the 30%, 60% and Final Plan design stages. This experience allows us to provide more efficient and a streamlined delivery of documents to the County and CMAR. By prioritizing collaboration among all parties, Kimley-Horn has built a reputation in Florida for its superior CMAR experience and service.

BIM MODELING / 3D TECHNOLOGY

Kimley-Horn is at the forefront of technology in the engineering and landscape architecture industry. Our designers utilize advanced 3D techniques regularly to produce plans with integrated 3D techniques that result in engineered final surfaces, 3D utility modeling, and 3D drainage modeling. We also employ clash detection software to identify and resolve potential conflicts during the design phase, reducing construction risks. By exporting 3D elements into Sketch-up and Lumion software, we provide our clients with a visual representation of the final results before plans are finalized. Lumion, a powerful 3D rendering program, allows us to create immersive high-resolution environments, which is particularly useful during public involvement activities. This approach has been successfully implemented in various park, trail, and roadway design projects, such as the Parrish Community Park, where stakeholders and the public were able to provide valuable input based on a better understanding of the project's visual representation. This strategy has proven to be highly effective in building early community and stakeholder consensus, even in potentially contentious projects.





PROPERTY EVALUATION AND SELECTION SUPPORT

While property evaluation and selection support does not appear to be part of the scope of services for the projects, our team has extensive experience providing this service, primarily in the private sector, as trusted advisors to our Clients for property acquisitions. Specific services include site assessments, research, and analysis that are compiled in a due diligence report to assist in selection decisions. This report identifies potential site development issues such as zoning, utility service availability, and other considerations. Our environmental scientists conduct field reviews and natural resource assessments to identify wetlands, wildlife, and other environmental factors. We also outline permitting requirements for site development and provide preliminary conceptual planning to aid in site selection decision making. If this service is required, we are fully prepared to assist Charlotte County in this process.

DESIGN WITH FIXED BUDGET

Kimley-Horn has a proven track record of successfully delivering CMAR projects within fixed budgets. Our approach to achieving this success involves developing detailed plans at the 30% design stage, which are then used by the CMAR to begin pricing with the subcontractor community. In today's ever-changing economic conditions, relying solely on past construction pricing can present challenges. That's why we advocate for pricing 30% plans through the subcontractor community. This process requires allocating three weeks in the schedule, and it is a crucial topic of discussion during our project kickoff meeting. By ensuring accurate estimates at the 30% design stage through the development of quality deliverables and effective communication between the CMAR, design team, and the County, we set the foundation for successful cost control throughout the entire design process. We explore our approach to cost control beyond the 30% stage in **Section IV. Project Control.**

PERMITTING

Our team maintains regular communication with key regulatory agencies and their decision-makers, including the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers (USACE), and Charlotte County. This rich network of interpersonal relationships enables us to offer efficient services in terms of agency reviews and obtaining the necessary permits and approvals. Our staff not only understands agency procedures, but also their expectations, allowing us to minimize delays and the number of revisions to your submittal. We prioritize early meetings with permitting agencies to not only understand their requirements but also to seek expedited timeframes in their review of the project.

RESUMES OF KEY PERSONNEL

We have included resumes for key personnel to highlight their relevant project experience. James Pankonin, PLA, LEED AP, Principal-in-Charge, Ed Dean, PLA, LEED AP, Project Manager, and Ty Gremaux, P.E., Deputy Project Manager, will not be substituted without the express permission of the County.



ED DEAN, PLA, LEED AP

PROJECT MANAGER; LEAD LANDSCAPE ARCHITECT

Ed has 13 years of design and construction expertise. He is a seasoned project manager and professional landscape architect specializing in detailed design of the public realm. His expertise includes community, regional and urban parks design; master planning and implementation; streetscape; transportation design; planting, irrigation, site, grading, and hardscape design. Additionally, he has extensive experience in park programming including pickleball courts, the design of state-of-the-art hydro-court clay tennis courts, and the design of inclusive playgrounds. Ed has a track record of delivering projects on schedule and budget while bringing value to the project with high quality design. He excels in leading public meetings that resonate with the community.

CONTACT INFORMATION

- Phone: 941.379.7610
- Email: ed.dean@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Bachelor of Landscape Architecture, Ball State University
- Professional Landscape Architect in Florida, #6667269
- Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP) in Florida, #10351296

RELEVANT EXPERIENCE

- Veterans Memorial Park, Marco Island, FL
- Baker Park, Naples, FL
- Manatee Memorial Park Master Plan, Manatee County, FL
- Parrish Community Park, Manatee County, FL
- G.T. Bray Park, Manatee County, FL
- McGuire Park, Charlotte County, FL
- Bayfront Park, Longboat Key, FL
- East Bradenton Park, Manatee County, FL
- Brooks Community Park, Lee County, FL
- City of Cape Coral, Community Parks On-Call, Cape Coral, FL
 - Lake Kennedy Park
 - Yellow Fever Creek Park
 - Festival Park
 - Yacht Club Community Park
- Legacy Trail Extension and Trailheads, Sarasota, FL
- Buffalo Creek Soccer Field Expansion Master Plan, Manatee County, FL
- Joyce B. Davis Park, Winter Haven, FL
- Lewis Park, Bradenton, FL
- Lincoln Park Pool and Basketball Courts, Manatee County, FL
- Warm Mineral Springs, North Port, FL
- Glazier Gates Park, Bradenton, FL



JAMES PANKONIN, PLA, LEED AP

PRINCIPAL-IN-CHARGE

James is a registered landscape architect with more than 19 years of experience. His project experience includes master planning and programming, streetscape design, parks and recreation design, site planning, amenity center programming and design, custom hardscape design and detailing, construction document preparation and permitting, construction phase services, project team coordination, and preparation of presentation graphics. James is also experienced in facilitating public engagement meetings, design charrettes, and building consensus among diverse stakeholder groups. He has worked with many local municipalities to incorporate low impact development practices (such as bioswales and rain gardens) into the landscape design to capture and treat stormwater runoff.

CONTACT INFORMATION

- Phone: 941.379.7620
- Email: james.pankonin@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Bachelor of Landscape Architecture, University of Georgia
- Professional Landscape Architect in Florida, #6666900
- LEED AP, National Registration
- Member, American Society of Landscape Architects (ASLA)

RELEVANT EXPERIENCE

- Veterans' Community Park Master Plan, Marco Island, FL
- McGuire Park, Port Charlotte, FL
- City of Cape Coral, Community Parks On-Call, Cape Coral, FL
 - Lake Kennedy Park
 - Yellow Fever Creek Park
 - Festival Park
 - Yacht Club Community Park
- 17th Street Regional Park, Sarasota County, FL
- Siesta Key Beach Park, Sarasota County, FL
- Perry Harvey Park Design, Tampa, FL
- Sims Park, New Port Richey, FL
- Bradenton Downtown Development Authority Riverwalk, Bradenton, FL
- Tom Bennett Park, Manatee County, FL
- Turtle Beach Park, Siesta Key, Sarasota County, FL
- Nathan Benderson Park, Sarasota, FL
- Koch Parcel Park, Sarasota County, FL
- North Port Paw Park, North Port, FL
- West Villages 63-Acre Park, North Port, FL
- Blackburn Creek, Sarasota County, FL
- Manatee County Parks, Recreation, and Open Spaces Master Plan, Bradenton, FL
- Bayfront Park Recreation Center, Longboat Key, FL



TY GREMAUX, P.E.

DEPUTY PROJECT MANAGER; LEAD CIVIL ENGINEER

Ty has 19 of experience in design of civil infrastructure for a variety of projects, including park and recreation, roadway, residential, and commercial site development; permitting; drainage system modeling; and design. He has knowledge and experience reviewing, comparing, and field verifying surveys and legal descriptions for completeness and consistency. Additionally, Ty's expertise includes mapping using Geographic Information Systems (GIS) applications, including the creation and manipulation of electronic data (shapefiles, geo-databases, etc.) to identify and locate opportunities, constraints, and areas that may require additional investigation or information. Ty offers working knowledge of the permitting procedures and land development regulations of Charlotte County, Sarasota County, the Southwest Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), FDOT, and the U.S. Army Corps of Engineers (USACE).

CONTACT INFORMATION

- Phone: 941.379.7613
- Email: ty.gremaux@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Rose-Hulman Institute of Technology
- Professional Engineer in Florida, #6666795
- Member, Florida Planning and Zoning Association (FPZA)
- Member, American Society of Civil Engineers (ASCE)

RELEVANT EXPERIENCE

- Legacy Trail Extension and Trailheads, Sarasota, FL
- McGuire Park, Charlotte County, FL
- Siesta Key Beach Park, Siesta Beach, FL
- Bradenton Downtown Development Authority Riverwalk, Bradenton, FL
- Veterans Memorial Park, Marco Island, FL
- Fruitville Park, Sarasota, FL
- Baker Park, Naples, FL
- Lincoln Park Pool and Basketball Courts, Manatee County, FL
- G.T. Bray Park, Manatee County, FL
- Perry Harvey, Sr. Park, Tampa, FL



BILL WADDILL, PLA

QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

Bill Waddill has 31 years of project experience including municipal urban design, parks, streetscape and corridor studies, and mixed-use redevelopment. In addition, Bill has extensive public involvement experience and has facilitated diverse groups of participants in consensus-building workshops throughout Florida and the Sunbelt. His principal areas of expertise include project management for large, multi-disciplinary municipal projects, site and land use planning and entitlements, landscape architecture, streetscape and urban design, and public involvement. Bill has led the design teams for a wide range of high-profile public projects including the Bradenton Riverwalk in downtown Bradenton, Baker Park in Naples, FL, Perry Harvey Park in downtown Tampa, and the \$22 million improvements to Siesta Beach Park.

CONTACT INFORMATION

- Phone: 941.217.8394
- Email: Bill.Waddill@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Bachelor of Landscape Architecture, Texas A&M University
- Professional Landscape Architect in Florida, #1345
- American Institute Certified Planners, #023348
- Member, American Institute of Certified Planners (AICP)
- Member, American Planning Association (APA)
- Member, American Society of Landscape Architects (ASLA)

RELEVANT EXPERIENCE

- The Bay Park, Sarasota, FL
- Baker Park, Naples, FL
- Siesta Beach Park, Sarasota, FL
- Perry Harvey, Sr. Park, Tampa, FL
- 17th Street Regional Park, Sarasota County, FL
- Bradenton Downtown Development Authority Riverwalk, Bradenton, FL
- West Villages Improvement District Planning and Landscape Architecture, North Port, FL
- Blackburn Point Park, Sarasota County, FL
- Blackburn Creek, Sarasota County, FL
- Tom Bennett Park, Manatee County, FL
- New Port Richey Parks and Recreation Master Plan, Tampa, FL
- Arlington Park, Sarasota, FL
- Canova Beach Park, Melbourne, FL
- Miscellaneous Parks Services, Highland Village, TX
- Peter Pan Park, Dallas, TX
- Exall Park Master Plan, Dallas, TX
- Preston Ridge Recreational Trail, Plano, TX



IAN FLEMINGS, P.E., LEED GA

ELECTRICAL ENGINEER

Ian brings more than 16 years of total industry experience, beginning as an electrician and advancing to electrical design engineer. He has experience building and providing design for a wide variety of projects and building types, with specialized expertise in power distribution systems, standby power systems, lighting controls and photometrics, short circuit analysis, and selective coordination. Ian's hands-on electrical experience gives him a unique understanding of the challenges and implementation realities of both new construction and renovation projects, and how to effectively mitigate through high-quality design.

CONTACT INFORMATION

- Phone: 727.502.6303
- Email: Ian.Flemings@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Electrical, University of Central Florida
- Professional Engineer in Florida, #95233
- LEED Green Associate (GA), #0011267545

RELEVANT EXPERIENCE

- Wellen Park, North Port, FL
- Wellen Park Community Garden, North Port, FL
- Alder Lake Park, Lake Park, FL
- West River Pocket Park, Tampa, FL
- Miami Freedom Park, Miami, FL
- Northside Infrastructure, Punta Gorda Airport (PGD), Charlotte County, FL
- Clearwater Marina, District Block A Medical Office Building MEP S Solar, Clearwater, FL
- Sans Souci Renovations, Tampa, FL
- Johnson Pope Interior Renovation, Tampa, FL
- 501 W. Church St Renovations, Orlando, FL



RONNIE VAN FLEET, PWS

ENVIRONMENTAL SCIENTIST

Ronnie is an environmental scientist with 36 years of professional experience. His expertise lies in environmental permitting, encompassing various tasks such as wetland delineations, habitat and plant surveys, listed wildlife studies and permitting, and environmental resource permitting. Additionally, Ronnie has extensive experience with mitigation site monitoring, wetland water use permitting, wellfield monitoring, wetland assessment procedure (WAP) monitoring, plant identification, water quality monitoring, environmental site assessments, habitat characterizations, aerial photo-interpretation, listed species permitting, and wildlife and fisheries studies. Furthermore, his natural resource management skills encompass wetland restoration, mitigation design, water resource management, exotic plant eradication, lake restoration, upland habitat restoration, prescribed burning, and fisheries management. Ronnie has also served as a project manager for complex water resource projects, overseeing monitoring, maintenance, and permit compliance for various ecosystems such as wetlands, lakes, stormwater ponds, surface water systems, littoral shelves, mitigation sites, and natural areas.

CONTACT INFORMATION

- Phone: 941.217.8325
- Email: ronnie.vanfleet@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Master of Science, Fisheries and Aquatic Sciences, University of Florida
- Bachelor of Science, Wildlife Ecology, University of Florida
- Professional Wetland Scientist
- Member, American Public Works Association (APWA)
- Member, Florida Association of Environmental Professionals (FAEP)
- Member, Society of Wetland Scientists

RELEVANT EXPERIENCE

- Legacy Trail Extension and Trailheads, Sarasota, FL
- 17th Street Regional Park, Sarasota County, FL
- Buffalo Creek Soccer Field Expansion Master Plan, Manatee County, FL
- Parrish Community Park, Manatee County, FL
- Bobby Jones Golf and Nature Park, Sarasota, FL
- Northeast Park, Sarasota, FL
- Celery Fields Quads Park, Sarasota, FL
- Bradenton Downtown Development Authority Riverwalk, Bradenton, FL
- Plymouth Harbor, Sarasota County, FL
- The Bay Park, Sarasota, FL



ROCCO ANGERAMI

CONSTRUCTION OBSERVATION LEAD

Rocco has more than 40 years of experience in the engineering/construction industry. He has served as both project manager and design engineer for the construction and design of multiple road and bridge projects. Rocco successfully operated his own construction company specializing in the installation of traffic signals and highway lighting. As a former owner/operator, Rocco has the experience and knowledge to incorporate value engineering into everyday construction applications to ensure clients receive the most cost-effective construction services.

CONTACT INFORMATION

- Phone: 941.379.7633
- Email: rocco.angerami@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Rochester Institute of Technology

RELEVANT EXPERIENCE

- Baker Park, Naples, FL
- City of Cape Coral, Community Parks On-Call, Cape Coral, FL
 - Lake Kennedy Park
 - Yellow Fever Creek Park
 - Festival Park
 - Yacht Club Community Park
- 17th Street Regional Park, Sarasota County, FL
- Legacy Trail Extension and Trailheads, Sarasota, FL
- Veterans' Community Park Master Plan, Marco Island, FL
- McGuire Park, Port Charlotte, FL
- Lincoln Park Pool and Basketball Courts, Manatee County, FL
- G.T. Bray Park, Manatee County, FL
- Siesta Key Beach Park, Siesta Beach, FL



LAURA WITTENBAUER

GRANTS LEAD

Laura has over two decades of grant writing and administration experience, serving both private- and public-sector clients. Prior to joining Kimley-Horn, she worked as a senior process analyst for the City of Sarasota where she identified relevant grant opportunities and completed grant applications as well as the administration of the grant funding. She ensured that grant accounting and financial reporting was consistent with governmental accounting standards and kept within the terms and conditions of the grant. Her experience with Sarasota was preceded by her tenure in the private sector, where she served as a grant consultant. In this role she supported municipal clients, providing grant-related services from application through award. Laura understands and can apply the principles, practices, and procedures of government budgeting, cost analysis, financing, and funds administration. She can evaluate, audit, deduce, and assess data using established criteria through the lens of a public agency.

CONTACT INFORMATION

- Phone: 941.677.5840
- Email: laura.wittenbauer@kimley-horn.com

PROFESSIONAL CREDENTIALS

- Master of Business Administration, University of Phoenix/ Nellis AFB
- Bachelor of Science, Social Work, Florida State University

RELEVANT EXPERIENCE

- County-Wide Facility Study for Tourism and Recreation Opportunities, Highlands County, FL
- Florida Department of Economic Opportunity CDBG-MIT, The Bay Park Sarasota Infrastructure Improvement Project, Sarasota, FL
- State of Florida Resiliency Grant, The Bay Park, Sarasota, FL
- State of Florida Resiliency Grant, The Bay Park Library, Sarasota, FL
- Florida Department of State, Division of Historical Resources, Municipal Auditorium - Bayfront Community Center, City of Sarasota, FL
- National Park Service - Underrepresented Community - Newtown Historic District, Federal Grant, City of Sarasota, FL
- Florida Forest Service Federal - Urban Forestry Grant, Sarasota, FL
- FDOT Beautification Grant, City of Sarasota, FL
- FEMA/Department of Emergency Management – Hazard Mitigation Grant Mast Arm Upgrade, City of Sarasota, FL
- Southwest Florida Water Management District Grant, Sarasota, FL
- Windermere Grant Writing for the Safe Streets and Roads for All (SS4A) Action Plan, Windermere, FL

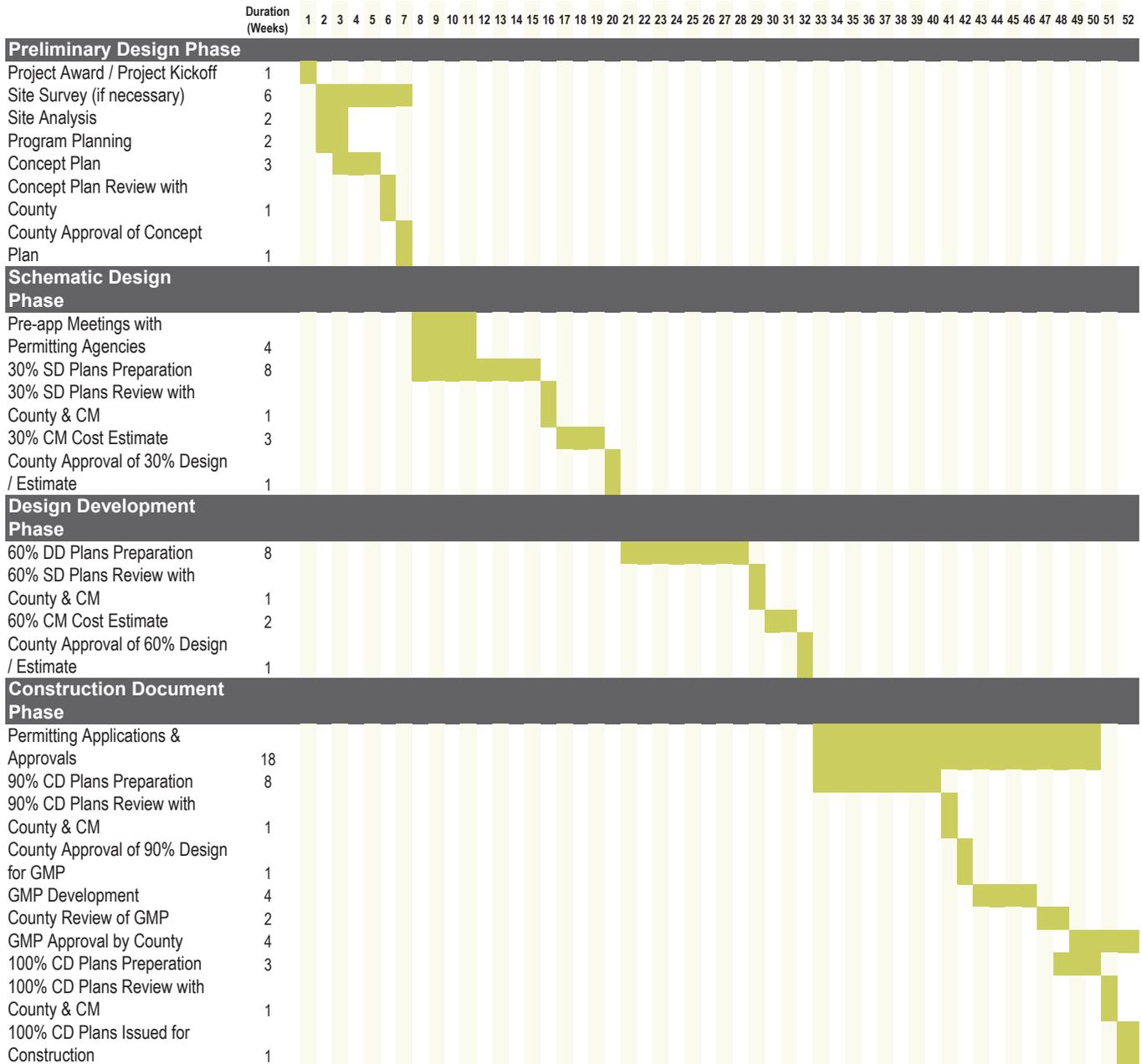
SECTION IV.
PROJECT CONTROL



IV.

SCHEDULING

Kimley-Horn has the necessary experience and resources to meet the expected schedule for this project, maintaining high standards for design, attention to detail, and exceeding Charlotte County’s expectations. Based on our experience on other projects of similar scale and intricacy, we have identified and provided a preliminary schedule below, which is based on the scope of services outlined in RFP NO. 2024000097. Once selected, this process will be further refined with the design team to deliver the project with a successful and achievable schedule that will be produced in Microsoft Project utilizing a critical path scheduling approach. We propose that the two projects follow one master schedule, meaning submission of dual deliverables throughout the project. As Project Manager, **Ed Dean, PLA, LEED AP**, will be responsible for schedule adherence and will provide regular updates to the County to track and maintain progress.



Kimley-Horn has a wealth of experience in parks projects in Southwest Florida, and we often recommend using the Construction Manager at Risk (CMAR) delivery method for most of our park projects. The success of completing a project on time and budget depends on the close coordination between plans development, permitting, and GMP development. We outline this relationship in the preliminary schedule provided, which helps bridge any gaps between initial CMAR pricing and the final approval of the GMP amount while ensuring that the project stays on schedule. We further discuss this notion in **Section V. Present Proposed Design Approach** for this Project given its significance and importance in our project delivery.

Developing a schedule that is both realistic and provides a clear construction path accounting for all necessary approvals will allow our team to meet our defined schedule. Our schedule will establish attainable goals, create a focused action plan that addresses only the necessary tasks to achieve those goals, anticipate the consequences of early project decisions, and incorporate a mechanism to handle unforeseen challenges. These elements are essential for maintaining cost and schedule control, ultimately leading to the successful completion of a project within budget and on time.

CASTAHEADS

To help ensure we always have sufficient staffing levels to keep our clients' projects on track, Kimley-Horn developed a proprietary software called Castaheads that helps us determine future staffing needs and identify specialty experts, allocating time on their schedules for individual project assignments. This Kimley-Horn tool integrates seamlessly with our resource management plan, allowing us to effectively manage our staff resources, ensure efficient use of time, and confirm that each project's deadlines are being met. By utilizing Castaheads we can offer our clients a high degree of confidence that their project schedules will be met. This is where the staffing resources of a large firm coupled with the care and attention of a local office pay dividends to our clients.

Other proprietary internal software, including a smartphone "PM App" allows our project managers to track budgets, schedule, and burn rates on our projects—better equipping our project and task managers to keep project deadlines and schedules on track. It is noted that the RFP requested information on recent, current, and projected workload to be included in this section. Supported by our team's recent, current, and projected workloads outlined in **Section II. Proposed Management Plan**, our team is well suited to manage and administer complex projects. It is through our use of Castaheads that we remain committed to serving Charlotte County through the life of this contract.

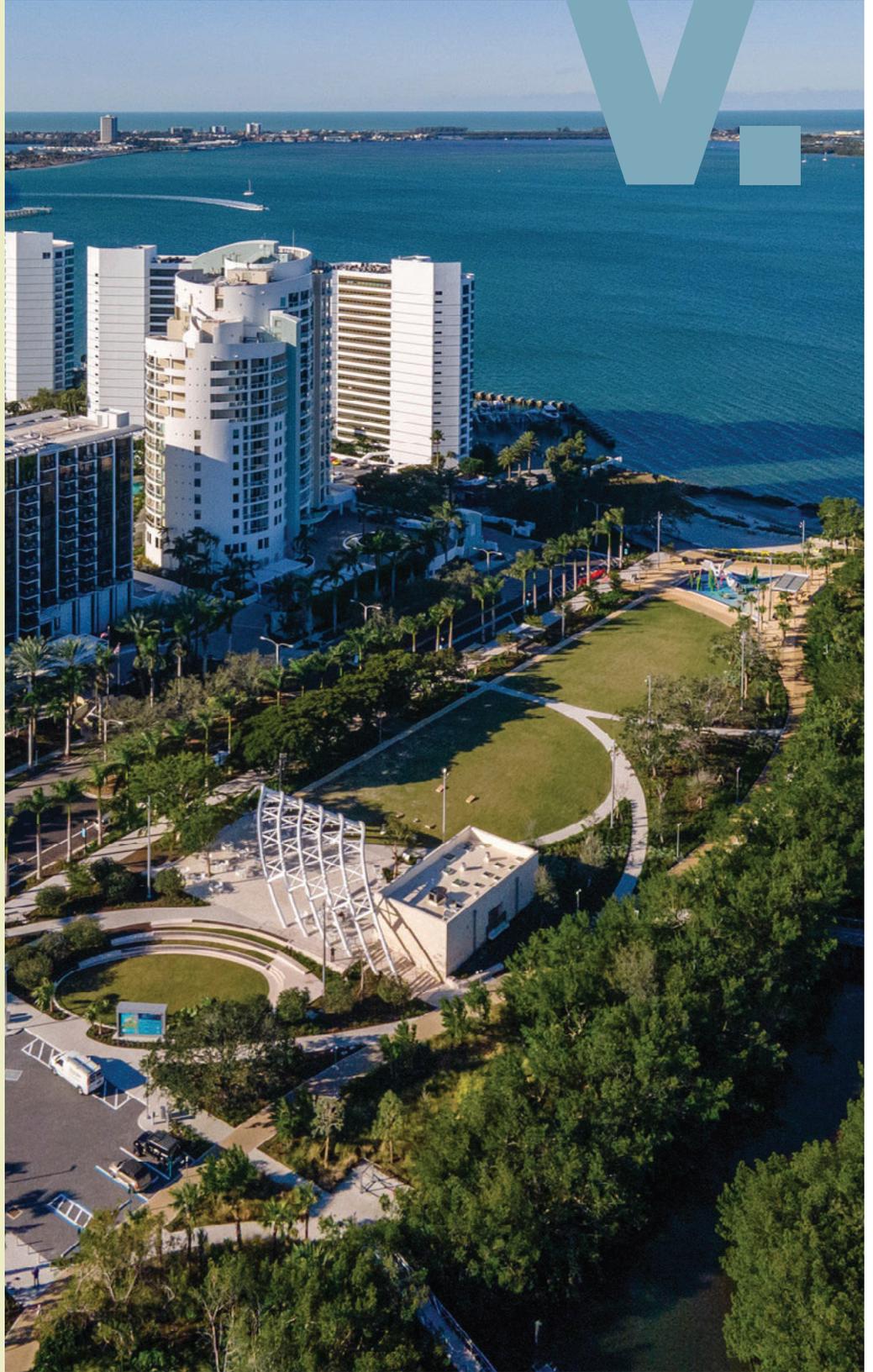
We understand that the project design and permitting duration will be 365 calendar days. The Kimley-Horn team is prepared to commit the necessary resources to ensure the success of your efforts.

COST CONTROL

The process of cost control begins during the conceptual development phase by evaluating alternative site designs and recognizing the potential hidden infrastructure costs that may arise later in the design process, making it more challenging to implement significant changes to the site plan. By involving the CMAR in the project team, cost control is achieved by creating high-quality plans that reduce the reliance on assumptions or conflicts in estimating or change orders during construction.

As Project Manager, **Ed Dean, PLA, LEED AP**, is ultimately responsible for cost control. He has appointed **Bill Waddill, PLA**, as the lead for Quality Assurance/Quality Control. Bill is a senior landscape architect who spent the first 31 years of his career at Kimley-Horn as a park designer assisting with cost and quality control. After spending six years as the Managing Director of the Bay Park Conservancy, Bill has returned to Kimley-Horn. During his time at the conservancy, he was responsible for managing the consultant design team, construction, maintenance, and operation of The Bay Sarasota, a newly constructed park. Bill's experience brings a fresh perspective to his role at Kimley-Horn, focusing on cost control with an understanding of park maintenance. As the QA/QC lead for this contract, Bill will review deliverables to ensure they are both constructable and biddable. His unique perspective allows our team to not only stay within budget but also deliver high-quality designs that consider ownership, maintenance, and operation. Our team's successful cost control process is exemplified by Baker Park, which is part of **Section VI. Present Examples of Recently Accomplished Similar Projects**.

SECTION V.
PRESENT PROPOSED DESIGN
APPROACH FOR THIS PROJECT



APPROACH TO CONSTRUCTION MANAGER AT RISK (CMAR) INVOLVEMENT

The County has recently advertised for a CMAR for this project concurrently with RFP No. 2024000097. This is an important step as it allows for early engagement of the CMAR in the process. The advantage of this is that the CMAR can start pricing at the 30% Schematic Design (SD) stage, which enables us to incorporate pricing feedback into our 60% Design Development (DD) plans. Consequently, we can proceed with permitting earlier in the process using our 60% DD plans. At the same time, we will finalize our 90% plans for the issuance of the GMP development. This sequencing, as shown in our preliminary schedule, allows us to receive initial review agency comments and incorporate them into our 90% GMP pricing plans. Any final revisions resulting from additional agency comments or bid questions during the development of the GMP will be included in a 100% plan set for construction. This process relies on the early involvement of the CMAR in the 30% plans and our commitment to delivering a strong 30% deliverable, including suitable pricing exercises and coordination with the subcontractor community. This approach is essential in addressing a key challenge with this project.

CHALLENGES AND OPPORTUNITIES

In our recent CMAR projects, we have noticed that the CMAR internally estimates project costs using historical project costs during the design phase before finalizing the Guaranteed Maximum Price (GMP). However, this approach has led to a discrepancy in cost expectations between the design phase and the final GMP, which is based on current subcontractor pricing. Even with assumed inflation, relying on historical project costs can be significantly different from the actual market costs due to the rapid increase in construction costs in recent years. Therefore, it is crucial to involve the subconsultant community during the design phase as they provide a more accurate reflection of current market conditions compared to historical costs. We recommend discussing this matter with the CMAR at the project kickoff and allocating a three-week duration in the schedule to allow the CMAR to incorporate this approach at the 30% plans stage.

We have identified the competing program uses between the passive, quiet and contemplative veteran memorials and the highly active programming (tennis, pickleball, and basketball courts) at both parks as a potential challenge. The Kimley-Horn team has previous experience in dealing with this issue, as seen in their work with Manatee County in the master planning of their future Veterans memorial park. Our team also successfully addressed similar concerns at Veteran's Park in Marco Island by enhancing the existing memorial plaza, integrating it into the design, and providing further buffering for the memorial space. This will also need to be considered for the projects involved in this contract to ensure appropriate adjacency of uses and special buffering where possible.



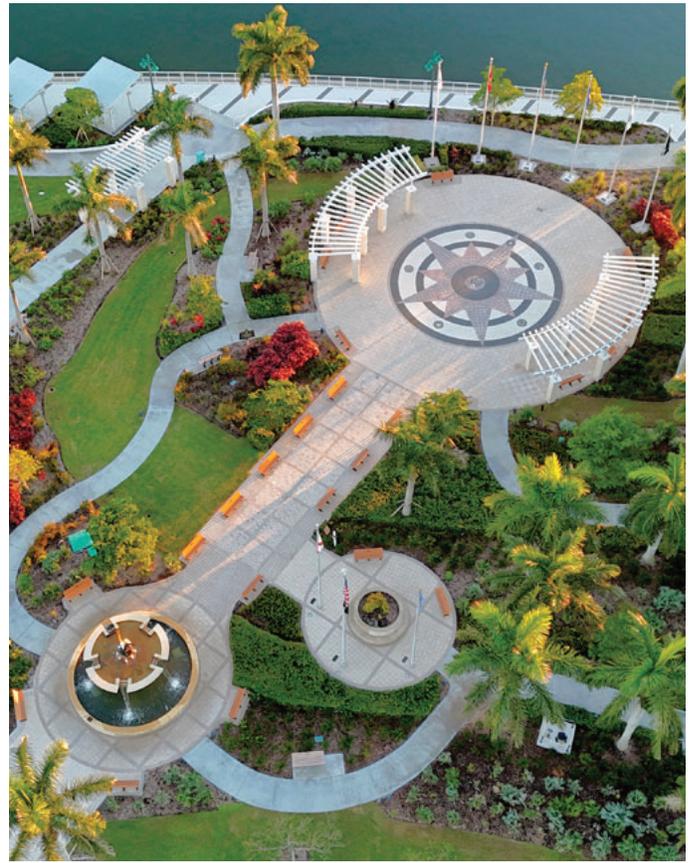
WILLIAM R. GAINES VETERANS MEMORIAL PARK, PHASE 2

William R. Gaines Veterans Memorial Park, previously known as Sunrise Park, has experienced numerous enhancements since the expansion of Edgewater Drive in 2016. In 2017, FPL Solar Trees were introduced to the park as part of their Solar Now initiative. In 2020, the park underwent further development, including the addition of a second park entrance, extra parking spaces, and a playground, resulting in its new name. The construction of the Military and First Responder memorials were finalized in 2022, and currently, work is commencing on the wetland and nature trails. Additionally, there are plans to construct the Beruit Peacekeepers Memorial on the premises.

To ensure a clear distinction between the proposed active programmatic activities (pickleball, tennis, and bocce) and the future Beruit Peacekeepers Memorial and existing memorials, our design approach for this project would involve assessing the feasibility of locating these activities between the existing tennis courts restroom and playground. This arrangement would create a separation between the active uses in the park and the memorials, with the area to the west of the existing restroom serving as a buffer between them.

The popularity of pickleball is growing, leading to an increased demand for covered courts. At G.T. Bray Park, we have successfully built 14 covered pickleball courts that have been highly praised by the pickleball community. The shade provided by the covers allows for extended playing hours, similar to the effect of evening lighting. If the budget does not currently allow for shaded courts, the design can still accommodate future expansion based on court spacing and lighting requirements.

Bocce Ball, Tennis and especially Pickleball are social sports. In the design of spaces for social sports, its important to provide social space for those watching, waiting, and simply socializing. It will be important to incorporate the proposed large pavilion among these uses and design the space in support of the social activities which follows the sport.



“ The popularity of pickleball is growing, leading to an increased demand for covered courts. ”

G.C. HERRING PARK, PHASE 1

G.C. Herring Park has not undergone significant improvements like William Gaines Park. It has fewer features now due to the lack of a playground since 2020. Despite being reclassified from a neighborhood park to larger community park in 2015, it has not operated as such due to the lack of programming. We are aware that the County conducted a park master planning effort in 2020, which identified a phase 1. However, this scope includes review and adjustments, which we later discuss in **Section VII. Describe Your Experience and Capabilities in the Following Areas: Master Planning.** Our programming approach will align with the County's identified objectives and prioritize the highest return on investment, while also supporting future park phases. The spatial layout of amenities will be influenced by the County's desire to preserve the RC car track and the condition of the deteriorated ¼ mile track. When planning the programming and spatial arrangement, we will consider the compatibility of different uses and how new parking can facilitate access to these uses.

The park projects share common program elements, so the same factors related to social sports and shade would be relevant for this park too. Moreover, the impact on the Veterans memorial should be considered, as discussed in relation to the other project site. Although the existing parking area does offer some separation between different uses, it should still be considered.

The phasing of this project should involve assessing the infrastructure requirements that may be needed for future enhancements to support upcoming construction activities in areas affected by Phase 1 construction. This could include installing conduits for future lighting in those areas or creating stub outs for other utility services.



Baker Park, Naples, FL

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

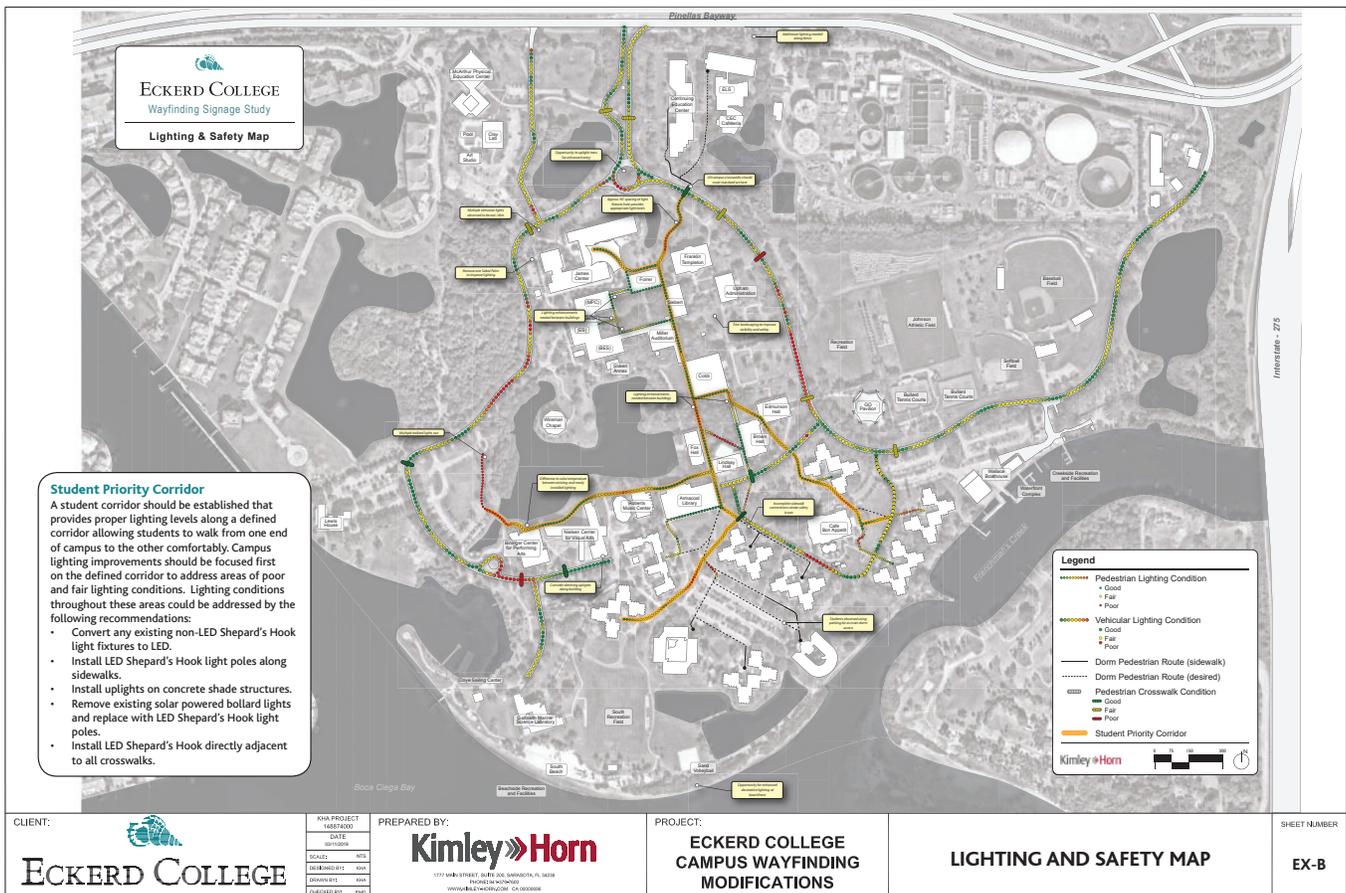
At Kimley-Horn, it is a standard practice to incorporate CPTED principles into the design of public spaces. For the Eckerd College campus wayfinding project in St. Petersburg, our team thoroughly analyzed the current pedestrian routes, considering factors such as lighting levels, ambush zones, and maintenance practices. Based on this analysis, we provided specific recommendations to improve the safety of pedestrian routes. Recognizing the impact of design decisions on human behavior in public spaces, we are committed to making informed choices that minimize crime and contribute to the long-term success of parks and the public realm. **The key CPTED principles that our team will implement in the design process are:**

NATURAL SURVEILLANCE. Providing unobstructed views, enabling visitors to see other park users and minimizing “ambush zones” where someone could hide behind shrubs or walls. Additionally, the park layout allows for clear visibility from outside, allowing police patrols and the public to easily observe the park.

NATURAL ACCESS CONTROL. Clearly defining elements such as walkways, fencing, points of entry, signage, and landscape to guide the flow of park users.

TERRITORIAL REINFORCEMENT. Clearly defining the public spaces within the park and making a clear distinction from the private areas can help prevent unwanted activities from taking place in the park.

MAINTENANCE. To ensure the County can effectively maintain its investment, it is important to understand its maintenance capabilities and identify materials that fall within those capabilities. Well-maintained properties discourage undesirable uses and users, while poorly maintained properties can attract undesired behavior.



METHODOLOGY FOR QUALITY PROJECT DESIGN WITHIN BUDGET AND ON SCHEDULE

Quality is a keystone principle of Kimley-Horn. It is one of the key attributes that has enabled us to become one of the leading consulting firms in the nation and is essential to our continuing success. Our formal QA/ QC program, Continuous Quality Improvement (CQI), is based upon assigning experienced senior professionals who are otherwise qualified to manage a particular project, to serve in an independent quality control role. The CQI program will ensure that the design drawings and specifications fully document Charlotte County's requirements on the first review of submittal. Additionally, subconsultants must adopt Kimley-Horn's QA/QC Plan for the professional services and deliverables they are providing to Kimley-Horn and the County. This program minimizes project issues caused by a lack of adequate scope detail, design errors, or design omissions.

Our CQI program includes the following procedures:

- A "kick-off" meeting will be held with key project individuals to define the project's scope of work and objectives.
- All project decisions will be documented by a paper trail. Appropriate data will clearly show the choices evaluated and the basis for our recommendations.
- All supporting calculations, text, or data used to develop a document will be signed and dated by the individual who completed the work. There will be documentation of all telephone conversations and meetings that include or affect the project decisions. Meeting minute distribution will occur promptly.
- All documents will be reviewed by **Bill Waddill, PLA**, QA/QC lead. He will sign and date the documents, prepare a record of review, and check findings.
- Our project manager, **Ed Dean, PLA, LEED AP**, will monitor and evaluate the review for the project. They will check for clarity, accuracy, completeness, and complete scope compliance. Any follow-up activity required will be noted and initiated as appropriate.
- Technical reviews, progress reports, communications, problem reporting/resolution, variance approvals, and all documentation will adhere to department procedures.
- Kimley-Horn's Management Information System (MIS) will closely monitor all project activities and will provide a "snapshot" of the project at any time. This ability to continuously monitor budgets, labor expenditures, expenses, and project schedule is a critical component of our CQI program. With MIS, we can ensure each work order maintains a balance between the effort needed and revenue needed to complete the assignment.
- As part of our quality improvement program, CQI tasks are established by individual project managers at no cost to the client.

This CQI approach to managing projects will ensure that your project will be met with accuracy, completed on-time, and within budget.

KIMLEY-HORN QUALITY CONTROL IS



ACHIEVED

Through adequate planning, coordination, supervision, and technical direction



CONTROLLED

By assigning task managers to evaluate all work flows and procedures



SECURED

Through careful quality control of work activities by parties not involved in the initial efforts



VERIFIED

Through independent reviews by qualified staff

INNOVATIVE APPROACH TO DESIGN AND PRODUCTION

We take pride in thinking beyond preconceived notions and assisting clients to develop results that exceed expectations. We are always looking for better and more creative ways to do our jobs. Our professional team evaluates emerging technology and applies it where it can benefit our projects. **Some of the unique experiences and technologies that we utilize within the firm include:**

VISUALIZATION

Visualization/photo simulation is an effective tool for solving potential design conflicts throughout the life of a project. Visualizing the results of an analysis can also help broader audiences understand the implications of the results and can help implement recommendations. Our graphic designers' expertise includes creating simplified graphic solutions to convey complex ideas or concepts that the target audience can easily comprehend and process.

Our technical writers will collaborate with our research team to produce clear and effective deliverables for the intended audience(s).

UAV/DRONE CAPABILITIES

Kimley-Horn has an in-house team of certified and insured FAA Part 107 drone pilots. Our pilots have the experience and the know how to perform missions that produce stunning photography and engaging video from perspectives that normally could not be captured any other way. Our team also provides survey and inspection services using state-of-the-art photogrammetry techniques with high-end sensors and intelligent autonomous drones.

All data captured with our drones are processed in the cloud and can deliver highly accurate 3D point clouds, contours, and Digital Elevation Mode (DEM) information in a matter of hours.

INTERACTIVE TOOLS

To further immerse the community into our 3D environments, we host our 3D models on the internet where the community can view our 3D models on their smart phones or tablets. By selecting the three icons at the lower right of the initial model visualization, the model will georeference, display visual vantage points, and expand to a full 3D view. As the smart device is moved around in space, the geospatial technology within the smart device will display areas of the model as if you were looking at it in real life. The user will be able to see different vantage points of the 3D model and truly experience full immersion in the environment.

INDUSTRY LEADERS IN SOFTWARE DEVELOPMENT

Kimley-Horn originates, designs, and manages its own software adding value to our clients' unique needs and conditions. Through advanced analytics and diagnostic planning tools, our web-based solutions help clients manage and economically customize their needs. These tools are key components in gathering, analyzing, and sharing information within the digital workplace. Specific solutions include specialty programs with capabilities to efficiently analyze existing environments for accessibility/accessible routes, traffic and parking modeling, and mass/large-scale site earthwork/grading. Our team successfully implemented our cutting-edge technologies to improve the client and community experience, as demonstrated in **Section VII. Describe Your Experience and Capabilities in the Following Areas.**



SECTION VI.
PRESENT EXAMPLES OF RECENTLY
ACCOMPLISHED SIMILAR PROJECT





BAKER PARK

NAPLES, FL

Baker Park is a 17-acre waterfront park located on the Gordon River in Naples. It serves as an essential link between the Gordon River Greenway to the east and Downtown Naples to the southwest, which is easily accessible from the park through on-street sidewalk and bike lane connections. The site was previously used as a landfill for yard waste and dredge material from the adjacent river. The park’s vision was to create a central gathering space for residents and visitors, with a mix of recreation opportunities, while using the landscape and park design to tell the history of the site and create opportunities for environmental education.

Design services included master planning and park programming, landscape, hardscape, and irrigation design, soil testing and management plan, stormwater management, civil engineering, utility design, and geotechnical and structural engineering. After an extensive public engagement, planning, design, and construction process, the former landfill has been converted into a beautiful park with a mix of passive and active recreation, social gathering spaces, and environmental design solutions. The primary design elements include:

- Multi-purpose community center with concessions and restrooms
- Playground with equipment for children ages 2-5 and one for ages 5-12
- Separate nature-themed playground
- Splash pad
- Founder’s Garden
- Day docks
- ADA-accessible canoe/kayak launch
- “The Knoll,” which features an overlook with panoramic views of the river and Naples
- Stormwater treatment train with filter marsh
- Amphitheater
- Sunrise terrace
- Boardwalks/overlooks
- Trail systems for pedestrians and cyclists



2020 American Society of Landscape Architects (ASLA) Florida Award of Merit (Open Space Category)

As part of this project, Kimley-Horn was able to review the \$14.5 million budget and develop a plan to save money by limiting the removal of the landfill dirt on site and creating the knoll area. This creative solution saved the client over \$1 million and added an iconic design element to the project that has become an integral part of the park. Additionally, the Kimley-Horn design team worked closely with the City from the beginning to the end of the project, completing construction phase services under budget, where the contractor and design team were able to present the City with a significant reimbursement.

LEGACY TRAIL EXTENSION

SARASOTA COUNTY, FL

Kimley-Horn provided Sarasota County with trail design and related engineering and landscape architectural services for the Legacy Trail Extension project from Culverhouse Nature Park to Payne Park, as well as the North Port Connector trail from the east end of the pavement on Forbes Trail to Warm Mineral Springs Park. For these two segments, Kimley-Horn provided trail design and related civil engineering, structural/bridge engineering, bridge inspection, planning/landscape architecture, environmental assessment/permitting, stormwater management, utilities infrastructure, communication system, and community engagement services.

The Legacy Trail Extension segment of the project (approximately 8.9 miles) consists of trail improvements along the old Seminole Gulf Railroad right-of-way including the development of three unique trailheads, Pompano Ave. Trailhead, Sarasota Springs Trailhead, and the Webber Street trailhead. These trailheads, while serving as access points to the trail, were designed to function as neighborhood and community parks. These trailheads feature playgrounds, picnic pavilions, flexible event spaces, lighted basketball and pickleball courts in addition to meeting the needs of the trail with restrooms, parking, and access.

This project stitched together the community where the railroad once divided the residential communities from across the tracks. This trail is a community treasure that ultimately provides connectivity to these areas, enhancing user experience and value to the community.

To meet the County's requirement for accelerated project delivery, Kimley-Horn utilized multiple teams to offer multiple dedicated trail teams supported by engineering/planning/architectural disciplines capable of designing each segment of the trail simultaneously.

At project initiation the development of a detailed project scope of services, project cost estimate and detailed work plan, stakeholder communication plan, detailed project agendas and meeting minutes, stakeholder meetings, development of a project management plan consisting of a detailed staffing plan and details for internal and external communication, detailed quality control plan consistent with Kimley-Horn project management requirements. Project execution was monitored monthly for schedule compliance and biweekly for budget compliance. From a project closeout perspective, all records are meticulously filed electronically with the project for long-term data retention consistent with County requirements.



2023 Florida Association of County Engineers and Roadway Superintendents (FACERS) Large Agency Project of the Year Award

2023 American Council of Engineering Companies (ACEC) Florida Engineering Excellence Grand Conceptor Award

2022 ACEC Florida Engineering Excellence Award





VETERANS MEMORIAL PARK, MARCO ISLAND, FL

Kimley-Horn completed master planning, public involvement, construction documentation, permitting and construction phase services for this seven-acre central park in the Town Center District of Marco Island. The park serves as a social center for the community and features an amphitheater, civic green, waterfront promenade, fountain plaza, performing arts center, playground, public art, and Veteran's memorial. Kimley-Horn's extensive experience with the CMAR delivery method for parks led Kimley-Horn to recommend this delivery to the City which led to this approach to cost control. Major design considerations in this project were made to support the functionality of the site for the Veterans memorial and enhance it, not detracting from its function with the new programming. The park was designed to facilitate events such as the weekly farmers market and larger annual events like the Seafood festival with park amenities including the outdoor amphitheater and designated event utility service points throughout the park. Kimley-Horn provided civil, and landscape architectural design services comprised of civil site design, roadway modifications to accommodate on-street parking, hardscape plans that included shade structures, play equipment specifications, boardwalks, and decorative lighting. Additional landscape services included tree protection, removal and mitigation plans for existing trees, and irrigation plans. Kimley-Horn assisted with permitting with the South Florida Water Management District (SFWMD) and the Florida Department of Environmental Protection (FDEP), bandshell and restroom design, structural engineering services, MEP services, and construction phase services.



G.T. BRAY PARK, MANATEE COUNTY, FL

Kimley-Horn provided master planning and design services for improvements to Manatee County's recreational park hub, the 139-acre G.T. Bray Municipal Complex in Bradenton. Master planning included the expansion of the existing racquet facility to increase capacity and play pickleball, tennis, and racquetball. Other improvements include the relocation of basketball courts and upgrades to existing landscaping, playground, outdoor fitness areas, restrooms, lighting, maintenance facilities, stormwater facilities, and parking lots. The Kimley-Horn team provided landscape architectural and civil engineering design and permitting services for the Phase 1 improvements, which feature the development of a premier pickleball complex. The complex consists of 20 pickleball courts (14 covered) designed to USPA standards enhanced by social gathering and spectator areas under expansive shade structures that integrate lighting and outdoor fans to increase the usability of the courts during the heat and rain. In addition to pickleball, the project included eight state-of-the-art hydro-court clay tennis courts designed to the U.S. Tennis Association (USTA) standards with additional on-court shade structures. Permitting was coordinated through the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), and the City of Bradenton.

MCGUIRE PARK, CHARLOTTE COUNTY, FL

Kimley-Horn provided master planning, public involvement, design development, construction documents and permitting services for this neighborhood park located on the Sunrise Waterway in Port Charlotte. Our landscape architectural team held a series of public involvement and stakeholder workshops to develop the program and master plan. Workshops included a visual preference survey, development of master plan alternatives, budget/cost estimates, and a 3D model presentation of the proposed master plan and park features to solicit community input. Park facilities include walking trails, multi-use court, playground, interactive splash pad fountain, shade structures, fitness zone, and event lawn. This project included CEPTED design principles which resulted in the demolition of the prior restroom building which was centrally located in the site along with removal of berming which resulted in the elimination of blind spots along the river where undesirable activity was known to occur. A new restroom facility was provided next to the splash pad along the site's perimeter which enables better sight lines through the park with natural perimeter surveillance.



LAKE KENNEDY PARK, CAPE CORAL, FL

Kimley-Horn is currently providing professional design and engineering services for four Cape Coral Community Parks: Yellow Fever Creek Park, Festival Park, Lake Kennedy Park, and Yacht Club Community Park. Our team is performing full civil, landscape architecture, environmental, and site permitting for each park. Specific services include programming, master planning, stakeholder and community engagement, environmental due diligence and permitting, landscape architecture, site civil, construction documents, permitting, and construction phase services. The designs for Lake Kennedy, Festival and Yellow Fever Creek parks are complete and are pending construction while improvements to Yacht club were delayed due to the impact of Hurricane Ian which severely impacted many of the existing park features originally planned to be preserved. This resulted in a significant change in scope as plans were ready to be issued for Bid. At Lake Kennedy Park specifically, our design services included the development of a regional pickleball and tennis facility to host large tournaments and events. In addition to the 32 pickleball courts and 16 tennis courts, a pro shop and food service facility is centrally located in the facility to support tournament operations. As part of the master planning phase, Kimley-Horn's staff visited numerous facilities in Florida and attended tournaments to guide planning efforts.

PARRISH COMMUNITY PARK, MANATEE COUNTY, FL

Parrish Community Park is a new park being constructed to meet the needs of the growing Parrish area. Kimley-Horn provided master planning of the park which separated the park between two primary functions, first as a festival ground to support community events, concerts, farmers markets, and outdoor movies. The park's second area is designed to host active recreational uses such as multi-purpose sports fields, volleyball courts, a skate park and pump track, and an aquatic center. As part of this project, Kimley-Horn provided construction documents, permitting and construction phase services for the first phase of improvements focused on the festival grounds. While playing host to events the park features an outdoor performance stage, a 120 x120 foot shelter over a multipurpose lawn, and event utility service incorporated throughout the park. These elements are supported by daily programmed spaces for inclusive playgrounds, a splashpad, walking trails, boardwalks, and picnic areas. Design details incorporated sustainable principles including the use of hydro pavers to minimize impervious surface areas and to create storage volume under the enhanced walking surface. This project is expected to finish construction at the end of 2024.



BROOKS COMMUNITY PARK, LEE COUNTY, FL

In Kimley-Horn provided design and permitting services for this Lee County park improvement project to convert the vacated ROW of what was South Road into a new parking facility to support the existing park. Additional improvements included improved pedestrian access and walkability, a new restroom facility, shaded seating for the existing pickleball facility and landscape and signage improvements. Kimley-Horn provided coordination with the construction manager to minimize construction impacts on the active sports programs to reduce any disruptions to programs and park users as the park-maintained operation during construction.



BAYFRONT PARK, LONGBOAT KEY, FL

In partnership with architect, Wannamaker Jensen, Kimley-Horn's landscape architectural team provided design of the complete park renovation of this Sarasota bayfront property. Parks amenities and programming with pickleball, basketball, tennis, and shuffleboard courts, a dog park, playground, picnic pavilions, flex lawn, and kayak launch. In addition to the amenity design, our team was responsible for all landscape and irrigation design throughout the park.

EAST BRADENTON PARK, BRADENTON, FL

Kimley-Horn was brought onto this project to expand the existing park facility at East Bradenton Park within the city of Bradenton. Programming for this improvement project included renovation and expansion of basketball facilities, new fitness walking trails, pavilions, court lighting upgrades, and assessment of the existing aquatic facility pump room and equipment. These amenities were to be located to take advantage of existing mature trees to provide immediate shade over new features while minimizing impacts on root systems. Special construction detailing and grading was incorporated to facilitate tree preservation and health. Kimley-Horn's services included design, construction documentation, permitting and construction phase services to support the CMAR delivery of the completed project.



KIMLEY-HORN REFERENCE LIST

JIM HODGDON

Parks and Parkways Superintendent
City of Naples
239.213.7134

Project(s):

Baker Park, Naples, FL

MARK RICHARDSON

Streets, Facilities, Parks and Recreation Manager
Public Works, Town of Longboat Key
941.361.6411 Ext. 2212

Project(s):

Bayfront Park, Longboat Key, FL

MICHAEL ILCZYSZYN

City Manager
City of Cape Coral
239.574.0450

Project(s):

City of Cape Coral, Community Parks
On-Call, Cape Coral, FL

- Lake Kennedy Park
- Yellow Fever Creek Park
- Festival Park
- Yacht Club Community Park

PROJECT MANAGER REFERENCE LIST

The following references are for our Project Manager, **Ed Dean, PLA, LEED AP.**

AARON RAWLEY

Manatee County
941.705.1858

Project(s):

Parrish Community Park, Manatee County, FL
Manatee Memorial Park, Manatee County, FL
East Bradenton Park, Manatee County, FL
Buffalo Creek Soccer Fields, Manatee County, FL
Lakewood Ranch Park, Bradenton, FL

ANGELA HIBBARD

City of Winter Haven
863.291.5656

Project(s):

Joyce B. Davis Park, Winter Haven, FL
Florida Department of Transportation (FDOT) Pond Park, Winter Haven, FL

KURT MATTINGLY

School Board of Sarasota County (Formally Manatee County)
785.550.6270

Project(s):

G.T. Bray Park, Pickleball and Tennis Complex, Manatee County, FL

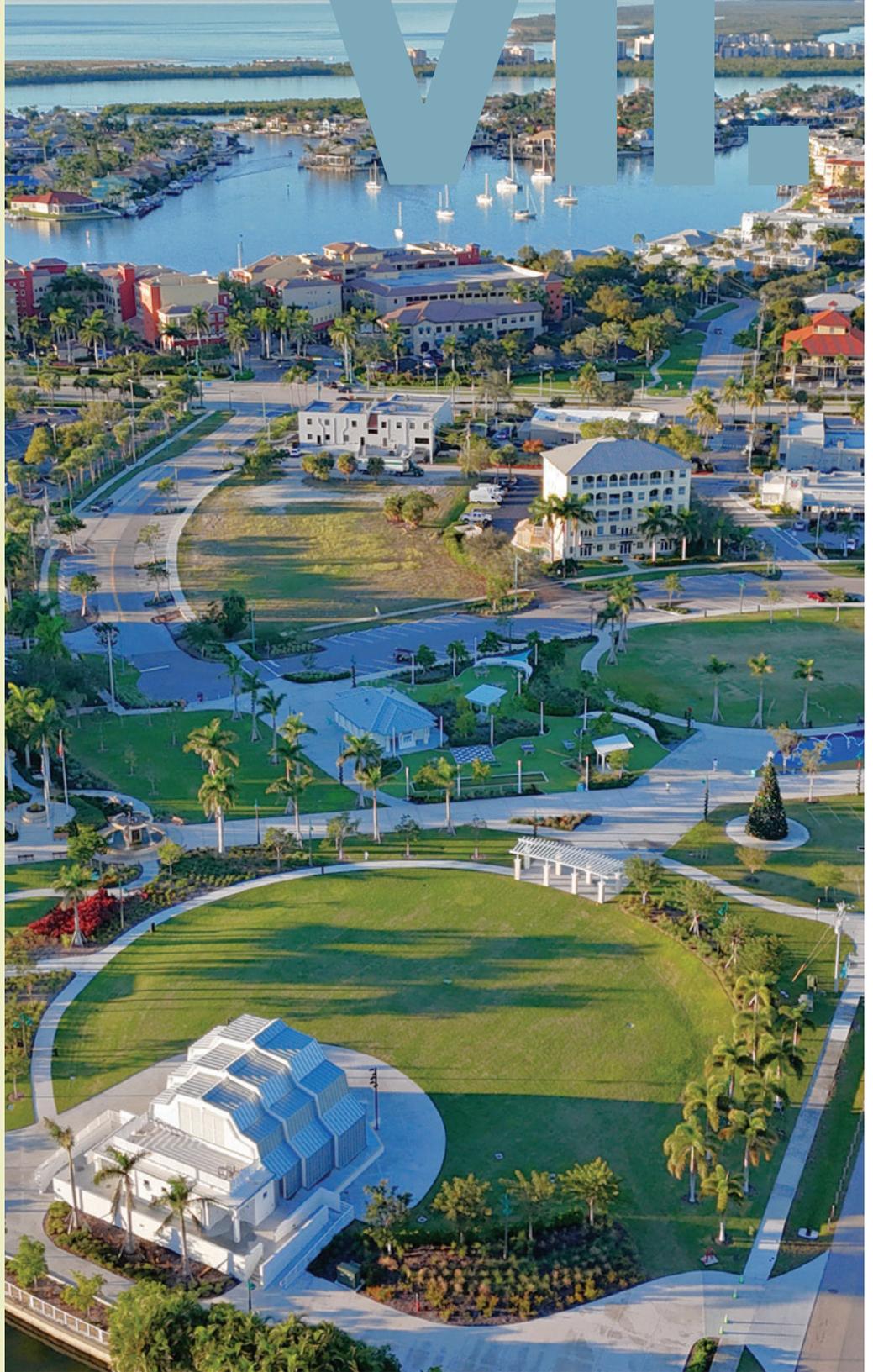
DANIEL KASTELIC

FDOT Turnpike Enterprise
407.264.3478

Project(s):

Professional Landscape Architecture Services On-Call Contract (10+ Work Assignments)

SECTION VII.
DESCRIBE YOUR EXPERIENCE AND
CAPABILITIES IN THE FOLLOWING AREAS



PUBLIC PARKS

Kimley-Horn's collaborative approach to creating high-quality parks and recreation facilities with a strong sense of place encompasses a thoughtful planning, design, and implementation process. Through engaged listening, collaboration, and technical expertise, we strive to express the uniqueness of your community and help you turn your vision into reality. The firm has completed numerous park and recreational park projects for federal, state, regional, and local government clients, varying in scale and design components. We have received numerous accolades for our park projects in Florida, such as Siesta Key Beach Park in Sarasota, Baker Park in Naples, Regatta Park in Miami, and more.



A SAMPLE OF OUR AWARD-WINNING PROJECTS IN SOUTHWEST FLORIDA:



BOBBY JONES GOLF CLUB AND NATURE PARK

- 2023 American Society of Golf Course Architects (ASGCA) Environmental Excellence Awards

THE BAY PARK

- 2023 ASLA Florida Award of Excellence (Open Space Category)
- 2023 ASLA Florida Frederic B. Stresau Award

LEGACY TRAIL EXTENSION

- 2023 Florida Association of County Engineers and Roadway Superintendents (FACERS) Large Agency Project of the Year Award
- 2023 American Council of Engineering Companies (ACEC) Florida Engineering Excellence Grand Conceptor Award
- 2022 ACEC Florida Engineering Excellence Award

BAKER PARK

- 2020 ASLA Florida Award of Merit (Open Space Category)

BRADENTON RIVERWALK

- 2020 American Planning Association (APA) Florida Award of Excellence - "Creating Together: Youth Centered Planning" (Category: Best Practices)
- 2013 Florida Nursery, Growers and Landscape Association (FNGLA) Best New Installation-Institutional/Public

SIESTA KEY BEACH PARK

- 2017 ASLA Florida Award of Excellence (Open Space Category)
- 2017 Florida Institute of Consulting Engineers (FICE) Engineering Excellence Award for Water and Stormwater

PERRY HARVEY PARK

- 2017 ASLA Florida Award of Honor (Preservation & Conservation Category)



Our collaboration with the City and key stakeholders for Baker Park resulted in an innovative approach relocating over one million dollars from the budget.



MASTER PLANNING

We understand that the County has collaborated with previous consultants on both projects, developing conceptual plans. However, it is unclear how these plans align with the County's current funding and objectives. Our team specializes in taking over and refining existing conceptual and master plans. We have successfully completed similar processes for projects such as the G.T. Bray Pickleball and Tennis Court Facility, Lincoln Park Pool, and Baker Park. By updating and revising the original concept plans, we address site constraints, budget limitations, and changes in programming. For instance, our collaboration with the

City and key stakeholders for Baker Park resulted in an innovative approach to address hazardous soil conditions on-site, eliminating the need for trucking and disposal. This allowed us to reallocate over one million dollars from the budget, enabling the inclusion of additional programming such as a destination playground and splash pad.

PRELIMINARY MASTER PLAN. Our approach includes the review of existing site conditions and engaging in discussions with important stakeholders and County staff to gain insight into any modifications in project goals. Subsequently, we assess the suggested applications, flow patterns, relationships between supporting elements, possibilities for optimizing natural attributes and shade, as well as the arrangement of activities to accommodate various users and visitors. The development or enhancement of conceptual plans may involve considering multiple alternatives, as was done when designing the renovations for McGuire Park, to explore various potential layouts.

PHASING DETERMINATION. While these projects have been identified as a second phase for William R. Gaines Jr. Veterans Memorial Park and a phase one for G.C. Herring Park, there may be a need based on County direction to evaluate the current program phasing. Although the ideal scenario is to build the entire park in one phase, it is often necessary to span multiple fiscal year budgets and grant cycles to implement a park master plan. Our team will collaborate with the County to develop or adjust the phasing according to available funding and community expectations. We believe that a park should attract visitors immediately after its opening, so we will consider construction costs, market demands, and features that will draw people to the park during the design process. We will present cost alternatives to the County to help them make informed decisions about the features included in each phase. Phases beyond the park's opening should align with community and stakeholder expectations to promote the growth and utilization of the facility.

LIFE CYCLE COST ANALYSIS AND VALUE ENGINEERING (VE) PROCESS

Our vast park experience and knowledge in park development grant our team the ability to assess the use of materials, products, and finishes in similar projects, which have remained in place for several years. Our expertise allows us the ability to apply successful strategies and lessons learned. When conducting life cycle cost analysis, we consider not only the initial capital cost but also maintenance expenses, life expectancy, and replacement costs. It is important to note that the cheapest materials and products may not necessarily have the lowest life cycle cost, while more expensive options can result in higher repair costs. Collaborating with the chosen CMAR, we will explore value engineering options that prioritize life cycle cost, which may take the form of pricing multiple alternates for pavement types/systems or other materials. Another approach to value engineering involves enhancing the design with small details that greatly impact the user experience. We understand that a park's value should increase over time through thoughtful decision-making during the design phase, rather than just being at its best during the ribbon-cutting ceremony.

SUSTAINABLE STANDARDS

Both our Principal-in-Charge, **James Pankonin, PLA, LEED AP**, and Project Manager, **Ed Dean, PLA, LEED AP**, are Leadership in Energy and Environmental Design (LEED) Accredited Professionals (AP) by the The U.S. Green Building Council (USGBC). In our parks practice, we have incorporated various low impact development techniques. For instance, in Baker Park, we have integrated a series of rain gardens and bioswales, creating a treatment train. At Siesta Beach Park, we have utilized permeable concrete pavement, bioswales, and a U.V. infrared treatment system to filter pollutants before discharging into the Gulf. In Parrish Community Park, we have incorporated Hydro Pavers, which are considered more permeable than meadow grass by the Southwest Florida Water Management District (SWFWMD). Additionally, we have experience using filtration media like Bold & Gold in bioswales to remove total nitrogen, phosphorus, suspended solids, and other pathogens. These are just a few examples of how we have implemented these techniques. Furthermore, our design philosophy includes a sustainable approach to plant selection, utilizing native plant species and efficient irrigation practices.

PERMITTING

In addition to the permitting information provided under section III, our team would schedule pre-application meetings with each permitting agency at the start of the schematic design phase. This would allow our team to approach the agencies with refined concept plans, survey, and initial environmental assessments to discuss any of the less straight forward permitting unknowns such as at G.C. Herring Park where proposed trails or potential boardwalks may encroach onto environmentally sensitive areas or habitat. Our team would coordinate to discuss any potential environmental impacts or whether impacts would be considered de minimis based on our design approach. Based on the final scope of the improvements, permitting may include:

- Charlotte County Utilities and Development Review Committee
- The Southwest Florida Water Management District (SWFWMD)
- The Florida Department of Environmental Protection (FDEP)
- The Army Corps of Engineers

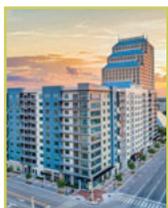


BIM MODELING/3D TECHNOLOGY

Our 3D-modeling, Lumion, and in-house animation/video-production capabilities at Kimley-Horn elevate the client's experience, stakeholder communication, and public involvement. We have included a few examples below to demonstrate how our team utilized this technology to showcase and virtually explore the design for Baker Park in Naples, Florida. For a comprehensive overview of our BIM Modeling/3D Technology services and capabilities, please see **Section V. Present Proposed Design Approach for this Project: Innovative Approaches in Production and Design.**



**SCAN THE QR
CODE FOR A VIDEO
EXAMPLE OF
OUR LANDSCAPE
VISUALIZATION
CAPABILITIES.**



MAA ROBINSON, ORLANDO, FL RECEIVES BUILDING INFORMATION MODELING (BIM) AWARD

Kimley-Horn provided professional consulting services including BIM Modeling for the luxury high-rise residential development. The project was awarded the 2022 Precast/Prestressed Concrete Institute (PCI) Design Awards: Building Information Modeling (BIM) Award, as well as the The Harry H. Edwards Industry Advancement Award and the 2022 Hardscapes North America (HNA) Award (Porcelain Paver Category; Porcelain - Commercial).

ENVIRONMENTAL ASSESSMENT

Having a thorough understanding of the site's conditions, opportunities, and constraints from the beginning of the project, will help inform the design and decision making process throughout the project's life cycle. We will further investigate existing vegetation, native habitat, groundwater conditions, ingress/egress conditions, and other natural systems and manmade constraints. Following a thorough review of the site analysis the team will develop conceptual plans for review and comment by the County and/or other stakeholders. Our team provided extensive Environmental Assessment and Permitting services for 17th Street Park and Bobby Jones Golf Club and Nature Park in Sarasota, Florida.

Bobby Jones Golf Club and Nature Park involved the preparation of the environmental permitting applications for the Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) and the Florida Department of Environmental Protection (FDEP) 404 program. Additionally, our team coordinated with environmental staff at those agencies to conduct site visits and help ensure the project complied with environmental regulations. Additional services included the necessary protected species surveys, notably a bonneted bat survey, because the project area lies within the United States Fish and Wildlife Services (USFWS) consultation area. Portions of the Bobby Jones Golf Course property were constructed on a landfill, which extends into the west end of 17th Street Park. Limits of the landfill were delineated through field testing, and groundwater sampling was performed. Kimley-Horn coordinated with the FDEP for project requirements related to work adjacent to the landfill area.

GRANT SERVICES

The Kimley-Horn team often deals with the complex regulations tied to the local use of federal funding and has been successful in obtaining grants for numerous municipalities. The Kimley-Horn project team will provide insight into the opportunities available, and the procedures required to obtain funding.



Kimley-Horn has helped our clients resulting in more than \$247 million in grants and outside funding.



The Bobby Jones Golf Course and Nature Park project was submitted for the SWFWMD Cooperative Funding Initiative Grant Program and received a high ranking for nutrient removal and \$1.5 million in funding for the construction of water quality elements above the regulatory requirements for the SWFWMD ERP.

Kimley-Horn has helped our clients resulting in more than \$247 million in grants and outside funding. We have developed a resource library of information on state and federal funding sources and will assist you in making the most of available resources.



» GrantSource

A Kimley-Horn Software Solution

Grantsource is an internal application containing more than 300 grant programs to assist our clients in identifying potential funding sources based on the specific project parameters. This tool, combined with the hands-on funding experience our team has, will position the County for complete success.



VIII.

SECTION VIII.
VOLUME OF WORK



VIII. VOLUME OF WORK – TOTAL OF PAYMENTS RECEIVED FROM COUNTY WITHIN THE PAST 24 MONTHS

\$0 - \$49,999
\$50,000 - \$99,999
\$100,000 - \$199,999
\$200,000 - \$349,999
\$350,000 - \$499,999
\$500,000 +

Based on the information provided in the *Proposal Submittal Signature Form, Magnitude of Charlotte County Projects*, Kimley-Horn has received over **\$500,000** from Charlotte County within the past 24 months.

IX.



SECTION IX.
LOCATION

OFFICE LOCATION

Kimley-Horn's Sarasota office will serve as the primary office for this contract. The Sarasota office was established in 1991 and our professionals have been working with local governments for decades. Located less than an hour away, Project Manager, **Ed Dean, PLA, LEED AP**, will serve as your primary point-of-contact throughout the duration of the contract. If specialized services are required for specific assignments, our experts throughout the state and across the country are available for technical support to ensure timely completion and fulfillment of project goals. We seamlessly employ this multidisciplinary practice and multi-office approach on our projects daily to provide exceptional client service.

Our proximity to the Charlotte County's government office, combined with in-house resources and technology, allows our team, including our subconsultants, to be in contact with the County and discuss their needs at a moment's notice. Kimley-Horn's foundation of service is a strong commitment to client satisfaction. Therefore, we are here to help you with whatever challenges you may encounter, even after business hours.

KIMLEY-HORN SARASOTA OFFICE

CLIENT CONTACT AND PRIMARY PRODUCTION

1800 2nd Street
Suite 900
Sarasota, FL 34236
941.379.7610

Kimley-Horn St. Petersburg Office

Supporting Resource; Electrical Engineering

200 Central Avenue
Suite 600
St. Petersburg, FL 33701
727.547.3999

UES Fort Myers Office

Subconsultant; Geotechnical Engineering

201 Waldo Avenue N
Lehigh Acres, FL 33971
239.489.2443

BPI Surveying Office

Subconsultant; Surveying Services

742 Shamrock Boulevard
Venice, FL 34293
941.497.1290

SECTION X.
LITIGATION



FIVE-YEAR LITIGATION STATEMENT

Kimley-Horn and its subsidiaries have provided services in all fifty states and numerous countries. Because of the many and varied projects we have completed, we are subject to various legal proceedings from time to time and in the ordinary course of business. None of the pending matters, if decided against Kimley-Horn, would have a material impact on our financial statements or impair in any way our ability to serve our clients. Generally, these matters are covered by insurance, and we consider them to be without merit. Settlements related to lawsuits and claims are bound by confidentiality agreements, so we cannot release any information regarding amounts. If you would like to discuss our legal matters in more detail, please contact Kimley-Horn's General Counsel, Richard Cook, at 919.677.2058. Litigation cases in the last five years are as follows:

ARIZONA

Alvin and Annette Arellano ...surviving parents and children of Natasha Maryanne Arellano deceased, et al v. Warner Kilt, LLC, et al: Superior Court of Arizona Pinal County; Case No. CV2017-00417; filed 2017; traffic accident, wrongful death claimed; settled; closed 2020.

Bryce Nance v. Pinal County, et al: Superior Court of Arizona Pinal County; Case No. CV201502225; filed 2015; traffic accident, wrongful death claimed; settled; closed 2022.

Gabriel Jose Angeles Rios and Yarelis Rosa Roldan v Luann Torkelson, et al; Case No. CV2023005062; Superior Court of Arizona, County of Maricopa; filed 2023; personal injuries claimed; pending

Sean Swenson, a married man; Brent Swenson, a single man v. County of Pinal, et al: Superior Court of Arizona Pinal County; Case no. CV201502128; filed 2015; traffic accident, wrongful death claimed, settled; closed 2021.

Foothills Reserve Master Owners' Association, Inc. v City of Phoenix, et al.; Superior Court of Arizona, Maricopa County; Case No. CV2018-009942; filed 2018; served 2019; alleged economic loss; settled; closed 2020

CALIFORNIA

29Twenty Maintenance Association v. Van Daele Development Corp., et al; Los Angeles County, Superior Court of the State of California; Case No. 19STCV13496; filed 2019; alleged economic loss; settled; closed 2020

Farhad Abad, individually and for the Estate of Mahin Ashki-Abad; Keemia Abad; and Arianna Abad v. U.S. Foods, Inc., et.al.; Alameda County Superior Court; Case No. RG17856272; filed 2017; traffic accident, wrongful death claim; settled; closed 2019.

Vicente Gomez, et al v. Pilot Travel Centers, LLC, et al; Case # CVRI2103878; Superior Court of California, County of Riverside; filed 2021; personal injuries; pending

Nancy Graham v. City of Santa Cruz, et al: Santa Cruz County Superior Court; Case No. 16CV02729; filed 2017; bicycle accident, personal injuries; settled; closed 2018.

Brenda Sherriffs v. Kimley-Horn and Associates, Inc., et al: Santa Cruz County Superior Court; Case No. 16CV00335; filed 2016; bicycle accident, personal injuries; settled; closed 2019.

Kimberly Lynn Wright and Ty Juan Montanez v City of Concord; et al; Superior Court of California, County of Contra Costa; Case No. MSC20-01067; filed 2020; served 2022; traffic accident, wrongful death claimed; pending

COLORADO

Continental Insurance Company v. Len's Excavating, Inc., et al; Colorado District Court Boulder County; Case No. 2019CV30119; filed 2019; alleged economic loss, subrogation suit; settled; closed 2019.

Peter Ridulfo v KIMCO Realty Corporation, et al; District Court, City and County of Arapahoe, Colorado; Cause No. 2022CV30814; filed 2022; alleged personal injuries claimed due to trip and fall incident; settled 2023

FLORIDA

3315 Tower Condominium Association, Inc., v. Tower 3315, LLC, et al; 11th Judicial Circuit Court, Miami-Dade County, FL; Cause No. 2020-019825-CA-01; filed 2020; alleged economic loss; settled; closed 2021.

Acosta Tractors, Inc. v Biltmore Construction Co, Inc, et al; In the Circuit Court of the 11th Judicial Circuit of Miami-Dade, Florida; Cause No 18-020135-CA-25; filed 2018; served 2022; alleged economic loss; pending

Enrique R. Antezana, et al. v Kimley-Horn and Associates, Inc.; Applied Technical Services, LLC; and City of Miramar; 17th Judicial Circuit for Broward County, Florida; Case No. CACE23012261; filed 2023; alleged property damage; pending

Kala Gurley, as Personal Representative of the Estate of Jerry Bell, Deceased v Marriott International, Inc., et al: 9th Judicial Circuit Court, Orange County, FL; Case No. 2019CA108550; wrongful death claim; dismissed; closed 2019.

Angela Briguglio v Palm Avenue Hospitality Holdings LLC, et al; In the Circuit Court of the 12th Judicial Circuit of Sarasota County, Florida;

Cause No 2022-CA-3952-NC; filed 2022; served 2022; alleged personal injury; settled 2023

Vernon Brown v. Marriott International, Inc., et al: 9th Judicial Circuit Court, Orange County, FL; Case No. 2019CA007825O; filed 2019; personal injury claim; dismissed; closed 2019

Community Asphalt Corporation v. Wantman Group, Inc., et al; Florida Department of Transportation; 11th Judicial Circuit Court, Miami-Dade County, FL; Cause No. 2018-029816-CA-01; filed 2018; alleged economic loss; settled 2023

Cone & Graham, Inc. v. Kimley-Horn and Associates, Inc.; In the Circuit Court of Broward County, Florida; Cause No. CACE-21-014631; filed 2021; alleged economic loss; settled 2022; closed.

Kathleen Conti v. Simon Property Group, Inc., et al: 15th Judicial Circuit Court Palm Beach County; Case No. 502017CA008616XXXXMB Division: AE; filed 2017; personal injury claim; settled; closed 2019.

Jennifer Curell v Florida Department of Transportation, et al; 19th Judicial Circuit in and for St. Lucie County, Florida; Cause No. 562022CA001297AXXXHC; alleged personal injuries claimed; pending

Florida Silt and Sod, Inc. v. City of Plant City, et al: 13th Judicial Circuit Court, Hillsborough County, Florida; Case No. 22-CA-004094; filed 2022; alleged economic loss; settled 2023

Irene Gomes v. Aldi, L.L.C., et al; In the Circuit Court of the 11th Circuit, Miami-Dade County, Florida; Cause No. 2020-009878-CA-01; filed 2020; served 2022; alleged personal injuries claimed; settled 2022

Barbara Kline v. Simon Property, et al: 15th Judicial Circuit Court Palm Beach; Case No. 502019CA009926; filed 2019; served 2021; personal injury claim; settled 2022

Grande Oaks at Heathrow Association v Kolter Signature Homes, et al; 18th Judicial Circuit Court, Seminole County; Case No. 2020-CA-003188; filed 2020; alleged economic loss; settled 2023.

Heron Bay Community Association, Inc. vs. WCI Communities, LLC, et al; 15th Judicial Circuit Court, Broward County; Case No.: CACE16003120; filed 2016; alleged economic loss; settled; closed 2020

Jennifer Lancaster v. VCC, LLC, et al; 15th Judicial District Court of Palm Beach County, Florida; Cause No. 502019CA011526; filed 2019; served 2020; alleged personal injuries claimed; settled; closed 2021.

Adrian E. Langford v. Suffolk Construction Co., et al; 12th Judicial Circuit Court, Sarasota County, FL; Cause No. 582020CA005449XXXANC; filed 2020; served 2021; alleged personal injuries claimed; pending

Lunacon Engineering Group, Corp d/b/a Lunacon Construction Group, Corp v. City of Homestead v. Kimley-Horn and Associates, Inc., et al: 11th Judicial Circuit Court Miami-Dade County, Case No. 2017-000561-CA-01; filed 2017; alleged economic loss; settled; closed 2018.

Medline Industries, Inc. V. McShane Construction Company, LLC v. Ware Malcomb, Inc., et al.; 10th Judicial Circuit Court, Polk County, FL; Case # 2020-CA-0022790; filed 2020; alleged economic loss; settled; closed 2023

Lawrence Milder v. RT GeoSolutions Inc., et al; In the Circuit Court of the 17th Judicial District Court, in and for Broward County, Florida; Case No. 20-020512(25); filed 2020; served 2023; alleged personal injuries claimed; Kimley-Horn dismissed; closed 2023

Harris Mitchell v. Frank Anderson, et al; 15th Judicial Circuit Court, Palm Beach County, Florida; Case No. 50-2019-CA-006676; filed 2019, served 2020; alleged personal injuries claimed; settled; closed 2020

Morrison-Cobalt JV v. Kimley-Horn and Associates, Inc.; 11th Judicial Circuit in and for Miami-Dade County, Florida; Cause No. 2021-013239-CA-01; alleged economic loss; pending

Yolanda Peaslee v The City of West Palm Beach, et al; Circuit Court of the 15th Judicial Circuit, Palm Beach County, Florida; Cause No. 502021CA004964XXXXMB; personal injury claim; settled 2023

Sherri Reed v. Town Center Boca Raton Trust, et al: 15th Judicial Circuit Court Palm Beach; Case No. 21CA005161; filed 2021; personal injury claim; settled 2023

Christ Rose v. Wal-Mart Stores, Inc., et al; 17th Judicial Circuit Court, Broward County, FL; Cause No. CACE-18-027255; filed 2018; served 2020; alleged personal injuries claimed; settled; closed 2021

Sema Construction, Inc. v. City of Altamonte Springs; 18th Judicial Circuit Court, Seminole County; Case No. 2015-CA-002951-15-W; filed 2016; alleged economic loss; pending.

Esther Silberman v Town Center at Boca Raton, et al; 15th Judicial District Court of Palm Beach Co, Florida; Cause No. 50-2018-CA-009724-MB; filed 2018; served 2021; alleged personal injuries claimed; settled 2021

Kevin Sona, et al v. Stone Creek Community Association, et al; Circuit Court of the Fifth Judicial Circuit, Marion County, FL; Case # 20CA0026; filed 2020; served 2021; alleged personal injuries claimed; settled 2022

Donald Stroman, Jr. v FDOT, et al; Cause No. 2023-CA-007165-O; In the Ninth Judicial District Court of Orange County, Florida; filed 2023; alleged personal injuries claimed; pending

Terrazas Riverpark Village Condominium Association, Inc. v. Windmoor Project LLC, et al; 11th Judicial Circuit Court, Miami-Dade County, FL; Cause No. 2020-017647-CA-01; filed 2020; alleged economic loss; settled 2021

Wal-Mart Stores East, LP, et al. v. Banes Construction Company, Inc., et al; 15th Circuit Court, Palm Beach County; Case No. 2019CA005775; filed 2019; alleged economic loss; settled; closed 2019

Leticia Zavala, as Personal Representative of the Estate of Lorenzo Zavala, Deceased v Marriott International, Inc., et al; 9th Judicial Circuit Court, Orange County, FL; Case No. 2019CA97810; wrongful death claim; dismissed; closed 2019.

GEORGIA

Dianne Barfield, Individually and as Executor of the Estate of William Terry Barfield vs. Wellstar Health Systems, Inc., et al.; In the State Court of Cobb County, State of Georgia; Civil Action No. 20-A-1062; filed 2020; wrongful death claimed; Kimley-Horn dismissed; closed 2022

BC Construction Group, Inc. v. Kimley-Horn and Associates, Inc.; Case Number 01-22-0004-9555; American Arbitration Association; Southeast Case Management Center, Atlanta, GA; served 2022; alleged economic loss; dismissed; closed 2023

Chandler Cameron, et al v City of Sandy Springs, GA; Fulton County State Court, Fulton, GA; Case # 19EV006723; filed 2020; accident; wrongful death claimed; dismissed; closed 2020

Chellis A. Howard, et al v. Kimley-Horn & Associates, Inc., et al: Dekalb County Superior Court, GA; Case No. 20CV1250; filed 2020; alleged personal injuries claimed; dismissed; closed 2020

Chellis A. Howard, et al v. Kimley-Horn & Associates, Inc., et al: United States District Court, Northern District of GA; Case No. 1:20-CV-01666-CAP; filed 2020; alleged personal injuries claimed; settled; closed 2022

Neil Norton, et al v Dekalb County, et al; In the State Court of Dekalb County, State of Georgia; Cause No. 20A83061; filed 2020; served 2021; alleged personal injuries claimed; pending

ILLINOIS

Amanda Guttke v Wheaton Park District, et al, Williams Architects v. Kimley-Horn; In the Circuit Court for the 18th Judicial Circuit, DuPage County, IL; Case No. 2022-LA-000208; filed 2022; accident; personal injuries claimed; pending

Daniel Orta Rivera v. TCF Bank, et al; In the Circuit Court of Cook County, IL, County Department – Law Division; Case No. 2021-L-002383; filed 2021; served 2023; accident; personal injuries claimed; pending

KENTUCKY

C&S Engineers, Inc. v Kimley-Horn and Associates, Inc.; In the Commonwealth of Kentucky, Boone Circuit Court, Division III, Case No. 22-CI-157; filed 2022; alleged economic loss; settled; closed

NORTH CAROLINA

Heath Knight v. Bechtel Associates Professional Corporation, et al: Durham County Superior Court, NC; Case No. 19CV004161; filed 2019; alleged personal injuries claimed; dismissed; closed 2021

Southeast Caissons, LLC v. BBH Design, P.A. and Kimley-Horn and Associates, Inc.: General Court of Justice Superior Court Division Forsyth County, C.S.C.; Case No. 16 CVS 4652; filed 2016; construction subcontractor suit against prime contractor for payment; Kimley-Horn dismissed; closed 2018.

PENNSYLVANIA

Tomasz Trzeciok-Moson, et al v. Lidl US Operations, LLC, et al: Court of Common Pleas, Philadelphia County, Pennsylvania; Case ID No. 191003815; filed 2019; alleged personal injuries claimed; dismissed; closed 2021

NEVADA

Charlotte Bush, et al v. Mark Kline, et al; In the District Court of Clark County, Nevada; Case No. A-22-846796-C; accident involving pedestrian and vehicle, wrongful death claimed; dismissed; closed 2023

TENNESSEE

Kelly Martin, et al v. Humerick, et al; In the Chancery Court for Davidson County, Tennessee; Case No. 22-1657-I; filed 2022; alleged property damage; pending

TEXAS

Michael Arney, et al v. LJA Engineering, et al; In the United States District Court for the Northern District of Texas; Case No. 3-23-CV-0794-L; filed 2023; property damage; Kimley-Horn dismissed; closed 2023

B&B Property Group, LLC d/b/a BB Property Group, LLC v Brown, Brown & Associates Architects, Inc., et al.; In the District Court of Collin County, Texas; Cause No. 471-02623-2023; filed 2023; alleged economic loss; pending

Brandon Cruz v. JLB Contracting, LLC, et al: District Court of Dallas Texas 160th District; Case No. DC-18-19227; filed 2018; traffic accident; personal injuries claimed; dismissed; closed 2019.

The Fountains at Farah LP v. Kimley-Horn and Associates, Inc., et al.; In the 120th District Court of El Paso County, Texas; Case No. 2023DCV3080; alleged economic loss; pending

Optionality Holdings, LLC vs. Kimley-Horn & Associates, Inc., et al; In the District Court of Travis County, Texas; filed 2023; alleged economic loss; pending

Leigh Theres v CH Realty VI-TDC MF Fort Worth Waterslide LP, et al: In the 342nd Judicial District Court of Tarrant County, Texas; Case No. 342-313877-19; filed 2019; served 2020; alleged personal injury claim; dismissed; closed 2020

VIRGINIA

McCarthy Building Companies, Inc. v Kimley-Horn and Associates, Inc.; American Arbitration Association, Case No. 01-21-0016-3976; filed 2021; alleged economic loss; settled; closed 2022

Phoenix Steel Erectors, Inc., et al. v Cooper Steel Fabricators, Inc., et al; In the Circuit Court of Loudoun County, Virginia, Case No. CL2300 1356-00; filed 2023; workers' compensation subrogation suit; pending

WEST VIRGINIA

James Barrick and Darren Criss v S&A Homes, Inc., Kimley-Horn, et al; In the Circuit Court of Harrison County, West Virginia, Case No. 22-C-147; filed 2022; alleged property damage; pending

Darren Criss, et al v S&A Homes, Inc., Kimley-Horn, et al; In the Circuit Court of Harrison County, West Virginia, Case No. 22-C-152; filed 2022; alleged property damage; Consolidated with Case No. 22-C-147; closed 2023

SECTION XI.
MINORITY BUSINESS



MBE/DBE STATUS

Kimley-Horn is not a certified Minority Business Enterprise (MBE) or Disadvantaged Business Enterprise (DBE) firm, but through corporate policies and philosophy, the firm actively seeks to encourage and promote the use of MBE/DBE firms. Our aggressive MBE/DBE utilization policy ensures that Kimley-Horn is furthering the positive economic development momentum that the State of Florida advocates using minority-owned businesses by its contractors. Our performance in using minority firms over the past six years is as follows:

Year	Total Paid
2023	\$49.5 (Through June 2023)
2022	\$71.1 million
2021	\$54.6 million
2020	\$54.5 million
2019	\$41.7 million
2018	\$23.5 million

**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
	*Please see the attached page for additional Project Team Members.				
	Ed Dean, PLA, LEED AP; Project Manager	13	Sarasota, FL	Sarasota, FL	Sarasota, FL
	James Pankonin, PLA, LEED AP; Principal-in-Charge	20	Sarasota, FL	Sarasota, FL	Sarasota, FL
	Ty Gremaux, P.E.; Deputy Project Manager; Lead Civil Engineer	19	Sarasota, FL	Sarasota, FL	Sarasota, FL
	Bill Waddill, PLA, QA/QC	37	Sarasota, FL	Sarasota, FL	Sarasota, FL
	Ian Flemings, P.E., LEED GA; Electrical Engineering	16	St. Petersburg, FL	St. Petersburg, FL	St. Petersburg, FL
	Ronnie Van Fleet, PWS; Environmental Services	36	Sarasota, FL	Sarasota, FL	Sarasota, FL
	Rocco Angerami; Construction Observation	41	Sarasota, FL	Sarasota, FL	Sarasota, FL
	Laura Wittenbauer; Grant Services	12	Sarasota, FL	Sarasota, FL	Sarasota, FL
	Ramon Diaz	2	Sarasota, FL	Sarasota, FL	Sarasota, FL
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$ 4.5B	
	B) Number of similar projects started within last 24 months:			156	
	C) Largest single project to date:			\$ 1.7M	
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects			7	
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ 1.7M	
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
	Bennett-Panfil, Inc. (BPI Surveying)	Venice, FL	5%	Surveying Services	
	Universal Engineering (UES)	Fort Myers, FL	5%	Geotechnical Engineering Services	
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.				
	Firm N.A.	Address N.A.			
	Phone # N.A.	Contact Name N.A.			
	Start Date N.A.	Ending Date N.A.			
	Project Name/Description N.A.				

NAME OF FIRM Kimley-Horn and Associates, Inc.
(This form must be completed and returned)

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

1. Project Team Name and Title * Additional Project Team Members are listed below	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
	Kelsie Shy, PLA	6	Sarasota, FL	Sarasota, FL
	Jake Hess	2	Sarasota, FL	Sarasota, FL
	Abigail Chapman	3	Sarasota, FL	Sarasota, FL
	Nick Guida	2	Sarasota, FL	Sarasota, FL
	Tranton Strackbein, P.E.	10	Sarasota, FL	Sarasota, FL
	Scott Wedgeworth, P.E.	5	Sarasota, FL	Sarasota, FL
	Emily Griffiths	2	Sarasota, FL	Sarasota, FL
	Jennifer (Jen) Underhill	1	Sarasota, FL	Sarasota, FL
	Garret Denise	1	Sarasota, FL	Sarasota, FL
2. Magnitude of Company Operations				
A) Total professional services fees received within last 24 months:			\$ Noted on Original Page	
B) Number of similar projects started within last 24 months:			Noted on Original Page	
C) Largest single project to date:			\$ Noted on Original Page	
3. Magnitude of Charlotte County Projects				
A) Number of current or scheduled County Projects			Noted on Original Page	
B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ Noted on Original Page	
4. Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
Noted on Original Page	-	-	-	
Noted on Original Page	-	-	-	
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 - Noted on Original Page		Address - Noted on Original Page		
Phone # - Noted on Original Page		Contact Name - Noted on Original Page		
Start Date - Noted on Original Page		Ending Date - Noted on Original Page		
Project Name/Description Noted on Original Page				

NAME OF FIRM Kimley-Horn and Associates, Inc.
(This form must be completed and returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that Kimley-Horn and Associates, Inc.
does: (name of business)

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

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



Proposer's Signature

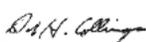
1/22/24

Date

END OF PART IV

(This form must be completed & returned)

Kimley-Horn obtains the levels of coverage stipulated in RFP NO. 202400097. Below is a copy of our sample Certificate of Insurance (COI) proving we meet the necessary Professional Liability limits. If selected, Kimley-Horn will issue a project specific COI with Charlotte County named interest.

Client#: 238109		KIMCLASS	
ACORD™		CERTIFICATE OF LIABILITY INSURANCE	
			DATE (MM/DD/YYYY) 3/29/2023
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).</p>			
PRODUCER Edgewood Partners Ins. Center 3780 Mansell Rd. Suite 370 Alpharetta, GA 30022		CONTACT NAME: Jerry Noyola PHONE (A/C, No, Ext): 770-220-7699 FAX (A/C, No): E-MAIL ADDRESS: greylingcerts@greyling.com	
		INSURER(S) AFFORDING COVERAGE	
		NAIC #	
		INSURER A : National Union Fire Ins Co of Pittsburg	
		19445	
		INSURER B : Allied World Assurance Co (U.S.) Inc.	
		19489	
		INSURER C : New Hampshire Insurance Company	
		23841	
		INSURER D : Lloyd's of London	
		085202	
		INSURER E :	
		INSURER F :	
INSURED Kimley-Horn and Associates, Inc. 421 Fayetteville Street, Suite 600 Raleigh, NC 27601			
COVERAGES		CERTIFICATE NUMBER: 23-24	
		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.			
INSR LTR	TYPE OF INSURANCE	ADDL INSR / SUBR WVD	POLICY NUMBER
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		GL5268169
			04/01/2023
			04/01/2024
			LIMITS
			EACH OCCURRENCE \$2,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000
			MED EXP (Any one person) \$25,000
			PERSONAL & ADV INJURY \$2,000,000
			GENERAL AGGREGATE \$4,000,000
			PRODUCTS - COMP/OP AGG \$4,000,000
			\$
A	AUTOMOBILE LIABILITY		CA4489663 (AOS)
A	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		04/01/2023
			04/01/2024
			COMBINED SINGLE LIMIT (Ea accident) \$2,000,000
			BODILY INJURY (Per person) \$
			BODILY INJURY (Per accident) \$
			PROPERTY DAMAGE (Per accident) \$
			\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10,000		03127930
			04/01/2023
			04/01/2024
			EACH OCCURRENCE \$5,000,000
			AGGREGATE \$5,000,000
			\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		WC015893685 (AOS)
C	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N N / A	04/01/2023
			04/01/2024
			PER STATUTE OTH-ER
			E.L. EACH ACCIDENT \$1,000,000
			E.L. DISEASE - EA EMPLOYEE \$1,000,000
			E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Professional Liab		B0146LDUSA2304949
			04/01/2023
			04/01/2024
			Per Claim \$2,000,000
			Aggregate \$2,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)			
Evidence of Coverage			
(Empty space for evidence of coverage)			
CERTIFICATE HOLDER		CANCELLATION	
Sample Certificate		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		AUTHORIZED REPRESENTATIVE 	
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