

**AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA,
AND POWELL STUDIO ARCHITECTURE
FOR SITE DEVELOPMENT FOR IMPROVEMENTS AT
NEIGHBORHOOD LAKES TRAILHEAD
RSQ #24-920**

This is an Agreement between Lake County, Florida, a political subdivision of the State of Florida (the "COUNTY") and Powell Studio Architecture, LLC, a Florida limited liability company, its successors and assigns ("CONSULTANT"), (each a "Party" and collectively, the "Parties").

WITNESSETH:

WHEREAS, the COUNTY publicly submitted a Request for Statements of Qualification (RSQ) #24-920 for procurement of professional services under the Consultants' Competitive Negotiations Act, Section 287.055, Florida Statutes, following the guidelines set forth under such Act; and

WHEREAS, COUNTY sought through RSQ #24-920 firms or individuals qualified to provide site development plans and related services for main building, pavilions, and other improvements at Neighborhood Lakes Trailhead for the COUNTY; and

WHEREAS, CONSULTANT desires to perform such services subject to the terms of this Agreement; and

WHEREAS, the provision of such services will benefit the Parties and public served by the COUNTY.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, promises, covenants and payment hereinafter set forth, and intending to be legally bound, the Parties hereby agree as follows:

1. **Legal Findings of Fact.** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Agreement upon adoption hereof.
2. **Purpose.** The purpose of this Agreement is for CONSULTANT to provide project administration, design 100% development plans for the main building, pavilions, and other improvements at the Neighborhood Lakes Trailhead, permitting/regulatory services, construction bidding and construction phase services, as more fully described herein (the "Service" or the "Project").
3. **Scope.** On the terms and conditions set forth in this Agreement, the COUNTY hereby engages CONSULTANT to provide architectural and engineering design services for improvements at the Neighborhood Lakes Trailhead for the COUNTY, as more specifically described in the Scope of Services, as modified or clarified by any addendums, along with CONSULTANT'S Submittal/Proposal Forms, attached hereto and incorporated herein as **Exhibit A (Composite)**. The Scope of Services may be modified by an amendment to this Agreement, but to be effective and binding such amendment must be in writing and signed by the Parties. The COUNTY reserves the right to negotiate for additional services/items similar in nature not known at time of solicitation.

4. **Term.** This Agreement will become effective upon both Parties signing this Agreement (the "Effective Date"). The Service will commence upon issuance of the Notice to Proceed by the COUNTY to the CONSULTANT following the Effective Date. This Agreement shall remain in effect until such time as the services acquired in conjunction with the Project and this Agreement have been delivered and accepted by the COUNTY. The terms and conditions of this Agreement shall remain in effect until completion of all express- and implied-warranty periods.

5. **Service Schedule.** CONSULTANT will complete design plans and provide all services for the Project as detailed in the Consultant's Proposal Form, included in **Composite Exhibit A**, attached hereto and incorporated herein. **DUE TO GRANT FUNDING SOURCE, TIME IS OF THE ESSENCE IN COMPLETING THIS PROJECT.**

6. **Project Specific Contract.** The parties acknowledge that this is a project specific Agreement. CONSULTANT acknowledges and agrees that any payment from COUNTY to CONSULTANT under this Agreement **SHALL NOT EXCEED the total of \$200,000.00** as set forth in the pricing schedule contained within Consultant's Proposal Form, included in **Composite Exhibit A**, attached hereto and incorporated herein.

7. **Consultants Competitive Negotiation Act.** Since this contract is for consultant services under the provisions of Section 287.055, Florida Statutes, professional services provided under this Agreement are limited to individual projects for which the estimated construction cost of the individual project under the contract does not exceed \$7.5 million or, after July 1, 2025, the maximum amount allowed as published by the Florida Department of Management Services; or, for study activities, where the fee for professional services for each individual study under the contract does not exceed \$500,000.00.

8. **Consultant Personnel.**

A. **Key Personnel.** CONSULTANT agrees that each person listed or referenced in CONSULTANT'S proposal package provided in response to RSQ # 24-920, shall be available to perform the services described herein for the COUNTY barring illness, accident, or other unforeseeable events of a similar nature, in which case CONSULTANT must be able to promptly provide a qualified replacement. In the event CONSULTANT desires to substitute personnel, CONSULTANT shall propose a person with equal or higher qualifications; each replacement person is subject to prior written approval of the COUNTY. In the event the requested substitute is not satisfactory to the COUNTY and the matter cannot be resolved to the satisfaction of the COUNTY, the COUNTY reserves the right to terminate this Agreement. A list of CONSULTANT'S Key Personnel, Subconsultants, and Joint Ventures under this Agreement are attached hereto and incorporated herein as **Exhibit C**. If personnel are substituted utilizing the services of subconsultant entities not included in CONSULTANT'S proposal, restrictions related to subcontracting in **Paragraph 18** of this Agreement shall apply to CONSULTANT'S replacement.

B. CONSULTANT will be responsible for providing that all personnel are competent, experienced, and reliable. All personnel must have sufficient skill and experience to perform their assigned task(s) properly and satisfactorily, to operate any equipment involved, and will make due and proper effort to execute the work in the manner prescribed in the agreement documents. When the COUNTY determines that any person is incompetent, unfaithful, intemperate, disorderly, or insubordinate, such person will be immediately discharged from the Service and will not again be employed on the Service without the written consent of the COUNTY. Should the CONSULTANT fail to remove such person or persons, the COUNTY

may withhold all payments which are or may become due in connection with the Services subject to the removal or may suspend the Services with approval of the COUNTY until such orders are complied with.

C. No alcoholic beverages or drugs are permitted on any COUNTY properties. Evidence of alcoholic beverages or drug use by an individual will result in immediate termination from the job site.

D. E-Verify. CONSULTANT shall utilize the U.S. Department of Homeland Security's E-Verify system in accordance with the terms governing use of the system to confirm the employment eligibility of all new persons hired by CONSULTANT during the term of this Agreement. CONSULTANT shall include in all contracts with subcontractors performing work pursuant to any contract arising from this Agreement an express requirement that the subcontractors utilize the U.S. Department of Homeland Security's E-Verify system in accordance with the terms governing use of the system to confirm the employment eligibility of all new employees hired by the subcontractors during the term of the Agreement.

9. **Pricing**. COUNTY will pay, and CONSULTANT will accept as full and complete payment for the timely and complete performance of its obligations hereunder, compensation as provided in the Pricing Schedule, attached hereto and incorporated herein as **Exhibit B**. Agreement prices will prevail for the full duration of the Agreement. The lump sum fee will be the approved total hours and related direct expenses. **All incidental parts and materials that have a cost of \$25.00 or less, needed to complete the work as specified within the Scope of Service, will be considered part of overhead and will be included in CONSULTANT'S hourly labor rate. There will not be a charge less than \$25.00 showing on an invoice.**

10. **Invoicing and Payment**.

A. CONSULTANT shall submit an accurate invoice to COUNTY Using Department as designated for Services under this Agreement. The date of the invoice must be after delivery but no more than thirty (30) calendar days after delivery. The invoices must reflect the type of service provided to the COUNTY and must include: the contract number; task or purchase order number; date and location of delivery or service; confirmation of acceptance of the goods and/or services by the appropriate COUNTY representative; detail of the cost incurred for services performed; and a detailed progress report for each specific task. Failure to submit invoices in the prescribed manner will delay payment.

B. COUNTY shall reimburse CONSULTANT for required services timely submitted and approved and accepted by COUNTY in accordance with the terms of this Agreement.

C. The COUNTY will make payment on all invoices in accordance with the Florida Local Government Prompt Payment Act, Chapter 218, Part VII, Florida Statutes. Failure to submit invoices in the prescribed manner will delay payment and CONSULTANT may be considered in default and this Agreement may be terminated. COUNTY will pay interest not to exceed one percent (1%) per month on all undisputed invoices not paid within thirty (30) days after the due date. CONSULTANT must invoice COUNTY for any interest accrued in order to receive the interest payment.

D. Other than the fees and rates set forth in **Exhibit B**, CONSULTANT shall not be entitled to payment for any expenses, fees, or other costs it may incur at any time and in any connection with its performance hereunder.

E. Improper Payment Requests and Invoice Disputes. Improper payment requests or invoices submitted by the CONSULTANT shall be resolved as provided for in the Florida Local Government Prompt Payment Act, Section 218.76, Florida Statutes.

F. Compensation of Consultant's Subconsultants and Suppliers. Upon receipt of payment from the COUNTY, the CONSULTANT shall pay each of its subconsultants and suppliers out of the amount received by the CONSULTANT on account of such subconsultant's or supplier's portion of the Service, the amount to which each entity is entitled. The COUNTY will have no obligation to pay, and will not be responsible for payments to, the CONSULTANT'S subconsultants or suppliers.

11. Compliance with Grant Funding Requirements. CONSULTANT understands that this Agreement, including project specific tasks, is to be funded by federal, state, or other local agency monies, specifically, through the State of Florida Department of Transportation State-Funded Grant Agreement, reference number 453213-1-54-01. CONSULTANT agrees to comply with all requirements of the funding entity applicable to the use of the monies, including full application of requirements involving the use of minority firms, women's business enterprises, and labor surplus area firms, and agrees to incorporate any through amendment to this Agreement, as appropriate. CONSULTANT is advised that payments under this Agreement may be withheld pending completion and submission of all required forms and documents required of CONSULTANT pursuant to the grant funding requirements. A copy of the requirements will be supplied to CONSULTANT by the COUNTY upon request.

12. COUNTY Responsibilities.

A. The COUNTY shall pay CONSULTANT in accordance with the provisions of this Agreement.

B. COUNTY will promptly review the deliverables and other materials submitted by CONSULTANT and provide direction to CONSULTANT as needed.

C. Project Manager. COUNTY shall designate one COUNTY staff member to act as COUNTY'S Project Manager. It is agreed to by the Parties that the COUNTY'S Project Manager will decide all questions, difficulties, or disputes, of whatever nature, which may arise relative to the interpretation of the plans, construction, prosecution, and fulfillment of the Scope of Services, and as to the character, quality, amount, and value of any work done, and materials furnished, under or by reason of this agreement. The COUNTY'S Project Manager may appoint representatives as desired that will be authorized to inspect all work done and all materials furnished.

D. The COUNTY retains the right to inspect all work to verify compliance with this contract.

13. Termination.

A. Termination for Convenience. This Agreement may be terminated by the COUNTY upon thirty (30) calendar days' written notice to the CONSULTANT; but if any service or task under this Agreement is in progress but not completed as of the date of termination, then this Agreement may be extended upon written approval of the COUNTY until said service or task is completed and accepted. In the event this Agreement is terminated or cancelled upon the request and for the convenience of the COUNTY with the required thirty (30) calendar days' advance written notice, COUNTY shall reimburse CONSULTANT for actual work satisfactorily completed and reasonable expenses incurred.

B. Termination for Cause. This Agreement may be terminated by the COUNTY due to the CONSULTANT'S breach of a material term of this Agreement, but only after the COUNTY has provided CONSULTANT with ten (10) calendar days' written notice for the CONSULTANT to cure the breach and the CONSULTANT'S failure to cure the breach within that ten (10) day time period; but, if any work, service, or task under this Agreement is in progress but not completed on the date of termination, then this Agreement may be extended upon written approval of the COUNTY until the work, service, or task is completed and accepted.

C. Termination Due to Unavailability of Funds in Succeeding Fiscal Years. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, this Agreement will be terminated, and CONSULTANT shall be reimbursed for services satisfactorily performed and the reasonable value of any non-recurring costs incurred but not amortized in the price of the services delivered under this Agreement.

14. Assignment of Agreement. This Agreement shall not be assigned or sublet except with the written consent of the COUNTY. No such consent shall be construed as making the COUNTY a Party to the assignment or subcontract or subjecting the COUNTY to liability of any kind to any assignee or subcontractor. No assignment or subcontract shall under any circumstances relieve CONSULTANT of liability and obligations under this Agreement and all transactions with the COUNTY must be through CONSULTANT. In the event CONSULTANT is acquired in whole or in part by another entity, including any takeovers effectuated by a stock buyout, or similar acquisition process, CONSULTANT shall notify the COUNTY immediately, and in no case more than thirty (30) days after to the effective date of the acquisition. The COUNTY shall have the option of terminating this Agreement in the event the acquiring entity does not meet with the COUNTY'S approval. Any acquisition or hostile takeover may result in termination of this Agreement for cause. Failure to submit timely notification to the COUNTY may result in a material breach of this Agreement and termination by the COUNTY or assessment of a processing fee.

15. Licenses and Permits. CONSULTANT shall remain appropriately licensed throughout the course of the service and maintain at least the minimum thresholds of education and professional experience required to perform the services required under this Agreement. Failure to maintain all required licenses will entitle the COUNTY to terminate this Agreement. CONSULTANT shall be registered with the Florida Department of State in accordance with the provisions of the Florida Business Corporation Act, Chapter 607, Florida Statutes. CONSULTANT shall be solely responsible for obtaining all necessary approvals and permits necessary to complete the Service.

16. Independent Contractor. CONSULTANT, and all its employees, agree that they will be acting as independent contractors and will not be considered or deemed to be an agent, employee, joint venturer, or partner of the COUNTY. CONSULTANT shall have no authority to contract for or bind COUNTY in any manner and shall not represent itself as an agent of COUNTY or as otherwise authorized to act for or on behalf of COUNTY.

17. Retaining Other Consultants. Nothing herein shall be deemed to preclude the COUNTY from retaining the services of other persons or entities undertaking the same or similar services as those undertaken by CONSULTANT or from independently developing or acquiring materials or programs that are similar to, or competitive with, the services provided under this Agreement.

18. Consultant as Prime. CONSULTANT shall act as the prime consultant for all required items and services and shall assume full responsibility for the procurement and maintenance of such items and

services. CONSULTANT shall be considered the sole point of contact regarding all stipulations, including payment of all charges and meeting all requirements of this Agreement. All sub-consultants will be subject to advance review by the COUNTY in terms of competency, security concerns, and compliance with applicable laws. No change in sub-consultants shall be made without consent of the COUNTY. CONSULTANT shall be responsible for all insurance, professional certifications, licenses and related matters for any and all sub-consultants. Even if the sub-consultant is self-insured, the COUNTY may require the CONSULTANT to provide any insurance certificates required by the work to be performed. **The combined expenses of subconsultants without a COUNTY contract are limited to ten percent (10%) of the task, not to exceed \$35,000.00.** Subconsultants currently under contract with the COUNTY obtained through competitive solicitation, may be utilized by CONSULTANT without limits. CONSULTANT may be required to use subconsultants currently under contract with the COUNTY. No change in subconsultants will be made without consent of the COUNTY. Even if the subconsultant is self-insured, the COUNTY may require the CONSULTANT to provide any insurance certificates required by the work to be performed.

19. Insurance.

A. CONSULTANT shall purchase and maintain, without cost or expense to the COUNTY, policies of insurance as indicated below, with a company or companies authorized to do business in the State of Florida, and which are acceptable to the COUNTY, insuring CONSULTANT against any and all insured claims, demands, or causes of action whatsoever, for injuries received or damage to property relating to the performance of duties, services and obligations of CONSULTANT under the terms and provisions of the Agreement. An original certificate of insurance, indicating that CONSULTANT has coverage in accordance with the requirements of this section must be received and accepted by the COUNTY prior to contract execution or before any work begins. It will be furnished by CONSULTANT to the COUNTY'S Project Manager and Procurement Services Director within five (5) working days of such request.

B. The Parties agree that the policies of insurance and confirming certificates of insurance shall insure CONSULTANT is in accordance with the following minimum limits:

1. General Liability insurance on forms no more restrictive than the latest edition of the Occurrence Form Commercial General Liability policy (CG 00 01) of the Insurance Services Office or equivalent without restrictive endorsements, with the following minimum limits and coverage:

Each Occurrence/General Aggregate.....	\$1,000,000/\$2,000,000
Products-Completed Operations	\$2,000,000
Personal & Adv. Injury	\$1,000,000
Fire Damage.....	\$50,000
Medical Expense.....	\$5,000
Contractual Liability.....	Included

2. Automobile liability insurance, including owned, non-owned and hired autos with the following minimum limits and coverage:

Combined Single Limit.....	\$1,000,000
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3. Workers' compensation insurance in accordance with Chapter 440, Florida Statutes, and/or any other applicable law requiring workers' compensation (Federal, maritime, etc.).

4. Employer's liability insurance with the following minimum limits and coverage:

Each Accident.....	\$1,000,000
Disease-Each Employee.....	\$1,000,000
Disease-Policy Limit.....	\$1,000,000

5. Professional liability and/or specialty insurance (medical malpractice, engineers, architect, consultant, environmental, pollution, errors and omissions, etc.) as applicable, with minimum limits of \$1,000,000 per claim and annual aggregate of \$2,000,000.

C. Lake County, a Political Subdivision of the State of Florida, and the Board of County Commissioners, shall be listed as additional insured as their interest may appear on all applicable policies. Certificate(s) of insurance must identify the RSQ number in the Description of Operations section on the Certificate.

D. CONSULTANT shall provide for a minimum of thirty (30) days prior written notice to the COUNTY of any change, cancellation, or nonrenewal of the required insurance. It is the CONSULTANT'S specific responsibility to ensure that any such notice is provided within the stated timeframe.

E. Certificate of insurance shall evidence a waiver of subrogation in favor of the COUNTY, that coverage shall be primary and noncontributory, and that each evidenced policy includes a Cross Liability or Severability of Interests provision, with no requirement of premium by the COUNTY.

F. CONSULTANT must provide a copy to the COUNTY of all policy endorsements, reflecting the required coverage, with the COUNTY and its Governing Board listed as an additional insured on the General Liability and Automobile Liability Policy along with all required provisions to include waiver of subrogation, with the exception of workers' compensation and professional liability. ***(Note: A simple COI WILL NOT be accepted in lieu of the policy endorsements).***

G. Certificate holder shall be:
LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND
THE BOARD OF COUNTY COMMISSIONERS.
P.O. BOX 7800
TAVARES, FL 32778-7800

H. All self-insured retentions shall appear on the certificate(s) and shall be subject to approval by the COUNTY. At the option of the COUNTY, the insurer shall reduce or eliminate such self-insured retentions or CONSULTANT will be required to procure a bond guaranteeing payment of losses and related claims expenses.

I. The COUNTY shall be exempt from, and in no way liable for, any sums of money, which may represent a deductible or self-insured retention in any insurance policy. The payment of such deductible or self-insured retention shall be the sole responsibility of CONSULTANT and/or sub-consultant providing such insurance.

J. CONSULTANT shall be responsible for its sub-consultants, if any, and to ensure that such subconsultants are maintaining insurance during the term of this Agreement. Subconsultants are to provide Certificates of Insurance to the COUNTY evidencing coverage and terms in accordance with CONSULTANT'S requirements.

K. Failure to obtain and maintain such insurance as set out above will be considered a breach of contract and may result in termination of this Agreement for cause.

L. Neither approval by the COUNTY of any insurance supplied by CONSULTANT, nor a failure to disapprove that insurance, shall relieve CONSULTANT of full responsibility of liability, damages, and accidents as set forth herein.

20. Conflict of Interest. CONSULTANT agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement, or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government. Further, CONSULTANT certifies that no officer, agent, or employee of the COUNTY has any material interest either directly or indirectly in the business of CONSULTANT and that no such person may have any such interest at any time during the term of this Agreement unless approved by the COUNTY.

21. Indemnity. CONSULTANT will indemnify and hold harmless the COUNTY and its officers, commissioners, and employees for any damages resulting from failure of CONSULTANT to take out and maintain the above insurance. The CONSULTANT will indemnify and hold harmless COUNTY, its officers and employees from liabilities, damages, losses, and costs, including, but not limited to reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of CONSULTANT, its personnel, employees, and other persons utilized by CONSULTANT in the performance of this Agreement, including negligent defects in design and errors or omissions that result in material cost increases to COUNTY, pursuant to Section 725.08, Florida Statutes. Such indemnification will include the payment of all valid (third-party) claims, losses, and judgements in connection therewith and the payment of all related fees and costs. The COUNTY reserves the right to defend itself with its own counsel or retained counsel. The indemnification obligation shall not be construed to negate, abridge, or reduce any other rights or remedies which otherwise may be available to an indemnified Party or person described in this paragraph or be deemed to affect the rights, privileges, and immunities of the COUNTY as set forth in Section 768.28, Florida Statutes.

A. To the extent provided by law, CONSULTANT shall indemnify, defend, and hold harmless the COUNTY and the State of Florida, Department of Transportation, including the Department's officers, agents, and employees, against any actions, claims or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of CONSULTANT or any of its officers, agents, or employees, acting within the scope of their office or employment, in connections with the rights granted to or exercised by CONSULTANT,

The foregoing indemnification shall not constitute a waiver of the Department's or COUNTY'S sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28. Nor shall the same be construed to constitute agreement by CONSULTANT to indemnify COUNTY for the negligent acts or omissions of COUNTY, its officers, agents, or employees, or third parties. Nor shall the same be construed to constitute agreement by CONSULTANT to indemnify the Department for the negligent acts or omissions of the

Department, its officers, agents, or employees, or third parties. This indemnification shall survive the termination of this Agreement.

22. Ownership of Deliverables. Upon completion of and payment for a task CONSULTANT agrees all tasks and/or deliverables under this Agreement, and other data generated or developed by CONSULTANT under this Agreement or furnished by COUNTY to CONSULTANT shall be and/or remain the property of COUNTY. CONSULTANT shall perform any acts that may be deemed necessary or desirable by COUNTY to more fully transfer ownership of all Tasks and/or deliverables to COUNTY. Additionally, CONSULTANT hereby represents that it has full right and authority to perform its obligations specified in this Agreement. CONSULTANT and COUNTY recognize that CONSULTANT'S work product submitted in performance of this Agreement is intended only for the project described in the Agreement; COUNTY'S alteration of CONSULTANT'S work product or its use by COUNTY for any other purpose will be at COUNTY'S sole risk.

23. Return of Materials. Upon the request of the COUNTY, but in any event upon termination of this Agreement, CONSULTANT shall surrender to the COUNTY all memoranda, notes, records, drawings, manuals, computer software, and other documents or materials pertaining to the services hereunder, that were furnished to the CONSULTANT by the COUNTY pursuant to this Agreement. CONSULTANT may keep copies of all work product for its records.

24. Additional Services & Non-Exclusivity. Services not specifically identified in this Agreement may be added to the Agreement upon execution of a written amendment. The COUNTY reserves the right to award any additional services to the CONSULTANT or to acquire the items from another vendor through a separate solicitation. COUNTY reserves the right to perform, or cause to be performed, all or any of the work and services described in this Agreement in the manner deemed to represent its best interests. In no case will the COUNTY be liable for billings in excess of the quantity of goods or services provided under the Agreement.

25. Claims and Disputes.

A. Claims by CONSULTANT must be made in writing to the COUNTY within two (2) business days of the event giving rise to the claim, unless another provision of this Agreement sets forth a different time frame, after the commencement of the event giving rise to such claim or CONSULTANT will be deemed to have waived the claim.

B. CONSULTANT shall proceed diligently with its performance as directed by the COUNTY, regardless of any pending claim, action, suit, or administrative proceeding, unless otherwise agreed to by the COUNTY in writing. The COUNTY shall continue to make payments on the undisputed portion of the contract in accordance with this Agreement during the pendency of any claim.

C. Claims by CONSULTANT will be resolved in the following manner: (1) Upon receiving the claim and supporting data, COUNTY or its Executive Director will within fifteen (15) calendar days respond to the claim in writing stating that the claim is either approved or denied. If denied, the COUNTY will specify the grounds for denial. CONSULTANT will then have fifteen (15) calendar days in which to provide additional supporting documentation, or to notify the COUNTY that the original claim stands as is. (2) If the claim is not resolved, the COUNTY may, at its option, choose to submit the matter to mediation. A mediator will be mutually selected by the Parties and each Party will pay one-half (1/2) the

expense of mediation. If the COUNTY declines to mediate the dispute, CONSULTANT may bring an action in a court of competent jurisdiction in and for Lake County, Florida.

D. Claims by the COUNTY against CONSULTANT must be made in writing to the CONSULTANT as soon as the event leading to the claim is discovered by the COUNTY. Written supporting data will be submitted to CONSULTANT. All claims will be priced in accordance with the provisions of the section in this document entitled "Changes in the Scope of Services". CONSULTANT shall respond in writing within fifteen (15) calendar days of receipt of the claim. If the claim cannot be resolved, the COUNTY may submit the matter to mediation as set forth in (C) above.

E. Arbitration will not be considered as a means of dispute resolution.

F. NO CLAIM FOR DAMAGES OR ANY CLAIM OTHER THAN FOR AN EXTENSION OF TIME MAY BE MADE OR ASSERTED AGAINST THE COUNTY BY REASON OF ANY DELAYS. No interruption, interference, inefficiency, suspension or delay in the commencement or progress of the work will relieve the CONSULTANT of its duty to perform or give rise to any right to damages or additional compensation from the COUNTY. The CONSULTANT expressly acknowledges and agrees that the CONSULTANT will receive no damages for delay. However, this provision will not preclude recovery or damages by the CONSULTANT for hindrances or delays due solely to fraud, bad faith or active interference on the part of the COUNTY. Otherwise, the CONSULTANT will be entitled to extensions of the Agreement time as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.

26. Accuracy and Standard of Care. CONSULTANT is responsible for the professional quality, technical accuracy, timely completion and coordination of all the services furnished hereunder. The standard of care for all professional engineering, consulting and related services performed or furnished by CONSULTANT and its employees under this Agreement will be the care and skill ordinarily used by members of CONSULTANT'S profession practicing under the same or similar circumstances at the same time and in the same locality.

27. Deficiencies in Work. CONSULTANT shall, without additional compensation, correct or revise any errors or omissions in its designs, drawings, reports or other services due to CONSULTANT'S negligence or causes within CONSULTANT'S reasonable control. Any re-performance or revisions shall be made within thirty (30) calendar days after such errors or non-conformances are reported by the COUNTY.

If the CONSULTANT fails to correct the work within the period specified, the COUNTY may, at its discretion, notify the CONSULTANT, in writing, that the CONSULTANT is subject to contractual default provisions if the corrections are not completed to the satisfaction of the COUNTY within seven (7) calendar days of receipt of the notice. If the CONSULTANT fails to correct the work within the period specified in the notice, the COUNTY may place the CONSULTANT in default, obtain the services of another CONSULTANT to correct the deficiencies, and charge the incumbent CONSULTANT for these costs, either through a deduction from the final payment owed to the CONSULTANT or through invoicing. If the CONSULTANT fails to honor this invoice or credit memo, the COUNTY may terminate the contract for default.

28. Truth in Negotiation Certificate. For all lump-sum or cost-plus fixed fee agreements exceeding \$195,000, the CONSULTANT must execute a truth in negotiation certificate stating that the wage rates and

other factual unit costs are accurate, complete and current, at the time of contracting. Any agreement requiring this certificate shall contain a provision that the original Agreement price and any additions shall be adjusted to exclude any significant sums by which the COUNTY determines the Agreement price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such agreement adjustments shall be made within one (1) year following the end of the contract. Execution of this Agreement constitutes execution of the Truth in Negotiation Certificate.

29. Codes and Licenses. All work completed under this Agreement shall conform to all applicable federal, state and local statutes, codes, regulations and ordinances. During the term of this Agreement, CONSULTANT must be appropriately licensed to provide the services provided under this Agreement. In the event a federal, state, or local statute, code, regulation or ordinance is modified or created during the term of this Agreement which is applicable and related to the services provided under this Agreement, the Parties will jointly determine if an amendment to this Agreement is necessary.

30. Prohibition Against Contingent Fees. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONSULTANT to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for CONSULTANT any fee, commission, percentage, gift, or other consideration contingent upon on resulting from the award or making of this Agreement.

31. Public Records.

A. All electronic files, audio and video recordings, and all papers pertaining to any activity performed by the CONSULTANT for or on behalf of the COUNTY will be the property of the COUNTY and will be turned over to the COUNTY upon request. In accordance with Chapter 119, Florida Statutes, each file and all papers pertaining to any activities performed for or on behalf of the COUNTY are public records available for inspection by any person even if the file or paper resides in the CONSULTANT'S office or facility. The CONSULTANT will maintain the files and papers for not less than five (5) complete calendar years after the Service has been completed or terminated, or for such time as set forth in the Florida Department of State, Division of Library and Information Services, General Records Schedule GS1-SL, a copy of which can be found at this link: <https://dos.fl.gov/librarv-archives/records-management/general-records-schedules/>, or in accordance with any grant requirements, whichever is longer. Prior to the close out of the Agreement, the CONSULTANT will appoint a records custodian to handle any records request and provide the custodian's name and telephone numbers to the COUNTY'S Project Manager.

B. Pursuant to Section 119.0701, Florida Statutes, CONSULTANT shall comply with the Florida Public Records' laws, and shall:

1. Keep and maintain public records required by the COUNTY to perform the services identified in this Agreement.
2. Upon request from the COUNTY'S custodian of public records, provide the COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of

the contract term and following completion of the contract if CONSULTANT does not transfer the records to the COUNTY.

4. Upon completion of the contract, transfer, at no cost, to the COUNTY all public records in possession of CONSULTANT or keep and maintain public records required by the COUNTY to perform the service. If CONSULTANT transfers all public records to the COUNTY upon completion of the contract, CONSULTANT shall destroy any duplicate public records that are exempt, or confidential and exempt, from public records disclosure requirements. If CONSULTANT keeps and maintains public records upon completion of the contract, CONSULTANT shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the COUNTY, upon request from the COUNTY'S custodian of public records, in a format that is compatible with the information technology systems of the COUNTY.

C. IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT LAKE COUNTY OFFICE OF PROCUREMENT SERVICES, 315 WEST MAIN STREET, P.O. BOX 7800, TAVARES, FL 32778 OR AT 352-343-9424 OR VIA EMAIL AT PURCHASING@LAKECOUNTYFL.GOV.

D. Failure to comply with this subsection will be deemed a breach of the Agreement and enforceable as set forth in Section 119.0701, Florida Statutes.

E. Unless otherwise provided, CONSULTANT shall maintain substantiating records as required by the State of Florida, General Records Schedule GS1-SL ("Schedule") for State and Local Government Agencies, a copy of which can be found at: <https://dos.fl.gov/library-archives/records-management/general-records-schedules/>. If CONSULTANT receives notification of a dispute or the commencement of litigation regarding the Project within the time specified in the Schedule, the CONSULTANT shall continue to maintain all service records until final resolution of the dispute or litigation.

F. Confidential and/or Exempt Information. CONSULTANT must maintain the confidential and/or exempt nature of all confidential and/or exempt documents received or prepared as part of this Agreement. Upon completion, CONSULTANT will return to COUNTY all confidential and/or exempt project documents, including, but not limited to, designs, files, photos, reports, maps, drawings, specifications, schematics, diagrams, shop drawings, construction documents and electronic files. CONSULTANT will provide written certification to COUNTY that all documents designated as confidential and/or exempt have been returned to the COUNTY or destroyed.

32. Right to Audit.

A. The COUNTY reserves the right to require CONSULTANT to submit to an audit by any auditor of the COUNTY'S choosing. CONSULTANT shall provide access to all of its records which relate directly or indirectly to this Agreement at its place of business during regular business hours. CONSULTANT shall retain all records pertaining to this Agreement and upon request make them available to the COUNTY for five (5) years following expiration of the Agreement, or for such time as set forth in the Florida Department of State, Division of Library and Information Services, General Records Schedule GS1-SL, a copy of which can be found at this link: <https://dos.fl.gov/library-archives/records-management/general-records-schedules/>, whichever is longer. CONSULTANT agrees to provide such assistance as may be necessary to facilitate the review or audit by the COUNTY to ensure compliance with applicable accounting and financial standards.

B. If the CONSULTANT provides technology services, the CONSULTANT must provide Statement of Standards for Attestations Engagements (SSAE) 16 or 18 and System and Service Organization Control (SOC) reports upon request by the COUNTY. The SOC reports must be full Type II reports that include the CONSULTANT'S description of control processes, and the independent auditor's evaluation of the design and operating effectiveness of controls. The cost of the reports will be paid by the CONSULTANT.

C. If an audit inspection or examination pursuant to this section discloses overpricing or overcharges of any nature by CONSULTANT to the COUNTY in excess of one percent (1%) of the total contract billings, in addition to making adjustments for the overcharges, the reasonable actual cost of the COUNTY'S audit shall be reimbursed to the COUNTY by CONSULTANT. Any adjustments or payments which must be made as a result of any such audit or inspection of CONSULTANT'S invoices and records shall be made within a reasonable amount of time, but in no event shall the time exceed ninety (90) calendar days, from presentation of the COUNTY'S audit findings to CONSULTANT.

D. CONSULTANT agrees to include the requirements of this provision in all contracts with sub-consultants and material suppliers in connection with the work performed under this Agreement.

33. Certification Regarding Scrutinized Companies that Boycott Israel. By executing this Agreement, CONSULTANT hereby certifies that, pursuant to Section 287.135, Florida Statutes, it is not listed on the Scrutinized Companies that Boycott Israel and is not participating in a boycott of Israel. CONSULTANT understands that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject it to civil penalties, attorneys' fees, and costs. CONSULTANT further understands that any contract with the County for goods or services may be terminated at the option of the County if the CONSULTANT is found to have submitted a false certification or has been listed on the Scrutinized Companies that Boycott Israel list or is participating in a boycott of Israel.

CONSULTANT, by entering this Agreement, hereby certifies that, pursuant to Section 287.135, Florida Statutes, it is not listed on the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies with Activities in Sudan List, is not listed on the Scrutinized Companies that Boycott Israel and is not participating in a boycott of Israel, and is not engaged in business operations in Cuba or Syria. CONSULTANT understands that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject it to civil penalties, attorneys' fees, and costs. The CONSULTANT further understands that any contract with the County for goods or services of \$1 million

or more may be terminated at the option of the COUNTY if the CONSULTANT is found to have submitted a false certification or has been listed on the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List or the Scrutinized Companies with Activities in Sudan List, is listed on the Scrutinized Companies that Boycott Israel list or is participating in a boycott of Israel, or is engaged in business operations in Cuba or Syria.

34. Anti-Trafficking Related Activities. The U.S. Government has adopted a policy prohibiting trafficking in persons including the trafficking-related activities listed below. These prohibitions specifically apply to some federally funded contracts and prohibit contractors, contractor employees, and their agents from:

- A.** Engaging in severe forms of trafficking in persons during the period of performance of the Agreement;
- B.** Procuring commercial sex acts during the period of performance of the Agreement;
- C.** Using forced labor in the performance of the Agreement;
- D.** Destroying, concealing, confiscating, or otherwise denying access by an employee to the employee's identity or immigration documents, such as passports or drivers' licenses, regardless of issuing authority;
- E.** Using misleading or fraudulent practices during the recruitment of employees;
- F.** Charging employees or potential employees recruitment fees;
- G.** Failing to provide return transportation or paying for the cost of return transportation upon the end of employment for certain employees;
- H.** Providing or arrange housing that fails to meet the host country housing and safety standards; or
- I.** Failing to provide an employment contract, recruitment agreement, or other required work documents in writing, as required by law or contract.

35. Non-Collusion. CONSULTANT, by entering into this Agreement, further certifies that the offer made during the solicitation process, the prices provided to the COUNTY were arrived at independently, without collusion, communication, or agreement, for the purpose of restricting competition with any other consultant, bidder, or potential bidder, and in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary bid. No attempts were made to solicit, cause, or introduce any other firm or person to refrain from bidding on this project, or to submit a bid higher than the bid of this firm, or any intentionally high or non-competitive bid or other form of complementary bid. Should the COUNTY, at any time during the term of this Agreement, become aware of collusive acts by the CONSULTANT in submitting their bid, the COUNTY reserves the right to terminate this Agreement without cost or penalty to the COUNTY.

36. Public Entity Crimes. As provided by Section 287.133, Florida Statutes, person or affiliate who has been placed on the convicted vendor list following a conviction of a public entity crime may not be awarded or perform work as a consultant, supplier or sub-consultant under a contract with any public entity

in excess of the threshold amount provided in Section 287.017, Florida Statutes, for Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

37. Florida Convicted/Suspended Vendor Lists. By executing this Agreement CONSULTANT affirms that it is not currently listed on the Florida Department of Management Services Convicted Vendor (Sec. 287.133, Fla. Stat.) or Suspended Vendor (Sec. 287.1351, Fla. Stat.) Lists.

38. Discriminatory Vendor List (State funded projects). As provided by Section 287.134, Florida Statutes, a contractor who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity. By entering into this Agreement, CONSULTANT affirms that CONSULTANT is not on the Discriminatory Vendor List and will ensure that any subcontractors retained for performance under this Agreement are not listed on the Discriminatory Vendor List.

39. Antitrust Violator Vendor List (State funded projects). As provided by Section 287.137, Florida Statutes, a contractor who has been placed on the antitrust violator vendor list following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply for a new contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a new contract with a public entity; and may not transact new business with a public entity. By entering into this Agreement, CONSULTANT affirms that CONSULTANT is not on the Antitrust Violator Vendor List and will ensure that any subcontractors retained for performance under this Agreement are not listed on the Antitrust Violator Vendor List.

40. Foreign gifts and contracts. Pursuant to Section 286.101, Florida Statutes, CONSULTANT shall disclose to the COUNTY any current or prior interest of, any contract with, or any grant or gift received by a foreign country of concern if such interest, contract, or grant or gift (1) had a value of \$50,000 or more and (2) such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. Foreign country of concern is defined in Section 286.101(1)(b), Florida Statutes, as the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. CONSULTANT'S disclosure must include the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant of gift, and the name of the agent or controlled entity that is the source or interest holder. The COUNTY may request records relevant to a reasonable suspicion that a disclosure has not been made and the CONSULTANT shall provide the required records within thirty (30) days of the COUNTY making such request, or at a later time as agreed to by the Parties.

41. Contracting with foreign entities of concern. Pursuant to Section 287.138, Florida Statutes, for contracts where CONSULTANT may have access to personal identifying information, CONSULTANT

certifies to the COUNTY by submitting its bid that (1) CONSULTANT is not owned by a government of a foreign country of concern; (2) a government of a foreign country of concern does not have a controlling interest in CONSULTANT; and (3) CONSULTANT is not organized under the law of nor has its principal place of business in a foreign country of concern. For the purposes of this section, foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes.

42. Social, political, or ideological interests. Per Section 287.05701, Florida Statutes, the COUNTY will not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

43. Disadvantaged Businesses. The COUNTY has adopted policies which assure and encourage the full participation of Disadvantaged Business Enterprises (DBE) in the provision of goods and services. The COUNTY encourages joint ventures between majority-owned firms and qualified disadvantaged/minority/women-owned firms.

44. Tobacco Products. Tobacco use, including both smoke and smokeless tobacco, is prohibited on COUNTY owned property.

45. Civil Rights Act. During the term of this Agreement CONSULTANT assures COUNTY that it is in compliance with Title VII of the 1964 Civil Rights Act, as amended, and the Florida Civil Rights Act of 1992, in that CONSULTANT does not, on the grounds of race, color, national origin, religion, sex, age, disability or marital status, discriminate in any form or manner against CONSULTANT'S employees or applicants for employment. CONSULTANT understands and agrees that this Agreement is conditioned upon the veracity of this statement of assurance.

46. Governing Law, Venue, and Waiver of Jury Trial. This Agreement is made under, and in all respects shall be interpreted, construed, and governed by and in accordance with, the laws of the State of Florida. Venue for any legal action resulting from this Agreement shall lie in Lake County, Florida. THE CONSULTANT, BY ENTERING INTO THIS AGREEMENT, KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT IT MAY HAVE TO A JURY TRIAL IN ANY CIVIL LITIGATION MATTER ARISING FROM OR RELATING TO THIS AGREEMENT.

47. Force Majeure. The Parties will exercise every reasonable effort to meet their respective obligations under this Agreement, but will not be liable for delays resulting from force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any Government law or regulation, acts of nature, acts or omissions of the other Party, Government acts or omissions, fires, strikes, national disasters, wars, riots, transportation problems and any other cause whatsoever beyond the reasonable control of the Parties. Any such cause will extend the performance of the delayed obligation to the extent of the delay so incurred.

48. Captions. The captions utilized in this Agreement are for the purposes of identification only and do not control or affect the meaning or construction of any of the provisions hereof.

49. This Agreement shall be binding upon and shall inure to the benefit of each of the Parties and of their respective successors and permitted assigns.

50. This Agreement may not be amended, released, discharged, rescinded or abandoned, except by a written instrument duly executed by each of the Parties hereto, unless otherwise stated herein.
51. The failure of any Party hereto at any time to enforce any of the provisions of this Agreement will in no way constitute or be construed as a waiver of such provision or of any other provision hereof, nor in any way affect the validity of, or the right thereafter to enforce, each and every provision of this Agreement.
52. **Compliance with Applicable Laws.** The CONSULTANT will at all times comply with all applicable Federal, State and local laws, rules and regulations in effect at the time Services are performed.
53. **Fraud, Misrepresentation, and Material Misstatements.** Any individual, corporation, or other entity that attempts to meet its contractual obligations with the COUNTY through fraud, misrepresentation, or material misstatement, may be debarred for up to five (5) years. The COUNTY as a further sanction may terminate or cancel any other contracts with such individual, corporation, or entity. Such individual or entity shall be responsible for all direct or indirect costs associated with termination or cancellation, including attorney's fees.
54. **Using Departments.** This Agreement is not specific to a COUNTY department and it is agreed and understood by the Parties that any COUNTY department may avail itself of this Agreement and procure services specified herein at the Agreement price(s) established herein ("Using Department"). An Agreement modification will be issued by the COUNTY identifying the requirements of any specific COUNTY department(s), if COUNTY deems necessary.
55. **Severability.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.
56. **Construction of Agreement.** The Parties intend this Agreement to be construed without regard to any presumption or rule requiring construction or interpretation against the Party drafting an instrument or causing any instrument to be drafted.
57. **Continuation of Work.** Any work that commences prior to, and will extend beyond the expiration date of this Agreement must, unless terminated by mutual agreement between COUNTY and CONSULTANT, continue until completion without change to the then current prices, terms, and conditions.
58. **Sovereign Immunity.** COUNTY expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Nothing will be deemed as a waiver of immunity or the limitations of liability of COUNTY beyond any statutory limited waiver of immunity or limits of liability. Nothing will inure to the benefit of any third Party for the purpose of allowing any claim against COUNTY, which would otherwise be barred under the law.
59. **Notice.** Wherever provision is made in this Agreement for the giving, service or delivery of any notice, statement or other instrument, such notice shall be in writing and shall be deemed to have been duly given, served and delivered, if delivered by hand or mailed by United States registered or certified mail, addressed as follows:

If to CONSULTANT:

Robert J. Powell, President

If to COUNTY:

Lake County Manager

AGREEMENT BETWEEN LAKE COUNTY, FLORIDA, AND POWELL STUDIO ARCHITECTURE, LLC FOR SITE DEVELOPMENT FOR IMPROVEMENTS AT NEIGHBORHOOD LAKES TRAILHEAD (CCNA) RSO #24-920

Powell Studio Architecture, LLC
713 West Montrose Street
Clermont, Florida 34711

315 West Main Street
P.O. Box 7800
Tavares, Florida, 32778

With a Copy to:
Lake County Attorney
315 West Main Street, Suite 335
P.O. Box 7800
Tavares, Florida 32778

Each Party hereto may change its mailing address by giving to the other Party hereto, by hand delivery, United States registered or certified mail notice of election to change such address.

60. Scope of Agreement: This Agreement is intended by the Parties hereto to be the final expression of their agreement, and it constitutes the full and entire understanding between the Parties with respect to the subject hereof, notwithstanding any representations, statements, or agreements to the contrary heretofore made. Any items not covered under this Agreement will need to be added via written addendum, and pricing negotiated based on final specifications.

This Agreement contains the following exhibits, all of which are incorporated into this Agreement:

Exhibit A (Composite).....Scope of Services, Addendum, and Submittal/Proposal Form(s)
(98 pages).

Exhibit BPricing Schedule (1 page).

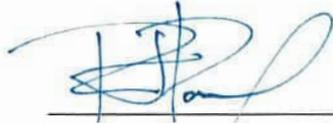
Exhibit CConsultant’s Key Personnel, Subconsultants, and Joint Ventures
(1 page).

AGREEMENT BETWEEN LAKE COUNTY, FLORIDA, AND POWELL STUDIO ARCHITECTURE, LLC FOR SITE DEVELOPMENT FOR IMPROVEMENTS AT NEIGHBORHOOD LAKES TRAILHEAD (CCNA) _____ RSQ #24-920

IN WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chairman; and by the CONSULTANT through its duly authorized representative.

CONSULTANT

POWELL STUDIO ARCHITECTURE, LLC



Robert J. Powell, President

License: AR94675

This 14th day of October, 2025.

COUNTY

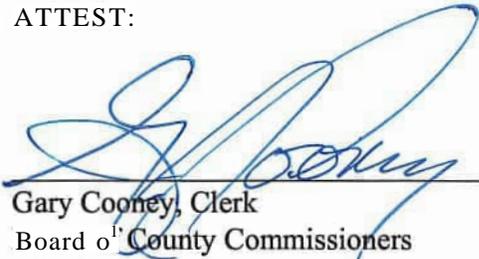
LAKE COUNTY, FLORIDA, through its
BOARD OF COUNTY COMMISSIONERS



Leslie Campione, Chairman

This 28th day of October, 2025.

ATTEST:



Gary Cooney, Clerk
Board of County Commissioners
of Lake County, Florida



Approved as to form and legality:

mmmsl 10/29/25

Melanie Marsh
County Attorney



May 21, 2025

Revised June 20, 2025

Mr. Bobby Bonilla, Executive Director
LAKE COUNTY PARKS & WATER RESOURCES
27351 State Road 19
Tavares, Florida 32778

PROPOSAL FOR PROFESSIONAL SERVICES
FOR THE
SITE DEVELOPMENT FOR IMPROVEMENTS AT
NEIGHBORHOOD LAKES TRAILHEAD
LAKE COUNTY RSQ 24-920
SORRENTO, FLORIDA

Powell Studio Architecture is pleased to submit the following proposal to provide professional services for this project. We appreciate your consideration and look forward to serving you on this project.

PROJECT DESCRIPTION

The **Lake County Board of County Commissioners** seeks to master plan the future development and further enhance the Neighborhood Lakes Trailhead property, located along SR 46 at the border of Lake and Orange Counties. The project is funded under the **Florida Department of Transportation (FDOT) Local Agency Program (LAP)**, FM No. 453213-1-54-01.

This proposal includes professional services to prepare a comprehensive master site plan and construction documents for select **Phase 1** improvements.

The overall master site plan shall incorporate all proposed improvements identified in **RSQ #24-920**, as illustrated in the attached **Exhibit 'D'**. While all elements will be shown in the site plan to establish a coordinated long-term vision, **this proposal (Phase 1) includes design services only for the following items:**

- a. Two (2) Picnic Pavilions (20' x 30')
- b. Playground with shade structure
- c. 8'-0" sidewalk
- d. Specifications and design for a water fountain, picnic tables, benches, bike racks, and bear-proof trash cans (single & double bins)

The Architect hereby proposes to provide professional services for the overall master planning of the site and the design and permitting of the Phase I improvements identified above.

ARCHITECTURAL AND ENGINEERING SERVICES

The scope of services shall be as outlined above. Powell Studio Architecture will serve as your Prime Consultant. The following professionals have been preliminarily selected as your design team:

ARCHITECTURE / PRIME CONSULTANT

Powell Studio Architecture, LLC

713 W. Montrose Street

Clermont, Florida 34711

Contact: Jeff Powell, AIA, NCARB, Architect (FL Registration AR#94675)

Telephone: 352.874.2340

Email: jeff@powellstudioarch.com

PLANNING & LANDSCAPE ARCHITECTURE

RVI Planning + Landscape Architecture

111 N. Magnolia Avenue, Suite 1350

Orlando, Florida 32801

Contact: Ryan Seacrist, PLA, ASLA

Telephone: 407.775.6500

Rseacrist@rviplanning.com

CIVIL ENGINEERING

Atwell

111 N. Magnolia Avenue, Suite 1350

Orlando, Florida 32801

Contact: Keith Haugdahl, P.E.

SURVEYING

Bishman Surveying & Mapping, Inc.

301 N. Tubb Street

Suite 106

Oakland, Florida 34760

Contact: Aron Bishman

STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING ENGINEERING

TLC Engineering Solutions, Inc.

7370 Cabot Court, Suite 103

Melbourne, Florida 32940

Contact: Gary Krueger, P.E., CM, LEED AP BD+C

Principal, Division Director

321.636.0274

Gary.krueger@tlc-eng.com

GEOTECHNICAL ENGINEERING

Andreyev Engineering, Inc.

4055 St. Johns Parkway

Sanford, Florida 32771

Contact: Ray Jones, P.E.

Telephone: 407.330.7763

I. PROJECT ADMINISTRATION SERVICES

- A. The Architect will manage all professional services for the design of the site development plans & proposed structures, administering the Project, including research of applicable design criteria, administration of Owner's requirements, and coordination of project schedule.
- B. Project delivery for the project is expected to be performed at intervals of 30%, 60%, 90%, and 100% document delivery.
- C. The design team has included up to four (4) design review or coordination meetings in this proposed work scope. Additional meetings during the design phase shall be billed on an hourly basis.

II. DESIGN SERVICES

A. Topographical Survey:

- 1. The design team will prepare a topographical survey of the actual site conditions including all existing buildings & facilities, well system and existing water supply line, restroom septic system, electrical utilities (transformer, electrical panels and underground conduits), roads, parking, trails sidewalks, fencing, ponds, wetlands, etc. and any other information affecting the proposed works. The survey shall also include the location, size, and depth of existing utilities within the site.

B. Geotechnical Engineering:

- 1. The Geotechnical Engineer will prepare geotechnical report including results of the soil investigations, evaluations of encountered conditions and recommendations for appropriate site preparation, support of proposed structures (foundation), pavement section design, and provide design parameters for any required improvements to the existing stormwater system / retention pond areas.

C. Schematic Design Services (30% Design)

- 1. Based on the Scope of Work listed in the Lake County RSQ, project parameters provided, and direction from the Client, The Design Team will prepare Schematic Design studies for the layout of the site and landscape component. The Schematic Design may include initial plan, section, and elevation drawings, illustrating the general scope, scale and relationship of the site, landscape, and architectural components.

2. The Design Team will prepare an opinion of probable cost for the construction based on the approved schematic design and other selections made by the Client.
3. Review Schematic Design Drawings and opinion of probable construction cost with the Client for approval and authorization to proceed. Design presentations and iterations are limited to two (2). Meetings or presentations beyond those described will be billed as an additional service.

D. Design Development Services (60% Design)

1. Based on the Client approved Schematic Design, the Design Team will prepare Design Development drawings for the project. The Design Development drawings shall include plans, sections, elevations, and typical details to fix and describe the size and character of the landscape components approved by the Client for further design.
2. The Design Development drawings will establish major materials and finishes.
3. The Design Development drawings and all subsequent phases shall be limited to those components approved by the Client in the Schematic Design Phase.
4. Update the opinion of probable cost for the construction based upon the Design Development Drawings.
5. Review Design Development drawings and opinion of probable construction cost with the Client for approval and authorization to proceed. Design presentations and iterations are limited to two (2). Meetings or presentations beyond those described will be billed as an additional service.

E. Construction Document Services (90-100% Design)

1. Based on the Client approved Design Development drawings, the Design Team will prepare Construction Documents for the project.
2. The Construction Documents shall include plans, sections, elevations, and typical details that set forth the requirements of construction, including depiction of their size, shape, dimensions, and locations.
3. Specifications that identify the materials, equipment, workmanship, and quality standards (or performance criteria), for the various components of the project.
4. Prepare an opinion of probable cost for the construction based upon the Construction Documents.

5. Review the Construction Documents and opinion of probable construction cost with the Client for approval and authorization to proceed.

III. PERMITTING / REGULATORY SERVICES

A. Site Plan Approval & Permitting

1. The design team will help prepare a Lake County Site Plan Application and assist the County in submitting the project for site plan approval to the authorities having jurisdiction.
2. All permit and regulatory fees required for the scope of work shall be coordinated and initially paid by the Architect. However, in the event that the cumulative total of such fees exceeds \$10,000, the County shall be responsible for reimbursing the Architect for any amount exceeding this threshold.
3. The design team will evaluate and respond to regulatory agencies review comments and attend public hearings to address applicable issues. Attendance at public hearings is limited to one (1) occurrence.
4. Review with Client modifications requested by regulatory agencies, and at Client's direction, modify the documents accordingly for re-submission.

IV. CONSTRUCTION PROCUREMENT / BIDDING SERVICES

A. Bidding Services

1. The Design Team, following the Client's approval of the Construction Documents, will assist the Client in obtaining bids and awarding contracts for construction of the Project.
2. The design team will assist the Client in qualifying bidders, respond to qualifying bidder questions (RFI's) in written format, and prepare addenda to the Construction Documents as necessary for clarification.

V. CONSTRUCTION PHASE SERVICES

1. Construction Phase Services:

1. The Architect, and / or appropriate members of the Design Team, will visit the site at intervals appropriate to the stage of Contractor's operations, to become generally familiar with the progress of the Work to keep the Owner informed about progress and quality of the Work, and to monitor compliance with the Construction Documents.

A total of Eight (8) site visits to become generally familiar with the progress and quality of the construction work in order to determine if the work is being performed in general accordance with the construction documents.

2. The Architect, and / or appropriate members of the design team will perform the following services:
 - a. Attend pre-construction conference
 - b. Respond to Requests for Information (RFI's)
 - c. Review and process shop drawings, product data and samples (submittals). Individual submittal reviews are limited to two (2) per submittal.
 - d. Assist the Client in preparing work descriptions for Change Orders.
 - e. Assist the Client in reviewing applications for payment from the Contractor.
 - f. Assist the Client in preparing progress memoranda
 - g. Assist the Client in conducting a Final Observation of the Project to determine, in general, whether the punch list items have been completed or corrected and are in general conformance with the aesthetic intent of the Construction Documents.
 - h. The Construction Phase Services will terminate when final payment to the Contractor is due, or in the absence of a Final Certificate of Payment, sixty (60) days after the Date of Substantial Completion of the Work, whichever occurs first.

ESTIMATED DESIGN SCHEDULE

Neighborhood Lakes Trailhead – Phase 1 Improvements

Includes Master Site Plan + Phase 1 Design

Phase	Duration	Timeline	Notes
Project Kickoff & Data Collection	2 weeks	Weeks 1–2	Kickoff meeting, existing data review
Survey & Geotechnical Investigations	4 weeks (concurrent)	Weeks 2–6	Critical input for both master plan and design phases
Master Site Plan Development (Draft + Final)	10–12 weeks	Weeks 3–14	Includes draft plan, internal reviews, coordination with County and FDOT LAP
30% Design Submittal	3 weeks	Weeks 15–17	Site-adapted Phase 1 elements
County Review of 30% & Feedback Integration	2 weeks	Weeks 18–19	Includes input on both site and building elements
60% Design Submittal	4 weeks	Weeks 20–23	Expanded documents, technical layout, systems

Phase	Duration	Timeline	Notes
County Review of 60% Submittal	2–3 weeks	Weeks 24–26	Formal feedback prior to final design phase
90% Design Submittal	4 weeks	Weeks 27–30	Final coordination of technical sheets and specs
QA/QC + Final Revisions	2–3 weeks	Weeks 31–33	Internal and County edits before sealing
100% Construction Documents	2–3 weeks	Weeks 34–36	Final deliverables ready for bidding and permitting

Total Estimated Duration: ~8 months (36 weeks)
Contingent on timely review and feedback at each milestone.

BASIS OF COMPENSATION

Professional fees for this project are proposed as a stipulated sum of **Two Hundred Thousand Dollars and Zero Cents (\$200,000.00)** based on the scope of the project defined in this proposal.

COMPENSATION BREAKDOWN	
I. PROJECT ADMINISTRATION	\$ 18,000.00
II. DESIGN SERVICES	\$ 140,600.00
A. SURVEY	\$ 20,000.00
B. GEOTECHNICAL ENGINEERING	\$ 8,800.00
C. SCHEMATIC DESIGN (30% SUBMITTAL)	\$ 26,000.00
D. DESIGN DEVELOPMENT (60% SUBMITTAL)	\$ 26,000.00
E. CONSTRUCTION DOCUMENTS (90% - 100% SUBMITTALS)	\$ 59,800.00
III. PERMITTING / REGULATORY SERVICES	\$13,900.00
VI. CONSTRUCTION PROCUREMENT / BIDDING SERVICES	\$ 6,000.00
IV. CONSTRUCTION PHASE SERVICES	\$20,000.00
VII. REIMBURSABLE ALLOWANCE	\$1,500.00
TOTAL ARCHITECTURAL & ENGINEERING SERVICES	\$ 200,000.00

HOURLY RATE SCHEDULE

(Only applicable with prior Owner approval)

a. Principal Architect:	\$ 300.00 / Hour
b. Project Manager	\$ 170.00 / Hour
c. Project Architect	\$ 150.00 / Hour
d. Project Planner	\$ 150.00 / Hour
e. Project Designer	\$ 120.00 / Hour
f. Project Coordinator	\$ 120.00/ Hour
g. Specification Writer	\$ 110.00 / Hour
h. Cost Estimator	\$ 110.00 / Hour
i. Construction Administrator	\$ 150.00 / Hour
j. CAD Operator / Draftsman	\$ 95.00 / Hour
k. Clerical / Administrative Assistance	\$ 60.00 / Hour
l. Engineer	at cost +10%
m. Planner / Landscape Architect	at cost +10%

Reimbursable Expenses

Expenses incurred by the architect in the interest of the project are in addition to the fees for services and are to be reimbursed to the architect. Expenses which are considered reimbursable on this project include shipping and plotting of documents, and out of county travel (if required).

Plotting of documents will be billed at \$.45 / SF of page for Black & White Prints

Color printing will be billed as follows:

8 1/2" x 11" Color Prints	\$2.00
11" x 17" Color Prints	\$5.00
24" x 36" Color Plots	\$25.00
36" x 48" Color Plots	\$35.00
Other Reimbursables (Binders, Tabs, 8 x 11 copies, Fed Ex charges, etc.)	At Cost

Preparations of documents for bidding in **PDF format are included** in the basic services of this proposal.

SCOPE OF SERVICES QUALIFICATIONS & INCLUSIONS

Fees quoted herein are presented with the following qualifications & exclusions:

The following is excluded from this proposal:

1. Boundary Survey
2. Soil Boring Location and Elevation Survey
3. Monumentation of Wetlands for Conservation Easement
4. Platting
5. Sketch and Descriptions for Conservation Easements
6. Recording of Easements
7. As-built Survey
8. Tree Survey
9. Post-construction Improvement Survey
10. Construction Staking
11. Off-site Roadway or Transportation Improvements
12. Pre/post-development stormwater modeling
13. Offsite Roadway Design, Access, and Right-of-Way Permitting Services
14. Offsite Infrastructure Capacity Studies/Assessments/Analysis/Designs
15. Offsite Stormwater Design
16. Revisions to the plans requested by the Client/Contractor/Landowner after the plans are approved unless necessitated by discrepancy in the plans.
17. Revisions to the plans due to scope changes, value engineering, budget overruns, or other reasons.
18. Sign Design and Permitting
19. Gas, Electric, Telephone, and/or Cable Design
20. FEMA CLOMR
21. FEMA Letter of Map Revision (LOMR)
22. Flood Studies
23. NPDES Permitting
24. Conditional Use Permit
25. Earthwork Calculations
26. Quality Control and Construction Material Testing Services
27. Rezoning
28. Land Use Changes
29. Franchise Utility Coordination
30. Conversion of AutoCAD Files to any other format
31. Signing and Pavement Marking Plans
32. Subsurface Utility Engineering
33. Army Corp. of Engineers Dredge and Fill
34. Wetland Flagging/Delineation
35. Hardscape, Walls, Entry Features
36. Electrical Controls for Lift Stations
37. Structural Design of Retaining Walls and Pond Walls
38. Noise Study
39. Lift Station Design including Electrical Engineering
40. The above prices allow for up to two (2) response submittals for any request for additional information letters from referenced agencies. Any additional requests will be billed on an hourly basis based on the attached hourly rate schedule.
41. Value Engineering and Redesign

- 42. Themed / Decorative and Landscape Lighting Design
- 43. Green Building Design, LEED Design
- 44. Fire protection design, if required, shall consist of schematic plans and 'performance-based' specifications.
- 45. Powell Studio Architecture acknowledges and will provide / comply with all requirements of this Lake County Scope of Services (RSQ #24-920), as it pertains to the scope listed herein, at no additional cost to the County.

If our proposal is acceptable, your signature below will confirm our authorization to proceed pending the separate purchase order provided by Lake County that will be mutually executed between both parties. Retain one copy of this document and return one copy to Powell Studio Architecture at the address on page 1 of this proposal. This authorization constitutes your commitment to pay the fee and reimbursable expenses and represents your approval.

We look forward to your favorable selection of Powell Studio Architecture and thank you for the opportunity to be of service. Please feel free to contact us with any questions you may have. We look forward to working with you!

Sincerely,

POWELL STUDIO ARCHITECTURE, LLC



Jeff Powell, A.I.A., NCARB, Architect
President

CLIENT SIGNATURE / AUTHORIZATION TO PROCEED:

Upon approval, please fill out the following:

Used for billing purposes

Print Name & Title _____

Company / Department _____

Phone _____

Email _____

Address _____



EXHIBIT A – SCOPE OF WORK 24-920
SITE DEVELOPMENT PLANS FOR MAIN BUILDING, PAVILIONS, AND OTHER IMPROVEMENTS AT NEIGHBORHOOD LAKES TRAILHEAD

1. BACKGROUND Note: Exhibit A has been redlined to clarify phase I scope of work

- 1.1. The design of the Development Plans for Main Building, Pavilions, and other Improvements at Neighborhood Lakes Trailhead Project (Project) located in Lake County, Florida, is funded under Florida Department of Transportation (FDOT) Local Agency Program (LAP) FM No. 453213-1-54-01.
- 1.2. FDOT has the right to review and approve recommended Consultant's qualifications and resulting contract.
- 1.3. Consultant and subconsultants shall comply with the terms of the Grant Agreement.

2. SURVEY REQUIREMENTS

- 2.1. Consultant to provide site development plans for the following proposed facilities:
 - 2.1.1. 20,000 square foot main building including connection to the existing water and electrical services, and to the proposed septic system. Building design is not part of this scope, only footprint and utility service/connections.
 - ~~2.1.2. Maintenance compound to replace existing Maintenance Storage (CONEX). Omitted~~
 - 2.1.3. ~~Four (4) Pavilions (20' x 30').~~ Two (2) Pavilions included in Phase 1 Scope
 - 2.1.4. Playground.
 - ~~2.1.5. Dog Park. Omitted~~
 - ~~2.1.6. Equestrian tie up and watering area. Omitted~~
 - ~~2.1.7. Observation platform, including elevated precast concrete boardwalk over wetland. Omitted~~
 - 2.1.8. ~~Trails and sidewalks.~~ 8'-0" Sidewalk included within Phase I scope
 - 2.1.9. Evaluation of existing stormwater system/retention pond areas and design of any additional improvements to the existing stormwater system if necessary for the construction of proposed facilities. Limited to Phase I scope only
- 2.2. Consultant will refer to Exhibit D – Aerial Map / Concept Plan showing the location of the proposed facilities/improvements.
- 2.3. **Survey:** Consultant shall prepare a topographic survey of the actual site conditions including all existing buildings/facilities, well system and existing water supply line, restroom septic system, electrical utilities (transformer, electrical panels and underground conduits), roads, parking, trails, sidewalks, fencing, ponds, wetlands, etc., and any other information affecting the proposed works. The survey shall also include the location, size, and depth of existing utilities within the site.
- 2.4. **Geotechnical Investigation:** Prepare a geotechnical report including results of the soil investigations, evaluation of encountered conditions and recommendations for appropriate site preparation, support of proposed structures (foundation), pavement section design, and provide design parameters for any required improvements to the existing stormwater system/retention pond areas.

3. SITE PLAN

SITE DEVELOPMENT PLANS FOR MAIN BUILDING, PAVILIONS, AND OTHER IMPROVEMENTS AT NEIGHBORHOOD LAKES TRAILHEAD

- 3.1. The Project shall be designed and constructed in accordance with the latest edition of the Department's Standard Specifications for Road and Bridge Construction and Department Design Standards and Manual of Uniform Traffic Control Devices ("MUTCD"). The following guidelines shall apply as deemed appropriate by the Department: The Department Structures Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, AASHTO LRFD Bridge Design Specifications, the Florida Department of Transportation Design Manual ("FDM") and the Department Traffic Engineering Manual.
- 3.2. Must include existing and proposed structures/facilities including but not limited to:
- 3.2.1. Existing precast restroom and storage buildings, well and septic systems, electrical system, roads, parking, trails, sidewalks, fencing, ponds, wetlands, etc.
 - 3.2.2. Proposed 20,000 square foot main building, maintenance compound, pavilions, playground, dog park, equestrian tie up and watering area, observation platform including elevated precast concrete boardwalk over wetland, trails and wide-walks.
Phase I Site Development Plans will include omitted items in 3.2.2 in the master plan
 - ~~3.2.3. Utility Plan: Connection of the proposed main building to the existing well water service line. Omitted.~~
 - ~~3.2.4. New Septic System for Main Building: Septic tank and drain field location including design calculations to be included in the set of plans. Septic system must be designed by gravity flow. Omitted.~~
 - 3.2.4.1. Project is in a Basin Management Action Plan (BMAP) area. System shall meet Florida Department of Environmental Protection's (FDEP) enhanced nutrient reducing Onsite Sewage Treatment and Disposal Systems (OSTDS).
 - ~~3.2.5. Power Plan: Connection of the proposed main building to the existing electrical system including but not limited to underground connection by directional drilling (open cut not allowed unless inside park green areas) to existing electrical service panels, installation of electrical conduits, conductors, electrical distribution panels and all necessary electrical components to provide power service to the proposed main building. Omitted.~~
 - 3.2.6. Stormwater System Plans: Evaluation of existing stormwater system/retention ponds areas and design of any additional improvements to the existing stormwater system if necessary for the construction of proposed facilities. Consultant shall provide a stormwater report / calculation.
 - 3.2.7. Landscaping/Irrigation Plan: Not required/needed.

4. PERMITS

Consultant shall obtain all necessary permits for the construction of the proposed improvements, including but not limited to permitting by St. Johns River Water Management District (SJRWMD), FDEP, and Florida Fish & Wildlife Conservation Commission (FWC). Consultant to provide the necessary plans, calculations, permit applications and pay all related permit cost/fees to the corresponding permitting/regulatory agencies for the required work included under this Scope of Services.

5. DESIGN AND CONSTRUCTION DOCUMENTS

EXHIBIT A – SCOPE OF WORK

24-920

SITE DEVELOPMENT PLANS FOR MAIN BUILDING, PAVILIONS, AND OTHER IMPROVEMENTS AT NEIGHBORHOOD LAKES TRAILHEAD

Consultant shall provide minimum of 3 concept (alternative) plans and make modifications as requested by Parks and Water Resources and FDOT as needed. After a final concept plan has been selected, provide a complete set of 30%, 60%, 90% & 100% construction documents, and 90% and 100% cost estimate and specifications including project completion date to Lake County Parks and Water Resources for review. Consultant shall attend four (4) review meetings with Parks and Water Resources to discuss comments regarding all construction documents. The funding grant requires FDOT approval of designs, which shall be part of the review process.

6. SITE DEVELOPMENT PERMITTING THROUGH LAKE COUNTY

6.1. Site Plan Application: Consultant shall provide all necessary documentation for the site plan application submittal including but not limited to set of construction plans, survey, permits, reports, calculations, etc. Proposal to include addressing of Lake County Planning & Zoning Department comments until obtaining final site plan approval. This shall also include any required revisions to the site plan and related documents. Consultant to provide signed/sealed of final set of plans in electronic format and 2 hard copies.

6.2. An Environmental Study/Assessment shall be provided by the consultant if requested by the Planning Department during the site plan review process.

7. BID PROCESS / CONSTRUCTION DOCUMENTS

Consultant shall provide a written response to any and all questions which may arise during the bidding process, to be issued in the form of a written addendum.

8. CONSTRUCTION PHASE

8.1. Consultant shall review and approve or deny submitted shop drawings, product data and/or samples as required by the Contract Documents.

8.2. Consultant shall respond to contractor's request for information (RFI) during construction of facilities.

9. OTHER REQUIRED SERVICES

9.1. Consultant shall provide maximum timeframe to complete all tasks and cost breakdown for all tasks.

9.2. Consultant acknowledges and must provide/comply with all requirements of this Lake County Scope of Services at no additional cost to the County. This Scope of Services must be part of the consultant proposal.

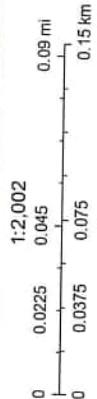
9.3. Consultant must include in their proposal any other task not included in this Scope of Services deemed necessary to achieve the development of the proposed improvements at Neighborhood Lakes Trailhead facility.

9.4. Consultant to comply with Local Agency Program (LAP) requirements and other applicable federal and state regulations.

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EXHIBIT 'D' - CONCEPT PLAN

(2) PAVILIONS INCLUDED IN PHASE 1



**Concept Plan
Neighborhood Lakes Trailhead
Main Building, Pavilions and other Improvements**

Lake County Board of County Commissioners



LAKE COUNTY
FLORIDA

RSQ 24-920
REQUEST FOR STATEMENT OF QUALIFICATIONS
NEIGHBORHOOD LAKES TRAIL- MAIN BUILDING



Submitted by:



POWELLSTUDIO
ARCHITECTURE

Powell Studio Architecture | 713 W. Montrose Street | Clermont, FL 34711 |
(352) 874-2340 | www.powellstudioarch.com



LAKE COUNTY

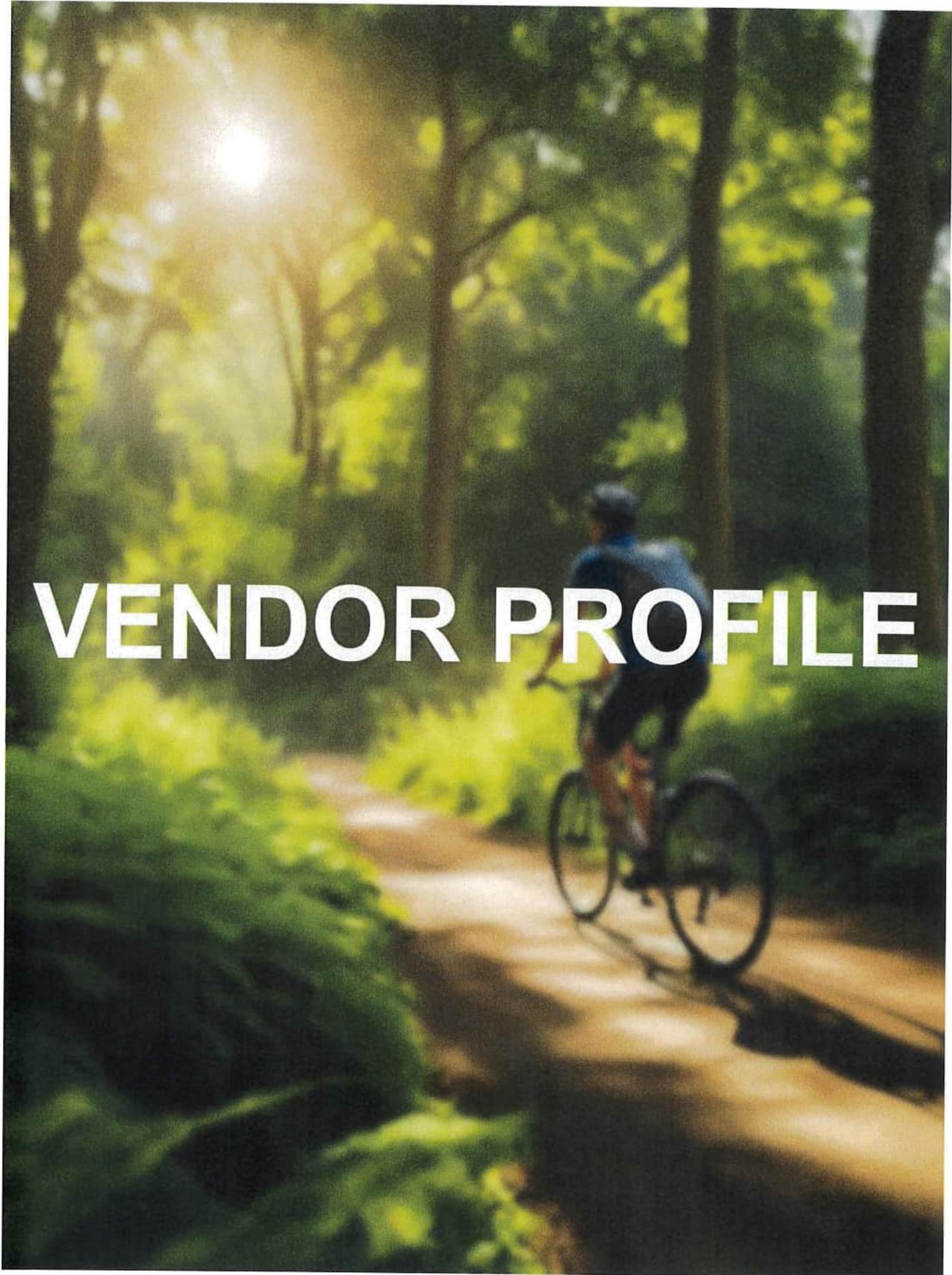
FLORIDA

RSQ 24-920

REQUEST FOR STATEMENT OF QUALIFICATIONS

NEIGHBORHOOD LAKES TRAILHEAD - MAIN BUILDING

SECTION 1	VENDOR PROFILE
SECTION 2	SUBCONTRACTORS/JOINT VENTURES
SECTION 3	FORMS
SECTION 4	PROPOSED SOLUTION
SECTION 5	FINANCIAL STABILITY
SECTION 6	LITIGATION



VENDOR PROFILE

Mr. William Ponko, CPPO, CPPB
Senior Contracting Officer
Lake County Office of Procurement
315 W. Main Street, Suite 416
Tavares, Florida 32778



RE: RSQ 24-920 SITE DEVELOPMENT FOR IMPROVEMENTS AT NEIGHBORHOOD LAKES TRAILHEAD

Dear Mr. Ponko and Members of the Selection Committee:

Powell Studio Architecture is pleased to submit our qualifications to Lake County for RSQ 24-920, and we are excited to share why we believe we are uniquely qualified to be your consultant. Our firm is rooted in a steadfast commitment to integrity, excellence, and innovation, taking a collaborative approach to architecture as an art form. With over 20 years of principal involvement in both public and private sectors, including numerous projects for the Lake County Board of County Commissioners, Powell Studio Architecture has consistently led the charge in fostering creativity and innovation, particularly in the realm of Parks & Trails. Notable projects include the Green Mountain Scenic Overlook and Trailhead, the Miracle Field at Lake Idamere Park, East Lake Community Park (Phases 1 & 2), South Lake Regional Park, and North Lake Regional Park. Recently, we were honored to be selected as the prime consultant by both the City of Tavares, YMCA, and Lake County for the new Golden Triangle Regional Park.

Over the past decade, we have developed a strong partnership with Lake County, proudly serving as your on-call architectural consultant for the Board of County Commissioners through the Department of Facilities and the Department of Parks & Water Resources.

As a lifelong resident of Lake County, I fully understand the transformative impact that a park like Neighborhood Lakes can have on the community—enhancing quality of life, expanding recreational opportunities, and improving public amenities. Contributing to projects that elevate our community is something our firm holds in the highest regard.

To demonstrate what sets our team apart, we focus on the core principles that define a successful regional park. These principles ensure that the space is functional, sustainable, and enjoyable for the community:

1. Inclusivity and Accessibility (*Universal Design & Diverse Activities*)
2. Environmental Sustainability (*Preservation of Natural Features & Sustainable Practices*)
3. Connectivity and Circulation (*Internal & External Connectivity*)
4. Safety & Security (*Visibility, Lighting, CPTED principles, Emergency Preparedness*)
5. Flexibility & Adaptability (*Multi-functional Spaces & Futureproofing*)
6. Community Engagement & Identity (*Cultural Relevance & Public Participation*)
7. Aesthetic Quality (*Design Cohesion, Quality of Materials*)
8. Recreational Facilities & Amenities (*Variety of Facilities and Supporting Facilities*)
9. Educational and Interpretive Opportunities (*Learning Spaces*)
10. Maintenance & Management (*Ongoing Upkeep / Responsive Management*)

STATEMENT OF INTEREST AND UNDERSTANDING OF PROJECT

This RFQ elaborates on each of these principles, illustrating how they will make Neighborhood Lakes a tremendous success. We recognize that this project requires thoughtful coordination, planning, and execution, and we are fully prepared to meet those challenges.

Powell Studio Architecture will serve as your prime architectural consultant, administering the project from conception to completion. We will act as the single point of contact, facilitating direct communication between the County and the design team to ensure the project's success.

Our team includes highly qualified consultants such as TLC Engineering Solutions for mechanical, electrical, plumbing, and structural engineering; Halff for civil engineering and surveying; and Andreyev Engineering for geotechnical engineering and soil analysis. Together, we have a proven track record of successful projects, driven by a collaboration with owners, users, and professionals to achieve superior results and solutions.

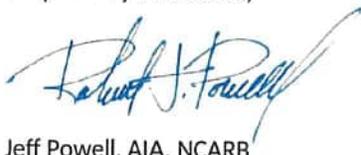
We pride ourselves on completing projects that meet our clients' program requirements within budget and on schedule, and we are ready to continue that tradition with Lake County. The most crucial aspect of design is active listening—understanding your needs and goals completely. We will engage with you throughout the process, providing you with the information necessary to make informed decisions and applying our expertise to deliver designs that stand the test of time.

We encourage you to contact our references to confirm our commitment to success in previous projects. We look forward to the opportunity to discuss this Request for Statement of Qualifications in more detail and share how we can help achieve your vision.

Lastly, we want to highlight that our firm was responsible for the design of the main building, which gives us a unique and intimate understanding of this project's needs and challenges. We hope to have the opportunity to complete the work we started and create a unified design that will benefit Lake County and its residents for many years to come.

Thank you for your time and consideration. We look forward to the possibility of continuing our collaboration with Lake County on the Neighborhood Lakes Trailhead.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jeff Powell".

Jeff Powell, AIA, NCARB

Powell Studio Architecture, LLC



**Best Architect –
Winner since 2017**



**2023-2024 Book of Lists
Top Architectural Firms**

The responsibility clients entrust with their architect may far surmount other professions. Many of our clients have never embarked upon the challenging journey of designing and constructing a building, nor have they been so financially dependent upon the quality of professionals they select. With each and every project, we embrace the fact that our clients selected us from many, and entrusted us to see their project through to fruition. Our primary mission, is to exceed your expectations, to **LISTEN** and **UNDERSTAND** your needs, and to **ASSIST** you in achieving your goals. With our mutual goals in mind, our firm operates on the team approach, bringing together owners, users, and professionals in a collaboration of knowledge, needs and efforts, realizing greater results and enhanced solutions. Every line that we draw has far-reaching implications, well beyond building. We constantly strive to explore creative opportunities with each project, all the time weighing creative desires versus budgetary constraints. The buildings and spaces we create are not meant to be monuments to ourselves, they are reflections of you.

POWELL STUDIO ARCHITECTURE is a multi-specialty architectural and interior design firm located in the heart of Central Florida, founded upon the precept that **HONESTY**, **INNOVATION**, **PROFESSIONALISM**, and **COST EFFECTIVENESS** are paramount to the needs of our clientele, and the success of our business.

With over 20 years of extensive experience within the public and private sectors, our firm has had the opportunity to garnish a very diverse portfolio of work, ranging from new building construction, existing building additions and renovations, interior tenant build-outs, and even historical renovations. As you will see, our skill set is multi-faceted, including medical, civic, corporate office, religious institutions, and both corporate and private retail establishments.

Our ability to listen to your needs, execute a design based upon those needs, and our knowledge of design, construction, and building codes, allows us to be the best possible stewards of your pocketbook, ultimately allowing you to realize greater returns on your investment.

JEFF POWELL, Architect

ARCHITECT, PRESIDENT/OWNER OF POWELL STUDIO ARCHITECTURE



For over a decade, Jeff Powell, AIA, NCARB, has been leader behind Powell Studio Architecture. He brings over 20 years of experience and expertise in the design and development of municipal, medical, institutional, multi-family housing, and commercial projects. Throughout his career, Jeff has accumulated a broad and diverse realm of experience, showcasing his ability to adapt to various project types and industries. As the founder of Powell Studio Architecture, he takes pride in assisting and guiding clients towards reaching their primary objectives through functional, efficient, and cost-effective design solutions. His knowledgeable team and unwavering commitment contribute to the seamless execution of projects from initial design concepts to the final stages of construction.

EDUCATION

Bachelor of
Architecture,
Florida Atlantic
University

Bachelor of
Architectural Design,
Florida International
University

PROFESSIONAL LICENSURE

American Institute of
Architects (AIA)

National Council of
Architectural
Registration Boards
(NCARB)

COMMUNITY INVOLVEMENT

South Lake Chamber of
Commerce, Secretary

Lake Sumter State
College Foundation
Board Member

HONORS & AWARDS

Best of South Lake
2024

Orlando Business
Journal Book of Lists

SELECTED PROJECT EXPERIENCE

East Lake Community Park, Sorrento, FL



The East Lake Community Park encompasses soccer fields, baseball and softball fields, basketball courts, tennis courts, and a children's playground, finalized in 2019. Powell Studio Architecture is thrilled to contribute to the ultimate phase of the

park's development by introducing a new library in 2024, thereby concluding the comprehensive park design.

The City of Sorrento has a long history which is deeply rooted in horse ranches and equestrian training. Therefore, the design concept for the park buildings were designed in an equestrian style, as a tip of the hat to the local history and tradition of the area. In addition to the sports fields, the park consists of four buildings, a 2-story baseball field concession / restroom building with a second floor press box, trailhead restroom / concession building, soccer field restroom / concession building, and a caretakers residence with incorporated maintenance facility.

Miracle Field at Lake Idamere Park, Tavares, FL



Miracle Field at Lake Idamere Park is a specialized ball field featuring a rubberized surface, making it accessible to children and adults with disabilities, particularly those who are in wheelchairs. The design of the facility incorporate vibrant primary colors and shapes, such as circles, squares, and

triangles, to create an engaging and stimulating environment. The building includes ten (10) ADA accessible restrooms, a concession stand, and areas for electrical equipment and field storage. Additionally, a central corridor breezeway is used for trophy and award presentations, enhancing the community-focused atmosphere of the park.

PAUL ROBERTS, M. Arch, LEED-AP

DIRECTOR OF OPERATIONS



Paul serves as the Director of Operations at Powell Studio Architecture, leveraging an extensive background spanning over two decades in architectural management within the realm of corporate development. His client-centric philosophy showcases a profound comprehension of clients' requirements, guaranteeing that projects not only meet but exceed all deadlines and goals. At Powell Studio Architecture, Paul's astute understanding of all operations brings a holistic approach to comprehending project needs, requirements, and quality. His wealth of experience and commitment to excellence make him a cornerstone in ensuring the success and efficiency of the firm's architectural endeavors.

EDUCATION

Masters of Architecture,
University of South
Florida

Bachelor of Architectural
Design, Florida
International University

**PROFESSIONAL
LICENSURE**
LEED-AP

National Council of
Architectural Registration
Boards (NCARB)

**PREVIOUS
EXPERIENCE**

EBI Consulting, Inc.
-Director of Architecture
(2017-2023)

Core States Group, Inc.
-Sr. Program Manager
(2011-2017)

HONORS & AWARDS

Best of South Lake 2024

Orlando Business
Journal Book of Lists

SELECTED PROJECT EXPERIENCE

PDQ – People Dedicated to Quality, Nationwide



While collaborating with EBI Consulting, Paul played a pivotal role in the program and project management for the nationwide growth of PDQ – People Dedicated to Quality, an emerging quick-service chicken restaurant chain. His responsibilities encompassed the design of the site and building, which included the construction,

documentation, and acquiring permits for new site developments. He was instrumental in evaluating construction costs and implementing value engineering on existing prototypes to both cut costs and preserve the brand's integrity. The creation of these prototypes ensured brand consistency across all locations.

Clermont 8th Street Pier | Meet Us In The Middle, Clermont, FL



The City of Clermont has ambitious plans to enhance two key areas: the 8th Street Pier and the Meet Us In The Middle Plaza. The aging 8th Street Pier provides an opportunity for replacement and the creation of docking facilities for 18-25 vessels, aiming to establish a waterfront

gateway to downtown Clermont. This initiative capitalizes on the Clermont chain of lakes waterways to improve accessibility, with the South Lake Trail passing nearby, making downtown Clermont a midpoint for the Coast-To-Coast trail system. Simultaneously, the 8th Street Trailhead is set to transform into an entertainment venue with features like a band shell for solo musicians and space for events like art festivals. PSA collaborates with the City to seamlessly blend the existing landscape into a vibrant destination with green spaces, seating, restroom facilities, monuments, and docking facilities. The City anticipates these enhancements will revitalize these areas and contribute to the overall vibrancy of downtown Clermont.

ASHLEY PEREZ, M. Arch

LEAD ARCHITECTURAL DESIGNER



As the Lead Architectural Designer of Powell Studio Architecture, Ashley has her Master of Architecture from Boston Architecture College. She brings the most up-to-date knowledge and proficiency in affiliated programs such as Revit, AutoCAD, and Sketchup. With a keen attention to detail, Ashley excels in creating impeccably detailed renderings that come to life upon project completion. Her expertise spans across various sectors, including medical, multi-family housing, municipal, and commercial projects. Ashley has a unique ability to help clients bring their projects to life by understanding the purpose of space, working within budget constraints, and ultimately delivering a completed project that exceeds expectations.

EDUCATION

Masters of Architecture,
Boston Architectural
College

Bachelor of
Architectural Design,
University of Central
Florida

HONORS & AWARDS

Best of South Lake
2024

Orlando Business
Journal Book of Lists

SELECTED PROJECT EXPERIENCE

BlueSky Communities, Florida



BlueSky Communities is at the forefront of transforming the standard for affordable housing, focusing on creating beautiful, sustainable, and support-driven housing for working-class families. Adhering to stringent guidelines established by Federal Housing programs, these apartments are held to high standards and maintained for the long term. Powell Studio Architecture, with a track record of engaging in nearly 10 communities throughout Florida, has played a pivotal role in developing these communities. Powell Studio Architecture's approach goes beyond aesthetics, as they aim to provide not only visually appealing exteriors but also create a genuine sense of home for the residents. Their commitment to excellence in design and functionality contributes to raising the bar for affordable housing, setting new standards in the industry.

Hope Wellness Center, Groveland, Florida



The Hope Wellness Center at Hope International Church is a notable project featuring a 20,000-square-foot, two-story pre-engineered metal building. The first floor of the facility is dedicated to a state-of-the-art fitness center, equipped with modern amenities to promote physical well-being. Complementing the fitness area are restrooms and versatile multi-purpose rooms that can accommodate a range of activities. On the second floor, the Hope Wellness Center expands its offerings with dedicated spaces for education and counseling. The floor plan includes classrooms for learning initiatives and additional resource spaces, creating a comprehensive facility that caters to both physical and educational well-being within the community served by Hope International Church.

JOSE H. BURGOS, Architect



ARCHITECT



Senior architect with over 25 years of experience, specializing in developing conceptual plans and construction documents for commercial buildings. Jose has a thorough understanding of local codes and ordinances and is knowledgeable about ADA accessibility requirements for both public and private buildings. He has successfully worked with over 100 clients, creating spaces tailored to their specific needs.

His extensive portfolio includes projects for schools, universities, private and public commercial buildings, airports, and government facilities. Jose has collaborated on the design of over 50 projects, with construction costs ranging from \$50,000 to \$250 million. Additionally, he has significant master planning experience, guiding projects from initial planning through to the first phase of development.

EDUCATION

Master of Architecture,
Florida A&M University

Associate of Arts,
Miami Dade College

PROFESSIONAL LICENSURE

American Institute of
Architects (AIA)

Florida Department of
Business and
Professional Regulation

EXPERIENCE

Former Principal-
Schenkel Shultz
(1997-2024)

STRENGTHS

- Leadership
- Project Management
- Budget Planning
- Problem Solving
- Attention to Detail

PREVIOUS PROJECT EXPERIENCE (PREVIOUS FIRM)

Edgewater Public Works

Port Orange Field Operations

Seminole County Fire Station #39

Seminole County Fire Station #25

Seminole County Fire Station #23

Seminole County Public Works Renovation

Seminole County Fire Station #42 Renovation

SELECTED PROJECT EXPERIENCE

City of Clermont- Fire Station #2, Clermont, Florida

The City of Clermont plans to develop Fire Station #2 on a 3.27-acre parcel south of the First Baptist Church of Clermont and east of Hancock Road. This new facility will replace and enhance the existing Fire Station #2 located half a mile west. The design features a single-story, five-bay drive-through station to house five large fire rescue vehicles and accommodate sleeping quarters for up to fifteen personnel.

The station will include administrative and training areas, residential living quarters, a physical fitness room, equipment and gear storage, separate cleaning facilities for uniforms and firefighting turnout gear, and decontamination areas with proper separation zones. Designed with a residential feel using durable, low-maintenance materials, the facility aims to provide a warm yet robust environment. On-site parking will accommodate at least twenty-four vehicles, including handicap spaces, and an emergency traffic signal will be installed to meet Opticom standards.

COLLIN JONES

JR. PROJECT MANAGER / ARCHITECTURAL DESIGNER



Collin is a talented project manager with a strong focus on creative design and attention to detail. He brings a personal approach to all his projects, ensuring that client needs are understood and incorporated into the development standards. Collin's expertise has led to the successful completion of numerous projects in the areas of commercial, retail, municipal, and institutional projects of varying size and complexity. His client-centric approach has fostered long-standing relationships with clients such as Winn-Dixie redevelopment (SEG), Ring Power Corporation, and Montverde Academy. With his dedication and expertise, Collin consistently delivers exceptional architectural solutions that exceed client expectations.

EDUCATION

Bachelor of
Architectural Design,
University of Central
Florida

HONORS & AWARDS

Best of South Lake
2024

Orlando Business
Journal Book of Lists

SELECTED PROJECT EXPERIENCE

Montverde Academy, Montverde, Florida



The architectural expertise of Powell Studio Architecture has been instrumental in the renovation of key campus buildings, enhancing the facilities for students, athletes, and staff. Notable projects include the **Duncan Student Center, Martha Bedell Dining Hall, Jorn M. Kreke Science**

Building, Pineapple House, and George H. Rast Library.

In 2015, Powell Studio Architecture completed the design and oversaw the construction of the 36,500 square-foot **Upper School Building**, followed by the 39,000 square-foot **Middle School Building– Lindor Hall** in 2021. These structures stand as testaments to the firm's commitment to delivering innovative and functional educational spaces.

Further extending its influence to the athletic facilities, Powell Studio Architecture has contributed to the state-of-the-art **Sports Athletic Complex, SIMA Headquarters, Robert's Gym renovations, Baseball Practice Facility, and the future Legacy Training Center**. The collaborative efforts between Powell Studio Architecture and Montverde Academy exemplify a dedication to architectural excellence and the creation of environments that foster learning, growth, and athletic achievement.

Kehlor Building, Clermont, Florida



The Kehlor Building, a historic downtown Clermont landmark with a legacy spanning a century, has served as a hub for senior clubs and group activities for a significant portion of its existence. The revamped Kehlor Recreation Center, now a 2,200 SF multi-function community hub nestled in downtown

Clermont's heart, stands equipped to cater to the community's evolving needs for the foreseeable future. The facility features a spacious multi-function meeting room, public restrooms, staff offices, and a serving area. The new Kehlor Recreation Center stands as a testament to thoughtful design and efficient execution, providing an upgraded space for community engagement and activities.

TAYLOR PARKER, M. Arch

ARCHITECTURAL DESIGNER



Taylor is a highly skilled architectural designer with a diverse expertise spanning commercial and residential design, aerospace, landscape design, graphic design, urban planning, adaptive reuse, and sustainability. Holding a master's in architecture, Taylor possesses a meticulous eye for detail in visual design, a robust work ethic, proficiency in the latest design programs, and practical industry knowledge. Her versatility and commitment make her a valuable asset in crafting innovative design spaces that align with and exceed client expectations.

EDUCATION

Masters of Entrepreneurship + Innovation Leadership, Western Carolina University

Bachelor of Architectural Design, University of Tennessee

PREVIOUS EXPERIENCE

SpaceX
-Facilities Designer II (2022-2023)

Form & Function Architecture
-Architectural Designer (2018-2022)

HONORS & AWARDS

Best of South Lake 2024

Orlando Business Journal Book of Lists

SELECTED PROJECT EXPERIENCE

Northshore Overlook, Ferndale, Florida



The architectural design for the site, executed by Powell Studio Architecture, encompasses three structures: a pavilion, a restroom facility, and a stunning scenic overlook tower. From its summit, visitors can appreciate the spectacular panoramic view of the Ferndale Preserve, immersing themselves in the area's rich wildlife and lush vegetation. The tower's peak houses a spacious 20' x 20' covered gathering and educational area, offering a distinctive venue for community involvement and learning. A thoughtfully designed stairway cascades from the tower to the base, connecting seamlessly with the north shore trail, enhancing accessibility, and promoting exploration.

In 2024, an addition is currently in progress, featuring a secondary observation tower with a proposed platform height of 60 feet above the existing elevated walkway. Designed with inclusivity at its core, the new tower will include a passenger elevator and stairs, adhering to ADA standards. This expansion remains true to the architectural and structural harmony of the existing design, employing similar materials and underlining the park's dedication to creating inclusive spaces that accommodate diverse visitor requirements.

Stoneybrook Exchange, Winter Garden, FL



Stoneybrook Exchange is an exciting mixed-use commercial development situated on an expansive 11+ acre parcel along Stoneybrook West Parkway. The development comprises thirteen (13) buildings, offering a diverse range of services that include medical, professional

offices, as well as retail and restaurant establishments. With its prime location and varied offerings, Stoneybrook Exchange is set to become a vibrant hub for business and visitors alike.

KIMBERLY SEA

ARCHITECTURAL DESIGNER / INTERIOR DESIGN



Kimberly is a valuable addition to Powell Studio Architecture, leveraging her proficient knowledge of architectural design programs, including AutoCAD and Revit. Her expertise extends beyond traditional architectural roles, showcasing a talent for interior design across various sectors, including commercial, hospitality, and residential projects. Graduating from The Illinois Institute of Art indicates a strong education foundation and a commitment to excellence in design. Kimberly's multifaceted skills, combining architectural and interior design proficiency, contribute to the studio's capability to deliver comprehensive and aesthetically pleasing solutions across a diverse range of projects.

EDUCATION

Bachelor of Fine Arts in Interior Design, Illinois Institute of Art

Bachelor of Business, Robert Morris University

PREVIOUS EXPERIENCE

Design Specifications -Interior Designer (2021-2023)

Wyndham Destinations -Interior Designer (2019-2020)

HONORS & AWARDS

Best of South Lake 2024

Orlando Business Journal Book of Lists

SELECTED PROJECT EXPERIENCE

Minneola Charter School- Master Planning, Minneola, Florida



Minneola Charter School has acquired a 24-acre parcel adjacent to its existing campus for the potential development of a new high school. To align this expansion with the school's strategic goals, an overall master plan will be created to

identify growth opportunities and ensure cohesiveness between the new and existing campuses. Initial meetings with administrators and stakeholders have resulted in a preliminary program. The first phase involves understanding the infrastructure needs of various departments through focus group sessions, which will produce detailed reports to guide the planning. Asset identification will assess current facilities to integrate them with future developments. Finally, a master site plan will be developed, detailing the required spaces and infrastructure, and working with civil engineers to address site constraints and feasibility.

West Montrose Street, Clermont, Florida



With the revitalization of the Downtown Clermont District, the former home Hanks Electric involves the renovation of a building originally constructed in 1952. The vision for the project is to

transform the building into a mixed-use space with separate tenant suites. The owner's initial plan includes creating a commissary kitchen, a rentable commercial kitchen for food service operators, and converting a significant portion of the building into 'white box' condition for future tenant lease space. The remaining lease space is anticipated to be prepared for future tenant buildout, potentially for a restaurant space. The exterior façade is in need of modernization to reflect the new uses of the building. The project requires careful coordination with the City of Clermont to ensure compliance with any potential changes in use or occupancy that could impact parking requirements.

Raniah AlEqabi

ARCHITECTURAL DESIGNER



Raniah is an Architectural Designer with five years of professional experience, specializing in the development of construction documents that guide projects from the initial schematic design phase through to construction. This process involves translating conceptual designs into detailed plans and specifications, ensuring that all aspects, including structural, mechanical, and electrical components, are covered. Additionally, Raniah has expertise in navigating the permitting process, submitting plans to city authorities to obtain the necessary permits and ensuring compliance with local building codes and regulations. Her ability to manage these technical and regulatory aspects is crucial for facilitating a smooth approval process and preventing delays.

EDUCATION

B.Sc. in
Architectural
Engineering

Throughout her career, Raniah has collaborated with a diverse range of clients on various commercial projects, showcasing her adaptability to different client needs and project scopes. These projects have ranged in value from a few thousand dollars to several million, reflecting her experience in managing both small and large-scale developments. This breadth of experience not only highlights her design skills but also her understanding of the financial and logistical considerations involved in commercial architecture. Raniah's combination of technical expertise, regulatory knowledge, and strong client collaboration makes her an asset in the architectural field.

EXPERIENCE

Architectural
Associate at
MHKap (2022-
2024)

STRENGTHS

- Leadership
- Problem solving
- Organization skills
- Attention to details

PREVIOUS PROJECT EXPERIENCE (PREVIOUS FIRM)

- **The Owen Golden Gate Point 10 story Condo Building in Sarasota.**
- **Sunset Beach Siesta Key 4 Story Condo Building in Sarasota.**
- **Rosewood Residence 9 story 2 Condo Buildings in Naples.**
- **Stella 3 story Condos in Naples.**
- **20 10th 3 Story Condo in Naples.**

SELECTED PROJECT EXPERIENCE

Sunset Beach Siesta Key is a 4 story building 3 identical floor plans and a penthouse, collection of 11 residences that features flow-through, open-concept floor plans, expansive walls of glass and the terraces overlook the ocean. the design offers refined beachfront living with endless Gulf views.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

POWELL, ROBERT JEFFREY

POWELL STUDIO ARCHITECTURE, LLC
11129 OAKSHORE LANE
CLERMONT FL 34711

LICENSE NUMBER: AR94675

EXPIRATION DATE: FEBRUARY 28, 2025

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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POWELL, ROBERT JEFFREY

11129 OAKSHORE LANE
CLERMONT FL 34711

LICENSE NUMBER: ID5835

EXPIRATION DATE: FEBRUARY 28, 2025

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SUBCONTRACTORS/ JOINT VENTURES

ATTACHMENT 3- TEAM COMPOSITION FORM

ATTACHMENT 3 - TEAM COMPOSITION

24-920

CONSULTANT

ROLE	Name	City of Residence	Florida Active Registrations Number
Principal in Charge	Jeff Powell	Clermont	AR94675
Director of Operations	Paul Roberts	Temple Terrace	
Project Manager	Jose Burgos	Minneola	AR94143
Lead Designer	Ashley Perez	Groveland	
Architectural Designer	Colin Jones	Orlando	
Architectural Designer	Raniah AlEqabi	Clermont	
Architectural Designer	Taylor Parker	Clermont	
Interior Designer	Kimberly Sea	Clermont	

SUB CONSULTANTS

ROLE	Company Name	Address	Individual's Name Assigned	Projected % of Overall Work	Worked with Prime before (YES/NO)	Individual Worked with Prime before (YES/NO)
MEP and Structural	TLC Engineering Solutions	7370 Cabot Court, Suite 103 Melbourne, Florida 32940	Gary Krueger	15%	YES	YES
			Stephen Cotton		YES	YES
			Mohammed Hadiji		YES	YES
			Jim Mullen		YES	YES
			Bill Nance		YES	YES
Civil Engineering and Survey	Halff Associates, Inc	902 North Sinclair Avenue Tavares, Florida	Chuck Hiott	18%	YES	YES
			Duane Booth		YES	YES
			Brett Tobias		YES	YES
			Brad Bublitz		YES	YES
			Suzanne Osborn		YES	YES
Planning and Landscape Architecture	RVI	10150 Highland Manor Drive, Suite 450, Tampa, FL 33610	Ryan Seacrist	7%	YES	YES
			Robert Bias		YES	YES
Geotechnical Engineering	Andreyev Engineering, Inc	4055 St. Johns Parkway Sanford, FL 32771	Ray Jones	2%	YES	YES



POWELL STUDIO
ARCHITECTURE



halff



Andreyev
Engineering,
Inc.



TLC FIRM OVERVIEW

At TLC Engineering Solutions, Inc. (TLC) we are continuously learning and growing. Our vision to **THINK** boldly, **LISTEN** attentively, and **CREATE** passionately serves as the blueprint that guides our commitment of extreme service to our clients. TLC provides high-performance engineering design and consulting. Founded in 1955 and consistently ranked among the largest MEP and structural engineering firms in the country, we are an industry leader with expertise in diverse markets, from healthcare to hospitality, institutional to theme parks, and education at all levels. We have delivered high performance, sustainable buildings in 48 of the 50 states and in 20 countries on five continents.

TLC's highly qualified team of **500+** professionals include structural, mechanical, electrical, plumbing, and fire protection engineers with specialists in energy engineering, sustainability, and communications-technology. Our team includes 130 Registered Professional Engineers, 74 LEED-Accredited Professionals, 20 ACG-Registered Commissioning Authorities, and certified professionals in security, audio-visual, voice-data, acoustics, energy management, and threshold inspection. TLC provides services focused on the design and operation of sustainable, energy-efficient buildings, including energy audits, energy modeling, commissioning, net operating income improvements, Life Cycle Cost Analysis, and Energy/Water Conservation Methods and Strategies. We provide comprehensive services that allow clients to collaborate with a dedicated team from start to finish.

LAKE COUNTY EXPERIENCE

TLC has provided engineering design for 47 projects for Lake County since 2010 that include study and reports, renovation and/or new construction design, bidding assistance, and construction administration. This includes 32 projects completed under our Lake County Continuing Services Contracts. These projects have included various buildings including Baysinger Library and Cagan's Crossing Library, to our current projects – Lake County Astor Library Design (\$1.2 million renovation to include library shelving, meeting rooms, community services office, and support/workroom areas) and East Lake Sports & Community Complex Lighting, which involves designing sports lighting around the soccer field and site lighting design and controls for drives, parking lot, and associated sidewalks around the complex.

TLC Engineering has completed a number of park projects for counties throughout Florida and can state that we have a thorough knowledge of current Florida Building Code requirements including ADA. We are familiar with the rules and regulations of the South Florida Water Management District, Florida Department of Environmental Protection, and other Federal regulations.

TLC continually provides engineering services for electrical, mechanical, plumbing, and structural design for the park area and amenities. These parks offer athletic facilities; meeting space; concession buildings; maintenance buildings, and campground areas, restrooms, and shower facilities; as well as a hardened shelter for families to assemble during emergencies. TLC has designed site lighting, site wireless access point design, security design CCTV, power and telecommunication distribution for camping vehicles and utility pedestals for power and water.



GARY KRUEGER, PE, LEED AP BD+C, CM, GGP
Senior Structural Engineer

BACKGROUND

Gary is among TLC's most senior and experienced structural engineers with expertise in structural analysis and design, 3-D computer modeling, structural system evaluation, and building and threshold inspections. Gary focuses on providing up-to-date, code compliant and sustainable design solutions for new and renovation projects specifically for local, state, and Federal governments. Gary has a wide array of structural design experience and is particularly well versed in addressing salt corrosion, excessive humidity conditions, and wind loads requirements. His design experience includes conventional structural steel, reinforced concrete, and precast concrete systems as well as foundations, high rise structures, long span space trusses, prestressed concrete, and challenging mat deep foundations.

EXPERIENCE

City of Clermont Victory Pointe Park, Clermont, Florida

Overlook structure, overlook tower, minor retaining walls and weir structures, vehicle bridge, civil/transportation/drainage features, 4000 sf pavilion with office, restroom, and open air pavilion and stage. Park creates natural filters for stormwater flowing into Lake Minneola and revitalizes city boat ramp area. 2019, AIA Florida, Best Small Project. 2019, ASLA Florida, Award of Honor. \$9.5 million

Lake County Ferndale Preserve, Ferndale, Florida

New observation tower, fishing pier, and canoe/kayak launch area. \$500,000

City of Clermont Waterfront Pavilion, Clermont, Florida

New large open-air waterfront pavilion contains state-of-the art audio and visual equipment, a performance stage, two sets of restrooms, backstage area, covered seating for 400 people, and 2,000-sf community meeting building. \$1.3 million / 4,000 sf

Brevard County Parks - Prototype/Re-use, Brevard, Florida

Prototype and reuse design for 2 community centers; two 4-bay maintenance buildings; 1-story restroom facilities; 1-story restroom/concession; 2-story restroom concession/meeting/dressing; pavilion; and restroom/shower facility. \$24 million / 20,500 sf

Brevard County Viera Regional Park, Viera, Florida

New 118-acre site provides facilities for all sports with two lighted youth softball fields, two Major and two Senior Little League lighted baseball fields, an unlighted t-ball field, and two 2-story restroom / concession / meeting buildings. 16 acres dedicated to youth soccer include two lighted stadium fields, two-story restroom / concession / meeting building, and parking. \$6 million / 18,000 sf

Wickham Park - Conceptual Design, Melbourne, Florida

Design of non-prototype park facilities includes amphitheater, camping, welcome center, and stables. \$8 Million



EDUCATION

Michigan State University
M.S., Structural Engineering
1983
Michigan State University
B.S., Civil Engineering
1982

YEARS OF EXPERIENCE

TLC: 36 years
Total: 42 years

REGISTRATIONS

PE FL 40788
SPEC INSP FL 1069

CERTIFICATIONS

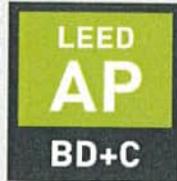
GGP, Green Building Initiative
LEED AP BD+C, GBCI
Certified Manager, ICPM

PROFESSIONAL AFFILIATIONS

American Concrete Institute
American Institute of Steel
Construction
Society of American Military
Engineers

**LAKE COUNTY
PROJECT EXPERIENCE**

- Lake County Administration Building Skylights Infill
- Lake County Fire Station 71
- Lake County Warehouse Conversion to Archive Storage



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Gary Krueger

HAS ATTAINED THE DESIGNATION OF

LEED AP[®] Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED[®] green building program.

17618-AP-BD+C

CASE NUMBER

25 NOV 2009

ISSUED

22 NOV 2023

DATE REISSUED

PETER TOMPKINS
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.



THE GREEN BUILDING INITIATIVE RECOGNIZES THAT

GARY KRUEGER

HAS ATTAINED THE DESIGNATION OF

CERTIFIED GREEN GLOBES PROFESSIONAL

THROUGH SUCCESSFUL COMPLETION OF THE GREEN GLOBES PROFESSIONAL TRAINING PROGRAM

COURSE ID: GBIGGPTNOV13
CREDIT HOURS: 5 LU | HSW

CERTIFIED ON
FEBRUARY 6TH, 2021



Megan Baker
7805 S.W. 40th #80010
Portland OR 97219
503.274.0448
info@thegbi.org



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

SPECIAL INSPECTOR NUMBER: 1069

KRUEGER, GARY CARL

5715 JOSEPH CT
MERRITT ISLAND FL 329537419

LICENSE NUMBER: PE40788

EXPIRATION DATE: FEBRUARY 28, 2025

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STEPHEN COTTON, PE, GGP, LC

Electrical Engineer – Lighting Design Specialist

BACKGROUND

Stephen provides electrical engineering analysis and design for power distribution, lighting, control, circuiting, and communications. He is experienced in electrical systems design review and field observation of construction activities, as well as testing of electrical systems including emergency generators and automatic transfer switches. As a Certified Lighting Consultant, Stephen has the credentials required to design and certify lighting installations. He is skilled in sustainable lighting strategies and solutions, including LED and photovoltaics, low ambient task lighting, as well as energy-saving lighting control panels, and sequences of operation integrated with daylighting systems.

EXPERIENCE

Lake County Neighborhood Lakes Trailhead Park Lighting, Tavares, Florida

New security lighting includes electrical primary service, coordination with utility provider, power distribution, and controls for lighting. \$45,000 / 20,000 sf

Lake County Mt. Plymouth Park Lighting, Mt Plymouth, Florida

New security lighting for park included design of electrical primary service and coordination with utility provider, and power distribution and controls for lighting. \$45,000 / 13,000 sf

Lake County North Shore Overlook, Clermont, Florida

New park includes a pavilion, boardwalk area, and restroom building. \$200,000 / 1,000 sf

Brevard County Parks - Prototype/Re-use, Brevard, Florida

Prototype and reuse design for 2 community centers; two 4-bay maintenance buildings; 1-story restroom facilities; 1-story restroom/concession; 2-story restroom concession/meeting/dressing; pavilion; and restroom/shower facility. \$24 million / 20,500 sf

Lake County East Lake Sports and Community Complex Lighting, Tarpon Springs, Florida

Designed sports lighting around soccer and baseball fields and site lighting design for driveway and parking lot including sidewalks around the complex and along Wallick Road. Design included site lighting controls and adding a 480-volt panel for site lighting

Brevard County Viera Regional Park, Viera, Florida

New 118-acre site provides facilities for all sports with two lighted youth softball fields, two Major and two Senior Little League lighted baseball fields, an unlighted t-ball field, and two 2-story restroom / concession / meeting buildings. 16 acres dedicated to youth soccer include two lighted stadium fields, restroom, concession, and parking. \$6 million / 18,000 sf

City of Clermont Waterfront Pavilion, Clermont, Florida

New large open-air waterfront pavilion contains state-of-the art audio and visual equipment, a performance stage, two sets of restrooms, backstage area, covered seating for 400 people, and 2,000-sf community meeting building. \$1.3 million / 4,000 sf



EDUCATION

Florida Institute of Technology
B.S., Engineering, 1992

YEARS OF EXPERIENCE

TLC: 23 years
Total: 30 years

REGISTRATIONS

PE FL 60046

CERTIFICATIONS

GGP, Green Building Initiative
Certified Lighting Consultant (LC),
NCQLP

Illuminating Engineering Society
(IES), Member

PROFESSIONAL AFFILIATIONS

IES, Member

IAEI, Member

LAKE COUNTY

PROJECT EXPERIENCE

- Lake County Judicial Center 3rd Floor Renovation
- Lake County Warehouse Office Addition
- Lake County Courthouse Server Room Backup HVAC System
- Lake County Fire Station 71
- Lake County Water Authority Office Building
- Lake County Water Lab Addition



THE GREEN BUILDING INITIATIVE RECOGNIZES THAT

STEPHEN COTTON

HAS ATTAINED THE DESIGNATION OF

**CERTIFIED
GREEN GLOBES PROFESSIONAL**

THROUGH SUCCESSFUL COMPLETION OF THE
GREEN GLOBES PROFESSIONAL TRAINING PROGRAM
AIA COURSE NUMBER: GBIGGPTNOV13
AIA APPROVED FOR 5 LU/HSW HOURS

CERTIFIED ON
MAY 24, 2014



Dianne Elliott
PRESIDENT
5410 SW MACADAM SUITE 150
PORTLAND OR 97239
503.274.0448
INFO@THEGBI.ORG



National Council on Qualifications
for the Lighting Professions

**NATIONAL COUNCIL ON QUALIFICATIONS FOR THE
LIGHTING PROFESSIONS CERTIFIES THAT**

Stephen B. Cotton

Has met all the qualifications for the LC credential; demonstrating the knowledge,
understanding and ability to apply lighting applications and techniques successfully.

B. J. Erickson

Bernard J. Erickson, LC
NCQLP President

Certification Expiration: **December 31st, 2025**



MOHAMMED HADIJI, PE, RCDD, LEED AP BD+C, GGP
Senior Electrical Engineer

BACKGROUND

Moncef serves as a Principal at TLC and Senior Electrical Engineer responsible for coordinating and implementing the electrical design with other design disciplines, supervising the electrical design team, as well as Quality Control and Quality Assurance for electrical drawings. Moncef has over 30 years of experience in designing specialty lighting, power distribution systems, emergency generators, uninterrupted power supplies, automatic transfer switches, lightning suppression, surge arresters, and communications-technology systems for fire alarms, paging and public address, voice-data, audio-visual, and security/access control.

EXPERIENCE

Lake County Scott Park Lighting, Mt. Plymouth, Florida

New security lighting for park included design of electrical primary service and coordination with utility provider, and power distribution and controls for lighting. \$44,000 / 24,784

Lake County CCTV Assessment, Lake County, Florida

Closed Circuit TV (CCTV) review of various county buildings, identify options and features, and provide recommendations.

Brevard County Parks - Prototype/Re-use, Brevard, Florida

Prototype and reuse design for 2 community centers; two 4-bay maintenance buildings; 1-story restroom facilities; 1-story restroom/concession; 2-story restroom concession/meeting/dressing; pavilion; and restroom/shower facility. \$24 million / 20,500 sf

Viera Park Prototype Reuse, Viera, Florida

Development of 118-acre regional park includes reuse of prototypes buildings including: 18,000 sf Community Center; 4-bay Maintenance building with employee area, restrooms, shower and office space; two 2-story restroom/concession/meeting buildings. \$8 million

Riverfront Park Pavilion, Cocoa, Florida

Renovations to existing Riverfront Park Trellis structure including replacement of trellis framing with standing seam roof, wood truss, roof framing, introduction of additional CMU towers, evaluation of existing precast columns and foundations, and replacement of existing lighting. \$1.5 million

City of Melbourne Lipscomb Park Lighting, Melbourne, Florida

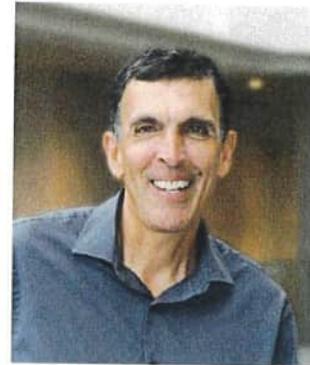
Electrical design for adding light poles and new underground wiring for pedestrian walkways.

City of Winter Haven Chain of Lakes Park, Winter Haven, Florida

Renovation to the park provides four baseball diamonds, multiple custom-designed pavilions, food truck area, dock and wetlands area, a playground, concessions / meeting building, restrooms, trails, and boathouse.

Wickham Park - Conceptual Design, Melbourne, Florida

Design of non-prototype park facilities includes amphitheater, camping, welcome center, and stables. \$8 Million



EDUCATION

Wichita State University
M.S., Electrical Engineering
1988

Wichita State University
B.S., Electrical Engineering
1986

YEARS OF EXPERIENCE

TLC: 18 years
Total: 34 years

REGISTRATIONS

PE FL 48022

CERTIFICATIONS

GGP, Green Building Initiative
LEED AP BD+C, GBCI
Registered Communications
Distribution Designer (RCDD), BICSI

PROFESSIONAL AFFILIATIONS

BICSI, Member
International Association of Electrical
Inspectors, Central Florida
Division, Member

LAKE COUNTY PROJECT EXPERIENCE

- Lake County Judicial Center 3rd Floor Renovation
- Lake County Animal Control Building HVAC
- Lake County EECBG Administration Building Lighting Design
- Lake County Courthouse Audio-Visual & IT Upgrades
- Lake County Fire Stations 112 and 110



THE GREEN BUILDING INITIATIVE RECOGNIZES THAT

MOHAMMED HADIJI

HAS ATTAINED THE DESIGNATION OF

**CERTIFIED
GREEN GLOBES PROFESSIONAL**

THROUGH SUCCESSFUL COMPLETION OF THE
GREEN GLOBES PROFESSIONAL TRAINING PROGRAM
AIA COURSE NUMBER: GBIGGPTNOV13
AIA APPROVED FOR 5 LU/HSW HOURS



CERTIFIED ON
JUNE 15, 2014

Quaron Elliott
PRESENTER
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503.274.0448
INFO@THEGBI.ORG



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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HADIJI, MOHAMMED MONCEF

7370 CABOT CT
SUITE 103
MELBOURNE FL 32940

LICENSE NUMBER: PE48022

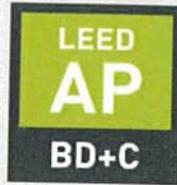
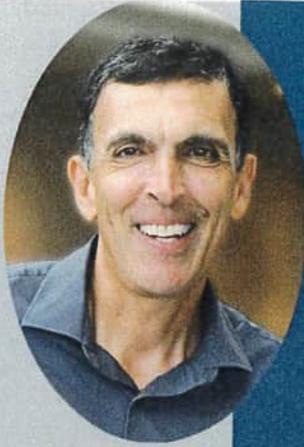
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GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Mohammed Hadiji

HAS ATTAINED THE DESIGNATION OF

LEED AP[®] Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED[®] green building program.

10023492-AP-BD+C

CALCULATED ON

25 NOV 2009

ISSUED

22 NOV 2023

VALID PERIOD

PETER TOMPKINS
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

Building Industry Consulting Service International

THE PROFESSIONAL DESIGNATION OF

REGISTERED COMMUNICATIONS DISTRIBUTION DESIGNER[®]

IS AWARDED TO

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by BICSI in recognition of having successfully completed BICSI's registration and examination requirements.

Designation Number: 164145
Registration Start Date: 01-01-2022
Registration End Date: 12-31-2024



Bicsi
RCDD
Since
09-23-2006

Todd W. Taylor, RCDD, NTS, OSP
BICSI President

John H. Daniels, CNM, FACHE, FHIMSS
BICSI Executive Director & Chief Executive Officer



JIM MULLEN, PE, LEED AP

Principal | Senior Mechanical Engineer

BACKGROUND

Jim is an experienced project manager and mechanical engineer with a strong reputation for focusing on client service and mechanical design proficiency in HVAC, plumbing, and fire protection design. Jim is well versed in design analysis, code compliance / study, load calculations, as well as performing energy analysis and identifying energy savings. Jim has in-depth knowledge of chilled water systems, ice storage systems, pumping systems, variable air volume systems, and direct digital controls. Jim is committed to providing engineering excellence by determining the needs of each project and identifying innovative, economically feasible, and environmental project solutions.

EXPERIENCE

Lake County North Shore Overlook, Clermont, Florida

New park includes a pavilion, boardwalk area, and restroom building. \$200,000 / 1,000 sf

Brevard County Parks - Prototype/Re-use, Brevard, Florida

Prototype and reuse design for 2 community centers; two 4-bay maintenance buildings; 1-story restroom facilities; 1-story restroom/concession; 2-story restroom concession/meeting/dressing; pavilion; and restroom/shower facility. \$24 million / 20,500 sf

Brevard County Viera Regional Park, Viera, Florida

New 118-acre site provides facilities for all sports with two lighted youth softball fields, two Major and two Senior Little League lighted baseball fields, an unlighted t-ball field, and two 2-story restroom / concession / meeting buildings. 16 acres dedicated to youth soccer include two lighted stadium fields, two-story restroom / concession / meeting building, and parking. \$6 million / 18,000 sf

City of Eustis, Utilities Headquarters Building, Eustis, Florida

HVAC renovation services and MEP updates of a utility operations administration facility. \$800,000 / 2,500 sf

City of Clermont Waterfront Pavilion, Clermont, Florida

New large open-air waterfront pavilion contains state-of-the art audio and visual equipment, a performance stage, two sets of restrooms, backstage area, covered seating for 400 people, and 2,000-sf community meeting building. \$1.3 million / 4,000 sf

City of Winter Haven Chain of Lakes Park, Winter Haven, Florida

Renovation to the park provides four baseball diamonds, multiple custom-designed pavilions, food truck area, dock and wetlands area, a playground, concessions / meeting building, restrooms, trails, and boathouse. plan modifications.



EDUCATION

University of Central Florida
B.S., Mechanical Engineering
1991

YEARS OF EXPERIENCE

TLC: 24 years
Total: 27 years

REGISTRATIONS

PE FL 60195

CERTIFICATIONS

LEED AP, GBCI

PROFESSIONAL AFFILIATIONS

ASHRAE, Member

LAKE COUNTY PROJECT EXPERIENCE

- Lake County Judicial Center 3rd Floor Renovation
- Lake County Warehouse Office Addition
- Lake County Courthouse Server Room Backup HVAC System
- Lake County Fire Station 71
- Lake County Water Authority Office Building
- Lake County Probation Facility HVAC System Upgrades
- Lake County Jail CEP Domestic Water Heater
- Lake County North Lake Community Park Concession Building



Ron DeSantis, Governor

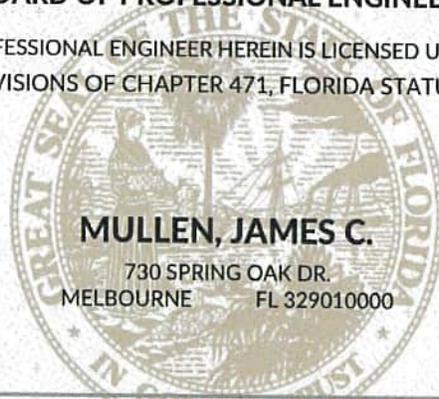
Melanie S. Griffin, Secretary



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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



MULLEN, JAMES C.

730 SPRING OAK DR.
MELBOURNE FL 329010000

LICENSE NUMBER: PE60195

EXPIRATION DATE: FEBRUARY 28, 2025

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BILL NANCE, RCDD, OSP, PSP

Communications – Technology Specialist

BACKGROUND

Bill Nance has over 25 years of experience and knowledge in technology design, consulting, and project management. Specializing in communication technology, he holds the Registered Communications Distribution Designer (RCDD) credential and BICSI specialty credential of Outside Plant Designer (OSP). His project experience involves a range of client types designing Structured Cabling Systems, Data Networking, Voice Systems, Audio / Visual, Intrusion Detection, Access Control, and Surveillance systems. As OSP, Bill has the skills and experience to plan, develop, and oversee outside plant projects including modifications of existing facilities. He has an in-depth understanding of the necessary fiber cable storage, termination and access equipment to ensure the infrastructure is installed properly to meet the requirements for the facility's communication needs. Bill works closely with the design team, manufacturers, and installers to deliver on client expectations and provide high-quality results through his technical knowledge and leadership.

EXPERIENCE

Lake County Neighborhood Lakes Trailhead Park Lighting, Tavares, Florida

New security lighting includes electrical primary service, coordination with utility provider, power distribution, and controls for lighting. \$45,000 / 20,000 sf

Lake County Mt. Plymouth Park Lighting, Mt Plymouth, Florida

New security lighting for park included design of electrical primary service and coordination with utility provider, and power distribution and controls for lighting. \$45,000 / 13,000 sf

Lake County Ferndale Preserve, Ferndale, Florida

New observation tower, fishing pier, and canoe/kayak launch area. \$500,000

Lake County Scott Park Lighting, Mt. Plymouth, Florida

New security lighting for park included design of electrical primary service and coordination with utility provider, and power distribution and controls for lighting. \$44,000 / 24,784 sf

Lake County East Lake Sports and Community Complex Lighting, Tarpon Springs, Florida

Designed sports lighting around soccer and baseball fields and site lighting design for driveway and parking lot including sidewalks around the complex and along Wallick Road. Design included site lighting controls and adding a 480-volt panel for site lighting

Lake County Minneola Athletic Complex Lighting, Minneola, Florida

Site and sports lighting design for the athletic complex. \$250,000

City of Winter Haven Recreation Center, Winter Haven, Florida

New and renovated space provides additional community meeting space, technology/branch library area, and expanded fitness and aquatic area. Design provides accessibility and modernization with upgrades to ADA, life safety, mechanical systems, and exterior façade. \$3.8 million / 4,300 sf new / 13,300 sf renovation



EDUCATION

Marion Technical College
A.S., Electrical and Electronics
Engineering, 1996

YEARS OF EXPERIENCE

TLC: 6 years
Total: 27 years

CERTIFICATIONS

PSP, ASIS International
RCDD, BICSI
OPD, BICSI

PROFESSIONAL AFFILIATIONS

Illuminating Engineering
Society, Member

Building Industry Consulting Service
International, Member

LAKE COUNTY PROJECT EXPERIENCE

- Lake County Judicial Center 3rd Floor Renovation
- Lake County Warehouse Office Addition
- Lake County Courthouse Server Room Backup HVAC System
- Lake County Ferndale Preserve
- Lake County Fire Station 71



Building Industry Consulting Service International
THE PROFESSIONAL DESIGNATION OF
OUTSIDE PLANT DESIGNER

IS AWARDED TO

William A Nance

by BICSI in recognition of having successfully completed BICSI's registration and examination requirements.

Designation Number: 246248
Registration Start Date: 1/1/2021
Registration End Date: 12/31/2023



Bicsi
OSP
Since
3/29/2017

Todd W. Taylor

Todd W. Taylor, RCDD, NTS, OSP
BICSI President

John H. Daniels

John H. Daniels, CNM, FACHE, FHIMSS
BICSI Executive Director & Chief Executive Officer

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Registration Start Date: 01-01-2022
Registration End Date: 12-31-2024



Bicsi
RCDD
Since
04-29-2012

Todd W. Taylor

Todd W. Taylor, RCDD, NTS, OSP
BICSI President

John H. Daniels

John H. Daniels, CNM, FACHE, FHIMSS
BICSI Executive Director & Chief Executive Officer

COMPANY PROFILE

Halff is a full-service infrastructure consulting firm designed, engineered, planned, constructed – and purposed – for people. Since 1950, we've been creating smart solutions that improve lives and communities by turning ideas into reality. The firm provides services throughout the Southeast from 33 offices in Texas, Arkansas, Oklahoma, Louisiana and Florida. The firm's staff of 1,500 includes engineers, planners, scientists, and surveyors. Halff is ranked #87 in Engineering News-Record magazine's list of the top 500 design firms in the United States. The firm was founded in Dallas in 1950 by Albert H. Halff, PhD-Eng., PE. Today, Halff preserves Dr. Halff's legacy of integrity, dedication to client service, and commitment to quality. Halff develops smarter solutions for a variety of market sectors. No matter the size or scope of the project, every one of our solutions is designed with a single purpose: our client's success.

Halff was founded on a core tenet: Focus on people, treat them well and success will follow. It's no wonder, then, that our employees, and the culture they create, define us. We are members of a company built on integrity, technical knowledge and commitment to client service.

HALFF'S UNIQUE QUALIFICATIONS

Halff understands there are many important qualifications to selecting a qualified engineering firm. Halff has assembled a highly-qualified team with a proven history of working together and specialized experience in all aspects of the anticipated project. Our team is committed to the success of the project and will apply our knowledge and experience to:

- Be available and immediately responsive.
- Listen to and understand your objectives, goals and constraints
- Understand the regulatory and permitting requirements associated with the project
- Provide varying options for each design problem to enable selection of solutions which best fit your needs

These factors will contribute to a successful project that meets your needs, goals, milestones, budget and schedule.

HALFF BY THE NUMBERS



AREAS OF SPECIALIZATION

Halff's areas of specialization include the following:

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> • Broadband • Construction Services • Energy • Environmental • Flood Infrastructure Design • Geographic Information Systems • Geospatial • Intelligent Transportation Systems | <ul style="list-style-type: none"> • Land Development • Landscape Architecture • Local Infrastructure • MEP Engineering • Planning • Resilience • Right of Way • Structural Engineering • SUE/Utility Coordination | <ul style="list-style-type: none"> • Surveying • Transportation • Water Conveyance and Pumps • Water/Wastewater Treatment • Watershed Plans and Studies |
|--|---|--|



Chuck Hiott, PE

Chuck is highly experienced in the design and layout of municipal sites, including all grading, drainage, and geometry. He has extensive project management experience encompassing preliminary and final design, value engineering, cost estimating, specification writing, bidding, and construction management for public and private land development. He also has extensive knowledge of permitting through various agencies, including FDEP, SJRWMD and FDOT. His engineering skillset includes design, quality control, coordination of related disciplines, and build-ready site plans.

ROLE

Civil Engineering

EXPERIENCE

29 Years

EDUCATION

Bachelor of Science,
Civil Engineering,
Clemson University

Associate of Science Civil
Engineering Technology,
Trident Technical College

REGISTRATION

Professional Engineer -
Florida No. 54813

REPRESENTATIVE PROJECT EXPERIENCE

South Lake Regional Park, Lake County, FL.

South Lake Regional Park is a 141.29-acre, multi-use, regional park located in South Lake County. The park consists of baseball fields, softball fields, soccer fields, cricket fields, multi-use fields, basketball courts, tennis courts, sand volleyball courts, pavilion, playground, equipment buildings, multi-use trail, parking lots and access drives, a stormwater management system, lift station and water services. Site design included a SJRWMD master site grading permit and an overall construction plan permit. Half provided all civil design components of the project. Project site was located on an existing site with more than 50 feet of elevation change. Half was able to properly grade the site to meet all ADA requirements to make it a user-friendly park. Cost to construct site complex was \$17,000,000 and included all fixtures for the park.

East Lake Community Park Expansion, Lake County, FL.

Half provided a topographic survey of existing conditions, provided grading plans for proposed improvements for drive aisles, parking lots and sidewalks, as well as bid document preparation and construction administration services.

Lincoln Ave Community Park, Mount Dora, FL.

Project Manager for this park that included picnic tables, benches, sidewalks, playground equipment, restrooms, utilities, parking, stormwater, and landscaping.

9th Ave Park, Mount Dora, FL.

Project Manager for this park that included picnic tables, benches, sidewalks, playground equipment, restrooms, utilities, parking, stormwater, and landscaping.



Ron DeSantis, Governor

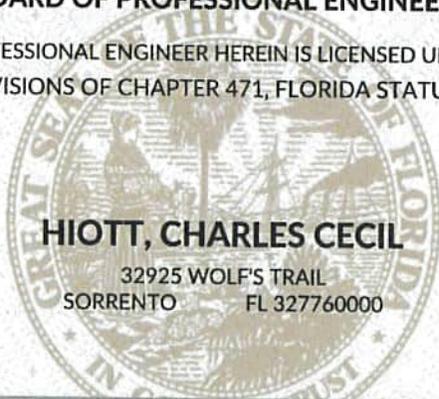
Melanie S. Griffin, Secretary



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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



HIOTT, CHARLES CECIL

32925 WOLF'S TRAIL
SORRENTO FL 327760000

LICENSE NUMBER: PE54813

EXPIRATION DATE: FEBRUARY 28, 2025

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Duane Booth, PE

Duane has extensive experience in drainage, stormwater, roadway engineering, and project management for public and private land development including utilities, site layout, grading, and permitting. He has extensive knowledge of permitting through various agencies including FDEP, SJRWMD, and FDOT. His engineering skillset includes street and highway design, parks and recreation design, municipal water and wastewater infrastructure master planning and design, urban/rural subdivision planning and design, stormwater design, flood studies, and FEMA map revisions.

ROLE

Civil Engineering

EXPERIENCE

34 Years

EDUCATION

BS, Civil Engineering,
University of Central Florida

REGISTRATION

Professional Engineer,
FL No. 44631

CERTIFICATIONS

Qualified Stormwater
Management Inspector,
FSESCI No. 7947

Temporary Traffic Control
Advanced, FDOT No. 615451

REPRESENTATIVE PROJECT EXPERIENCE

CR 455 Engineering and Design Services, Lake County, FL.

Duane is the lead engineer. Halff provided engineering design, permitting, utility coordination, and post-design services. Our team designed a 4,400 lf, four-lane divided, urban roadway with four-foot bike lanes, a 12.5-foot multipurpose trail, and a 5-foot sidewalk within a 120-foot right of way with alignment to the original section of CR 455. The plans were designed to meet all Lake County and FDOT design requirements. Stormwater design for the roadway included water quality modeling/analysis meeting SJRWMD nutrient loading criteria for nitrogen and phosphorus removal. Hydraulic Modeling of the 25 year 96 hour storm event for basin without positive discharge. Modeling of 10 year storm event for stormwater collection system (pipes and inlets) to convey stormwater to the stormwater management ponds, and gutter spread calculations. Project was permitted with St. Johns River Water Management District.

Round Lake Road Flood Study, Lake County, FL.

A Flood Study and Flood Storage design for Lake County. Area of concern was the SW corner of Round Lake Road & Wolf Branch Road. Contributing basin extended north of Wolf Branch Road and included several nurseries along Britt Road that drain into a creek that flows under Wolf Branch Rd into wooded area. Halff modeled the 100 year storm event in existing conditions and proposed/designed a 2 pond system to provide additional flood storage to eliminate or minimize flooding to Round Lake Road.

Orange Avenue Improvements, Lake County, FL. Halff provided design, survey, permitting and construction administration services for stormwater drainage improvements to Orange Avenue and East Lake Street located in the City of Umatilla. Improvements included dry retention, sediment traps with exfiltration, stormwater outfall pipe along East Lake Street connecting to Trowell Avenue storm system, reconstruction of roadway, curbing and sidewalk. This project lies within the Hicks Ditch Basin which is a direct contributing tributary to Trout Lake and Lake Eustis. In addition to minimizing localized flooding, this project reduced the pollutant loading to Lake Umatilla and subsequent downstream Lake Umatilla. This project corrected localized flooding caused from stormwater drainage issues and also improved pedestrian walkways. The two streets border the Umatilla High School and the project was a joint venture with FDEP grant funding and in-kind services from Lake County Schools.



Ron DeSantis, Governor

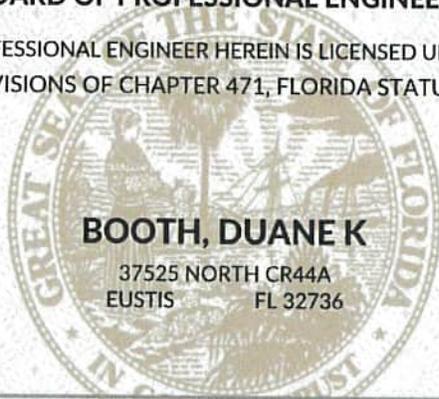
Melanie S. Griffin, Secretary



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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BOOTH, DUANE K

37525 NORTH CR44A
EUSTIS FL 32736

LICENSE NUMBER: PE44631

EXPIRATION DATE: FEBRUARY 28, 2025

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Brett Tobias, PE

Brett has experience designing, permitting, and overseeing various projects ranging from commercial and industrial sites and large-scale residential and multifamily projects to roadway design, community and regional parks, water and wastewater infrastructure, stormwater treatment, and flood studies. His permit expertise includes Florida Water Management Districts, the Florida Department of Environmental Protection, the Army Corps of Engineers, the Florida Department of Transportation, and local counties and municipalities. His project management experience covers conceptual project planning and working closely with permitting agencies. He oversees quality control to meet clients' goals and needs while adhering to local, state, and federal codes and regulations. Brett is familiar with coordinating with other disciplines required for site-related design, including electrical, structural, geotechnical, environmental, and architectural consultants, to provide a complete package for clients.

ROLE

Civil Engineering

EXPERIENCE

21 Years

EDUCATION

BS, Civil Engineering,
University of Florida

REGISTRATION

Professional Engineer,
FL No. 69017

REPRESENTATIVE PROJECT EXPERIENCE

Lake Yale Marsh Park Stormwater Enhancement, Lake County, FL.

Brett was the Project Manager responsible for stormwater design, permitting, and project management. As part of an on-call continuing services contract with Lake County, Halff provided the design and permitting of a wet swale system to improve the nutrient discharge to Lake Yale from CR 452 and the surrounding areas. The project was jointly funded by the Lake County Water Authority and Lake County and involved creating a linear water quality treatment swale from an existing remnant canal at Marsh Park to Lake Yale. This required excavation and recontouring of the upland area of the canal bank for additional water storage allowances for wetland plantings, dewatering, and sodding. The project included culvert improvements under CR 452 that allowed runoff from the surrounding 66-acre basin.

New City Boat Ramp Facility, Clermont, FL. Brett served as Project Manager responsible for performing stormwater calculations, plan production oversight, permitting with state and local agencies, and bidding and construction administration services. This project involved a new four-lane boat ramp, floating dock with 10 temporary mooring slips, 100 truck with trailer parking spaces, stormwater treatment design, relocation of trail around ramp facility, and restroom facility.

City of Fruitland Park Library, Fruitland Park, FL. Brett served as Project Manager responsible for performing stormwater calculations, plan production oversight and permitting with state and local agencies. Halff prepared construction plan documents for the civil infrastructure to support a new library building next to City Hall. Design included portable water, sanitary sewer, and a stormwater master plan for the entire City Hall Complex to allow for future development adjacent to City Hall. Halff was responsible for permitting with all relevant agencies, including the SJRWMD, FDEP Water, and FDEP Sewer.



Ron DeSantis, Governor

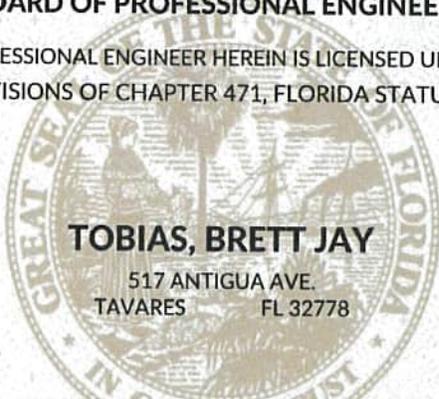
Melanie S. Griffin, Secretary



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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TOBIAS, BRETT JAY

517 ANTIGUA AVE.
TAVARES FL 32778

LICENSE NUMBER: PE69017

EXPIRATION DATE: FEBRUARY 28, 2025

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Brad Bublitz, EI

Brad has more than 25 years of experience specializing in the design of public sites including stormwater management systems, utilities, geometry, grading, and permitting. He is proficient in roadway design projects for FDOT, local counties and cities. His roles often demand multi-tasking on FDOT roadway projects that include geometry, grading, stormwater management, signage and striping, utility coordination, construction specifications and pay items, and cost estimates. His project management experience includes preliminary to final design, project coordination with local agencies and subconsultants, value engineering and construction management. He is diligent in compliance with all local and state codes, and quality control, to provide governmental clients with a final project that product that meets every need.

ROLE

Civil Engineering

EXPERIENCE

25 Years

EDUCATION

BS, Civil Engineering,
Michigan State University

REGISTRATION

Engineer Intern,
FL No. 1100008042

CERTIFICATIONS

FDOT Advanced Temporary
Traffic Control,
FDOT No. 615450

Qualified Stormwater
Management Inspector,
FSESCI No. 7950

REPRESENTATIVE PROJECT EXPERIENCE

South Lake Park, Lake County, FL. South Lake Regional Park is a 141.29-acre, multi-use, regional park located in South Lake County.

The park consists of baseball fields, softball fields, soccer fields, cricket fields, multi-use fields, basketball courts, tennis courts, sand volleyball courts, pavilion, playground, equipment buildings, multi-use trail, parking lots and access drives, a stormwater management system, lift station and water services. Site design included a SJRWMD master site grading permit and an overall construction plan permit. Half was responsible for all civil design components of the project. Project site was located on an existing site with over 50 feet of elevation change. Half was able to properly grade the site to meet all ADA requirements to make it a user-friendly park. Cost to construct site complex is currently budgeted for \$17,000,000 and includes all fixtures for park.

Round Lake Road Flood Study, Lake County, FL. A Flood Study and Flood Storage design for Lake County. Area of concern was the SW corner of Round Lake Road & Wolf Branch Road. Contributing basin extended north of Wolf Branch Road and included several nurseries along Britt Road that drain into a creek that flows under Wolf Branch Rd into wooded area. Half modeled the 100 year storm event in existing conditions and proposed/designed a two pond system to provide additional flood storage to eliminate or minimize flooding to Round Lake Road.

Max Hooks Road, Lake County, FL. Brad was a designer for this project that provided engineering design, surveying, permitting, utility coordination, project administration and post-design services for the construction of Max Hooks Road. Design is for approximately 3,000 lf of a two-lane roadway. Nearly 1,100 lf of the roadway was designed with a two-lane closed drainage system, and the remaining 1,900 lf is a two-lane open drainage system. The closed roadway system design has storm water inlets and pipes that outfall into a retention area which Half also designed, and the open roadway system has roadside swales that handle the stormwater runoff.



State of Florida



Board of Professional Engineers

By This
Certificate

Bears Witness That

Brad David Bublitz

Has satisfactorily demonstrated qualifications in engineering fundamentals, technical subjects, mathematics and basic sciences and is hereby recognized as an

Engineer Intern

No. 1100008042

In Testimony whereof, witness the signature
of the Chair under the seal of the Board

this 6 day of March, 2003

Henry Miller

CHAIR, BOARD OF PROFESSIONAL ENGINEERS



Suzanne Osborne, PSM

Suzanne has a diverse and comprehensive skillset in the field of surveying. Her experience encompasses various types of surveys and deliverables, indicating a strong understanding of both the theoretical and practical aspect of surveying work. This experience and knowledge can be valuable in various projects involving land development, municipal/ infrastructure planning, and legal matters related to property boundaries. As a Team Leader, she plays a crucial role in guiding and managing a team of surveying professionals to successfully complete projects as she oversees the planning, execution, and completion of surveying projects. This includes allocating resources, setting timelines, and verifying that projects are delivered on schedule and within budget.

ROLE
Survey

EXPERIENCE
30 Years

EDUCATION
AA, General Studies, Valencia
Community College

REGISTRATION
Professional Surveyor
and Mapper,
Florida No. LS6120

REPRESENTATIVE PROJECT EXPERIENCE

Sheriff's Organization Evidence Warehouse, Lake County, FL.

Project surveyor responsible for the boundary and topographic surveys in support of engineering design, permitting, and construction administration services for an 18,700 sf warehouse situated on 10 acres.

8th Street Pier, Clermont, FL.

Project surveyor responsible for conducting a bathymetric survey to map the underwater topography for the proposed marina at the 8th Street Pier. In addition to underwater mapping, Suzanne also performed a topographic survey of the landward property surrounding the proposed marina. The primary objective of the marina project in the City of Clermont is to enhance lake utilization and boost the economic impact to the City's downtown waterfront.

US 27 Water Main Extension, Leesburg, FL.

Project surveyor responsible for analyzing monumentation, determining right of way, and gathering topographic information for approximately 4 miles, in support of this substantial water main extension project.

Phase 4 Water Main Replacement, Groveland, FL.

Project surveyor responsible for analyzing monumentation, determining right of way, and gathering topographic information for approximately 3 miles of this comprehensive project. Additional responsibilities included collaboration with engineers and other stakeholders to define scope and fees. The primary objectives of this project were to enhance water quality, improve fire flow capabilities, and to establish a connected water system within the City.

Mayport Wastewater Treatment Plant, Jacksonville, FL.

Project surveyor responsible for the coordination and management of this project including accurate and highly detailed topographic data in support of the wastewater treatment plant modifications.



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

License No.: **LS6120**
 Expiration Date February 28, 2025

Professional Surveyor and Mapper License
 Under the provisions of Chapter 472, Florida Statutes

SUZANNE MARIE OSBORNE
 463 BLUE CYPRESS DR
 GROVELAND, FL 34736-8133

WILTON SIMPSON
 COMMISSIONER OF AGRICULTURE

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



Wesley Barrow, PE, CFM

Wes is highly experienced in land development, floodplain analysis, and stormwater design, permitting, and management for municipal, residential, recreational, and commercial development projects. Wesley is equipped with exceptional knowledge of a wide ranging array of analysis and engineering methods.

REPRESENTATIVE PROJECT EXPERIENCE

East Lake Park Phase 2E, Lake County, FL. Halff delivered final engineering site plans per Lake County and St. Johns River Water Management District (SJRWMD) regulations and handled permitting with these agencies. The site plan included master paving and drainage systems, utility layouts for water, reuse, and sewer systems, an erosion control plan, and a lift station site plan.

Victory Point Analysis, Clermont, FL. Halff conducted a thorough site inspection of the Victory Pointe project to verify that the project was constructed in substantial conformance with the plans. Halff also recreated, reviewed, and corrected the stormwater calculations and model for the Victory Pointe basin to facilitate SJRWMD permitting. Additionally, Halff developed a template for the City to easily calculate impervious areas in alternate stormwater attenuation, determining the necessary attenuation to mitigate impervious acreages and protect the stormwater conveyance system.

Pinecrest Academy/Pinecrest Lakes Academy Lake Sumter State College South Lake Campus Phase 1, Clermont, FL. Wes was the engineer responsible for stormwater design and permitting. This project involved a new 55,000 sf school building and related uses. Services included route and topographic surveys, development plan, site plan, master planning, drainage plans, driveway access services, grading plan, and construction details.

Ryan Homes, Leesburg, FL. Halff provided surveying, engineering, and master planning services for a proposed 1,512-unit, mixed development project. Halff provided route, boundary, tree, topographic and wetland surveys, stormwater master plan, utility master plan, preliminary plat, permitting with SJRWMD, Florida Department of Transportation (FDOT), FDEP, and the City of Leesburg.

Round Lake Road, Mount Dora, FL.

Wes was the engineer responsible for stormwater design and permitting for the Round Lake Road widening project. The project aimed to expand the road from two lanes to four from the Lake/Orange County line to Wolf Branch Road and continue with a new four-lane alignment north of SR 44. As a subconsultant to Kimley Horn and Associates, Inc., Halff provided surveying services, underground utility locations, drainage and utility plans, and pond design.

ROLE

Civil Engineering

EXPERIENCE

20 Years

EDUCATION

BS, Civil Engineering,
Michigan Technological
University

REGISTRATIONS

Professional Engineer,
Florida No. 72705

Certified Floodplain Manager,
FL No. US-11-06005



Ron DeSantis, Governor Melanie S. Griffin, Secretary

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

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

BARRAW, WESLEY D.
 2605 SE 159TH LANE ROAD
 SUMMERFIELD FL 34491

LICENSE NUMBER: PE72705
 EXPIRATION DATE: FEBRUARY 28, 2025

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**ASSOCIATION OF STATE
 FLOODPLAIN MANAGERS, INC.**

CERTIFICATION BOARD OF REGENTS

HEREBY CERTIFIES THAT PURSUANT TO THE PROVISIONS OF THE CHARTER FOR THE
 CERTIFIED FLOODPLAIN MANAGER PROGRAM

Wesley D. Barrow, CFM

IS DULY REGISTERED AS AN

ASFPM CERTIFIED FLOODPLAIN MANAGER

IN TESTIMONY WHEREOF THIS CERTIFICATE HAS BEEN ISSUED BY THE AUTHORITY OF THE CERTIFICATION
 BOARD OF REGENTS, CERTIFICATE NO. US-11-06903, ISSUED 8/18/2011. THIS CERTIFICATE SHALL EXPIRE
 1/31/2026, UNLESS RENEWED ACCORDING TO THE RULES OF THIS BOARD.


 CERTIFICATION BOARD OF REGENTS
 PRESIDENT, ROGER LINDSEY, P.E., CFM


 ASSOCIATION OF STATE FLOODPLAIN MANAGERS
 EXECUTIVE DIRECTOR, CHAD M. BERGINNIS, CFM





View My Certification

Certification Program offered by your organization.

Other Information

Name :	Wesley Barrow	Certificate Name :	Wesley D. Barrow
Certification Number :	US-11-06005	Status :	Active
Program :	National Certified Floodplain Manager	Certification Date :	09/16/2011
Recertification Date :	01/17/2024	Expiration Date :	01/31/2026



ur purpose is to inspire people to be outside and engage in the community around them.



As planners and landscape architects, we embrace every opportunity to advance our mission by creating memorable and engaging outdoor experiences. Founded in 1982, RVI has grown into a national firm with 12 offices across the country, five of which are in Florida - in Orlando, Tampa, Sarasota, Fort Myers, and Bonita Springs. We offer a broad range of project experience that inspires our team to think creatively, and approach each new opportunity with an adventurous spirit, collaborative mindset, and a desire to consistently raise the bar for our clients and the communities we serve.

We believe that great municipalities are founded on thoughtful planning. RVI currently serves 19 municipalities in Florida for planning and landscape architecture services, including parks design in recent years for the cities of Tavares, Maitland, and Bonita Springs.

WE KNOW PARKS & TRAILS

Whether wandering through the woods or near a roadside, every park and every trail has an underlying story to tell and a connection to make with its users. The RVI team loves digging into stories of the land and works hand-in-hand with the community to find the tales waiting to be discovered.

We have over 40 years of experience planning and designing parks, trails and greenways. The success of our projects is rooted in our commitment to community engagement, being good stewards of our clients' financial resources and our passion for creating fun and imaginative places for people of all ages to enjoy.

- CREATIVITY
- STRATEGIC THINKING
- PROCESS
- PASSION

RYAN SEACRIST, PLA, ASLA

Principal, Vice President



Ryan specializes in landscape architectural planning and design and has a passion for developing elevated human experiences through thoughtful and inspired placemaking. Throughout his 14 year career, Ryan has experienced and led dozens of public park, streetscape, and placemaking projects from initial conception to final ribbon cutting. As the principal for RVI's Florida landscape architecture practice, Ryan maintains hands-on involvement alongside of our team in the design, QA/QC, and public engagement phases for public parks and recreation projects.

EDUCATION

University of Central Florida,
Masters of Urban Planning

West Virginia University,
B.S. in Landscape Architecture

PROFESSIONAL LICENSURE

Professional Landscape
Architect, Florida LA6667322;
West Virginia No. 387

COMMUNITY INVOLVEMENT

American Society of Landscape
Architects (ASLA)

Urban Land Institute (ULI)

City of Orlando Municipal
Planning Board, Chair

Orlando Affordable Housing
Advisory Committee, member

HONORS & AWARDS

Florida ASLA, Honor Award,
Victory Pointe Park, 2019
Engineering News-Record, Best
Project Under \$10M, Victory
Pointe Park, 2019
West Virginia ASLA, Honor
Award, Slack Plaza Master Plan,
2015

SELECTED PROJECT EXPERIENCE



City of Maitland
Maitland Library and
Park Design, Phase 1 & 2
(2023-current)

City of Cocoa
Brightline Site Redevelopment
Opportunity Study (2024)

City of Tavares
Golden Triangle Park Design
(current)

City of Bonita Springs
Riverside Park Renovation/
Design (current)

City of Orlando*
Lake Lorna Doone Park
SoDo DSNID Master Plan

**Tavistock Development
Company***
Laureate City Park

City of Titusville*
Sand Point Park Splash Pad

City of Clermont*
Victory Pointe Wetland Park

City of St. Cloud*
Lakefront Park Master Plan

City of Inverness*
Whispering Pines Park
Master Plan

Dr. Phillips Foundation*
The Packing District - Park Design
with YMCA Family Center

City of Charleston*
John Slack Green Master Plan
East End Community Park

City of Leesburg*
Venetian Park Playground
Master Plan

Putnam County*
Valley Park Master Plan
Putnam County Parks & Open
Space Plan

Washington County*
Mingo Creek Park Master Plan

* indicates experience prior to joining RVI

ROBERT BIAS, PLA

Director of Landscape Architecture



Robert has 13 years of experience in landscape architecture, and specializes in the management of complex projects that span multiple phases and overcome the limitations of environmental constraints. He excels at early-stage conceptual site planning and yield study, and has led the landscape design for a variety of projects across Florida in residential, hospitality, multifamily, theme park, golf course and parks development, for an array of public and private clientele.

EDUCATION

University of Florida, Bachelor of Landscape Architecture

PROFESSIONAL LICENSURE

Landscape Architect, Florida no. LA6667302

COMMUNITY INVOLVEMENT

American Society of Landscape Architects (ASLA)

Orange County's Development Advisory Board, appointed member

SELECTED PROJECT EXPERIENCE



ON A PERSONAL NOTE

Robert enjoys indoor and outdoor rock climbing, and has made trips to Wyoming, North Carolina and Canada to climb mountains. He began the hobby in 2017 to help overcome a life-long fear of heights.

Center Lake Ranch Community
St. Cloud, FL (Current)

Esplanade at Tradition
Port St. Lucie, FL (Current)

Banyan Villages at Lake Lawne
Orange County, FL (Current)

Banyan East Town Apartments
Altamonte Springs, FL (Current)

Sun Drive Apartments
Lake Mary, FL (2024)

Westview Community
Osceola County, FL (Current)

Colbert Landings
Palm Coast, FL (Current)

City of Maitland
Maitland Library & Park Design
Phase 1 & 2
(2023-current)

Farm at Varrea
Plant City, FL (Current)

**City of Inverness Community
Parks***
Inverness, FL

Rosen Shingle Creek Resort*
Orange County, FL

**Bishops Gate Golf training
Center***
Howey-in-the-Hills, FL

* indicates experience prior to joining RVI

GRACE ZHANG, AICP

Senior Urban Designer



Grace is a nationally-certified Planner and brings more than 12 years of experience in urban planning and landscape architecture on a variety of project types for municipal clients in Florida and in the U.S. South. She is experienced in master planning, park planning and design, and transit-oriented developments in Central Florida. Grace's work on a variety of master planning and landscape design projects has allowed her to understand the complexities and needs for public clients of all sizes.

EDUCATION

The University of Texas at Austin,
School of Architecture
Master of Science in Community
and Regional Planning

Tongji University, College of
Architecture & Urban Planning,
Shanghai, China
Bachelor of Landscape
Architecture

REGISTRATIONS

AICP Certified Urban Planner,
No. 32416

SELECTED PROJECT EXPERIENCE



City of Maitland
Maitland Library and
Park Design, Phase 1 & 2
(2023-current)

Seminole County, FL
Seminole County Park Sign and
Wayfinding Package*

**Orange City Signage and
Wayfinding Package***

City of Lake Wales
Parks and Recreation Master
Plan for Lake Wales Park*

Crystal Lake Play Park*

Kiwanis Park*

Lake Wales Soccer Club
Concept Plans*

Monroe County, FL
Rowell's Waterfront Park Phase II
(Monroe County, FL)*

Nassau County, FL
Nassau County Parks and
Recreation Master Plan

**City of Yulee Historic
Downtown
Signage and Wayfinding
Package***

Pasco County, FL
Greater Lacoochee Small Area
Studies*

City of Minneola, FL
Development Review*

City of Kissimmee, FL
Reviewer*

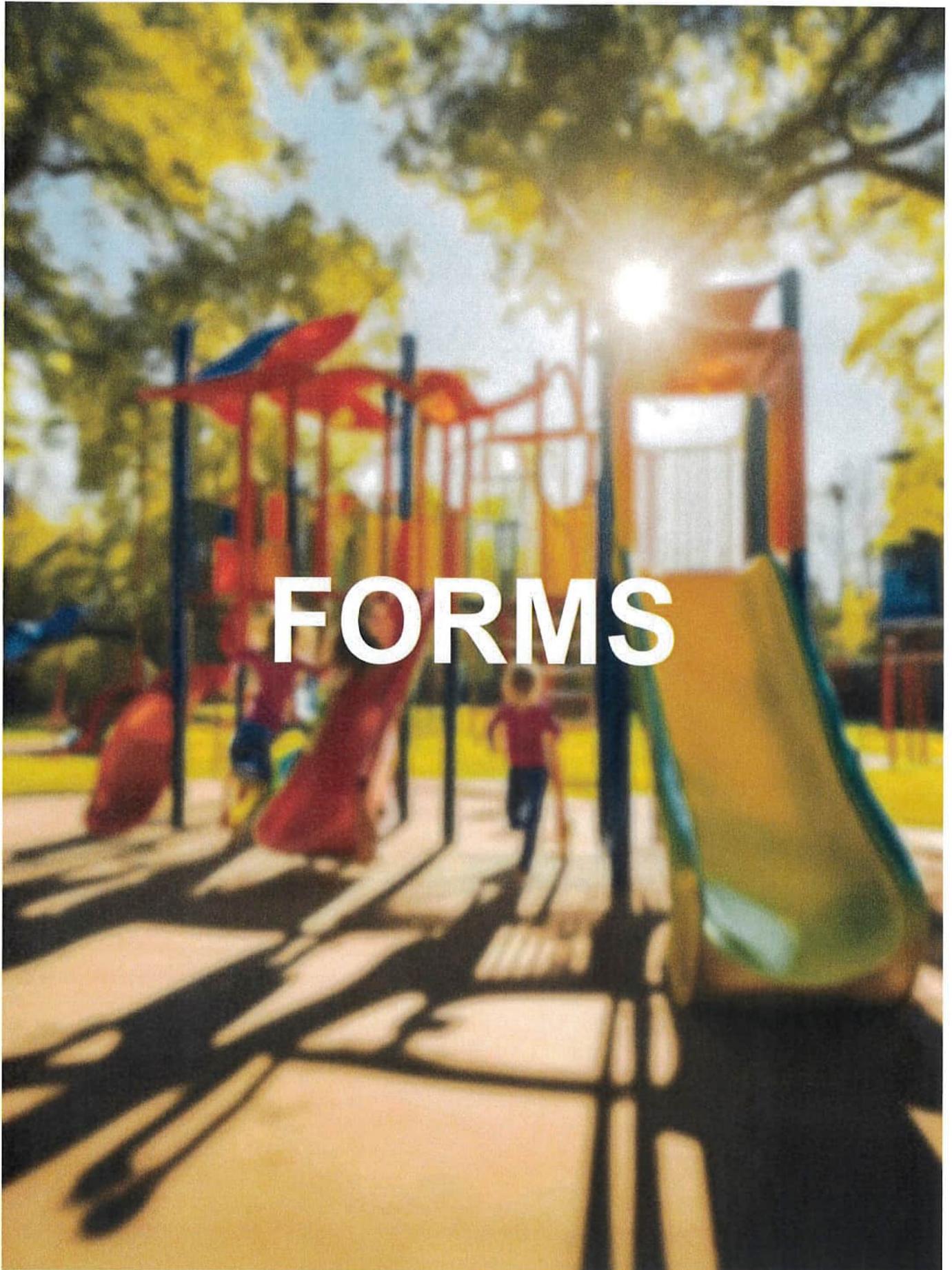
City of Gulf Breeze, FL
Reviewer*

Ligonier Ministries
Ligonier Campus Master Plan,
Seminole County, FL*

ON A PERSONAL NOTE

Grace loves dogs and has
a Pomsky named BG, short
for "Be Good." She is multi-
lingual and speaks English,
Mandarin Chinese, and
Cantonese.

* indicates experience prior to joining RVI



ATTACHMENT 1 – SUBMITTAL FORM

24-920

The undersigned hereby declares that: Powell Studio Architecture has examined and accepts the specifications, terms, and conditions presented in this Solicitation, satisfies all legal requirements to do business with County, and to furnish **SITE DEVELOPMENT FOR IMPROVEMENTS AT NEIGHBORHHOD LAKES TRAILHEAD** for which Submittals were advertised to be received no later than 3:00 P.M. Eastern time on the date stated in the solicitation or as noted in an addenda. Furthermore, the undersigned is duly authorized to execute this document and any contracts or other transactions required by award of this Solicitation.

1.0 PAYMENT

Vendor accepts MasterCard for payment: NO

2.0 CERTIFICATION REGARDING LAKE COUNTY TERMS AND CONDITIONS

I certify that I have reviewed the General Terms and Conditions_v.5.6.21FDOT and accept as written including the Proprietary/Confidential Information section. YES

Failure to acknowledge may result in Submittal being deemed non-responsive.

3.0 CERTIFICATION REGARDING FELONY CONVICTION

Has any officer, director, or an executive performing equivalent duties, of the bidding entity been convicted of a felony during the past ten (10) years? NO

4.0 CONFLICT OF INTEREST DISCLOSURE CERTIFICATION

Except as listed below, no employee, officer, or agent of the firm has any conflicts of interest, real or apparent, due to ownership, other clients, contracts, or interests associated with this project; and, this Submittal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same services, and is in all respects fair and without collusion or fraud. NONE

5.0 CERTIFICATION REGARDING BACKGROUND CHECKS

Under any County Contract that involves Contractor or subcontractor personnel working in proximity to minors, Vendor hereby confirms that any personnel so employed will have successfully completed an initial, and subsequent annual, Certified Background Check, completed by Contractor at no additional cost to County. County retains the right to request and review any associated records with or without cause, and to require replacement of any Contractor employee found in violation of this requirement. Contractor shall indemnify County in full for any adverse act of any such personnel in this regard. Additional requirements may apply in this regard as included within any specific contract award. YES

6.0 DISADVANTAGED BUSINESS ENTERPRISE PROGRAM

County does not establish specific goals for minority set-asides however, participation by minority and non-minority qualified firms is strongly encouraged. If the firm is a minority firm or has obtained certification by the State of Florida, Office of Supplier Diversity, (OSD) (CMBE), please indicate the appropriate classification(s) not applicable not applicable and enter OSD Certification Number Not Applicable.

and enter effective date Click or tap to enter a date. to date Click or tap to enter a date.

ATTACHMENT 1 – SUBMITTAL FORM

24-920

7.0 ANTITRUST VIOLATOR VENDOR LISTS

A person or an affiliate who has been placed on the antitrust violator vendor list following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply for a new contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a new contract with a public entity; and may not transact new business with a public entity.

Per Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

Bids will not be accepted if Certificate of Qualification suspended, denied, or revoked and will not be accepted if violating Section 274(e) of the Immigration and Nationality Act.

8.0 FEDERAL FUNDING REQUIREMENT

8.1. A contract award expected to equal or exceed \$25,000 or a contract award at any tier for a federally required audit (irrespective of the contract amount) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. part 180. The Excluded Parties List System in SAM contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Recipients, contractors, and subcontractors (at any level) that enter into covered transactions are required to verify that the entity (as well as its principals and affiliates) with which they propose to contract or subcontract is not excluded or disqualified. This is done by: (a) checking the SAM exclusions; (b) collecting a certification from that person; or (c) adding a clause or condition to the contract or subcontract.

Registration or search can be conducted here: [SAM Directory and Registration website](#)

8.2. REQUIRED for this project – The System for Award Management (SAM.gov) Unique Entity ID [SAM.gov | Home](#): QELZMNB8SXL3

9.0 RECIPROCAL VENDOR PREFERENCE

N/A

10.0 GENERAL VENDOR INFORMATION

Firm Name: Powell Studio Architecture, LLC.

Street Address: 713 W. Montrose Street

City: Clermont State and ZIP Code: Florida 34711

Mailing Address (if different): N/A

ATTACHMENT 1 – SUBMITTAL FORM

24-920

Telephone: (352) 874-2340 Fax: (877) 680-7183
Federal Identification Number / TIN: 24-4809929
DUNS Number: 070162429

11.0 SUBMITTAL SIGNATURE

I hereby certify the information indicated for this Submittal is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an authorized representative of this Vendor and/or empowered to execute this Submittal on behalf of the Vendor. I, individually and on behalf of the Vendor, acknowledge and agree to abide by all terms and conditions contained in this solicitation as well as any attachments, exhibits, or addenda.

Name of Legal Representative Submitting this Proposal: *Robert Jeffrey Powell, AIA*

Date: 9/25/2024

Print Name: Robert Jeffrey Powell

Title: President

Primary E-mail Address: jeff@powellstudioarch.com

Secondary E-mail Address: paul@powellstudioarch.com

The individual signing this Submittal affirms that the facts stated herein are true and that the response to this Solicitation has been submitted on behalf of the aforementioned Vendor.

[The remainder of this page is intentionally blank]

State of Florida

Department of State

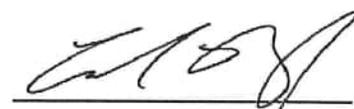
I certify from the records of this office that POWELL STUDIO ARCHITECTURE, LLC is a limited liability company organized under the laws of the State of Florida, filed on February 4, 2011, effective February 1, 2011.

The document number of this limited liability company is L11000015266.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on April 3, 2024, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-fourth day of
September, 2024*




Secretary of State

Tracking Number: 7011698607CU

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

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

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

POWELL STUDIO ARCHITECTURE, LLC.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

713 W. MONTROSE STREET

Requester's name and address (optional)

6 City, state, and ZIP code

CLERMONT, FLORIDA 34711

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

 - -

or

Employer identification number

2 7 - 4 8 0 9 9 2 9

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶

Date ▶ 01/01/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

ADDENDUM NO. 1

24-920



Office of Procurement Services

P.O. Box 7800 • 315 W. Main St., Suite 416 • Tavares, FL 32778

SOLICITATION: NEIGHBORHOOD LAKES TRAIL – MAIN BUILDING

09/11/2024

Vendors are responsible for the receipt and acknowledgement of all solicitation addenda. Submit an electronically signed copy with solicitation submission. Failure to acknowledge an addendum may prevent the submission from being considered for award.

THIS ADDENDUM DOES NOT CHANGE THE DATE FOR RECEIPT OF PROPOSALS.

QUESTIONS/RESPONSES

1. Are there any civil drawings?

Response: There are no civil drawings, this is a Request for Statement of Qualifications (RSQ) for a consultant (engineering firm) to provide site development plans (civil drawings) and related engineering documents/services for the proposed facilities. Refer to Exhibit A - Scope of Work and Exhibit D – Map / Concept Plan.

ACKNOWLEDGEMENT

Firm Name: Powell Studio Architecture

I hereby certify that my electronic signature has the same legal effect as if made under oath; that I am an authorized representative of this vendor and/or empowered to execute this submittal on behalf of the vendor.

Signature of Legal Representative Submitting this Bid: *Robert J Powell*

Date: 9/18/2024

Print Name: Jeff Powell

Title: President

Primary E-mail Address: jeff@powellstudioarch.com

Secondary E-mail Address: paul@powellstudioarch.com

ATTACHMENT 2 – REFERENCES FORM

24-920

Submit between three to five verifiable references/projects completed within five years similar in magnitude to the Solicitation. LIST no more than two LAKE COUNTY GOVERNMENT PROJECTS (past, current, prime, and subcontractor) FIRST. No FDOT references.

POWELL STUDIO ARCHITECTURE

PROJECT NAME: East lake Community Park Phase 2

Agency: Lake County Parks and Trails

Address: 24809 Wallick Road

City, State, Zip code: Sorrento, Florida 32776

Contact Person: Bobby Bonilla

Title: Director of Parks & Water Resources

Email: rbonilla@lakecountyfl.gov

Telephone: (352)253-4950

Project Cost: \$450,000 (estimated)

Contract Start and End Dates: 2022-current

SCOPE of Project (list tasks, outlines or descriptions of items): As the Architect of Record for Phase I, this portion of the project included the architecture, engineering, and site electrical for Phase 2 expansion at East Lake Community Park. For Phase 2, Powell Studio Architecture provided architectural and engineering services for the new baseball concession building which was designed to blend with the existing unique equestrian style architecture.

PROJECT NAME: Ferndale Preserve

Agency: Lake County Board of County Commissioners

Address: 19220 County Road 455

City, State, Zip code: Clermont, FL 34715

Contact Person: Bobby Bonilla

Title: Director of Parks & Water Resources

Email: rbonilla@lakecountyfl.gov

Telephone: (352)253-4950

Project Cost: \$3,154,000

Contract Start and End Dates: 2021-current

SCOPE of Project (list tasks, outlines or descriptions of items): Architectural & Engineering services to design an 180' fishing pier with observation tower, with an ADA accessible canoe & kayak launch at Ferndale Preserve, located on the shores of Lake Apopka. Tasks included conceptual design through construction administration.

PROJECT NAME: City of Clermont Arts and Recreation Storage Facilities

Agency: The City of Clermont Parks & Recreation Department

Address: 3700 South Hwy 27

City, State, Zip code: Clermont, Florida 34711

Contact Person: Suzanne O'Shea

Title: Facility Manager at Clermont Arts & Recreation Center

ATTACHMENT 2 – REFERENCES FORM

24-920

Email: soshea@clermontfl.org

Telephone: (352) 708-5998

Project Cost: \$175,000

Contract Start and End Dates: 2021-2022

SCOPE of Project (list tasks, outlines or descriptions of items): Design of a new 1,600 SF conditioned storage building for the City of Clermont which was necessary to accommodate needed space for storage. The building was designed as a pre-engineered metal building, with stucco exterior to match the primary building and architectural style.

PROJECT NAME: City of Clermont Boat Ramp and Restroom Facilities

Agency: City of Clermont Public Works

Address: 400 12th Street

City, State, Zip code: Clermont, Florida 34711

Contact Person: Stoney Brunson

Title: Public Services Director

Email: sbrunson@clermontfl.org

Telephone: (352) 394-7177

Project Cost: \$400,000

Contract Start and End Dates: 2019-2021

SCOPE of Project (list tasks, outlines or descriptions of items): As part of a new public boat ramp project, Powell Studio Architecture designed a new accessible male & female restroom building which included additional storage space and utility room for Public Works. The building was designed to accentuate the City's architectural design standard, as well as stand up to the daily wear and tear typical of such a public building.

PROJECT NAME: City of Clermont Fire Inspections Building

Agency: City of Clermont Fire Department

Address: 439 West Highway 50

City, State, Zip code: Clermont, Florida 34711

Contact Person: David Ezell, MPA, CFO

Title: Fire Chief

Email: dezell@clermontfl.org

Telephone: (407) 793-2060

Project Cost: \$395,600

Contract Start and End Dates: 2024-current

SCOPE of Project (list tasks, outlines or descriptions of items): The City of Clermont purchased an existing building in 2024 for the purposes of housing the Fire Department Inspections Team. The 2,000 SF structure, located directly across from City Hall, was designed to include renovations and improvements to provide office space for the Fire Marshal, Deputy Fire Marshal, and the plans review staff. Additional office space for conference room, break room, reception, and work areas were included in the overall design. The project was recently bid and is expected to start construction in September 2024.

ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location</p> <p>Neighborhood Lakes Trailhead</p> <p>Sorrento, FL</p> <p>Project Manager: Jeff Powell</p>		<p>Project Owners Name & Address</p> <p>Lake County Parks & Trails</p>	
<p>Completion Date (Actual or Estimated)</p> <p>IN PROGRESS</p>			
<p>Estimated Cost (In Thousands)</p> <p>Entire Project</p> <p>\$6,000,000 (estimated)</p>		<p>Work for which firm was/is responsible</p> <p>\$190,000</p>	<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p> <p>Bobby Bonilla, Director, Parks & Water Resources rbonilla@lakecountyfl.gov (352)253-4950</p>
<p>Scope of Entire Project (Please give quantitative indications wherever possible) The Neighborhood Lakes Trail & Trailhead project includes the development of a two-story, 30,000 square foot trailhead building designed with a heavy timber facade. The building seamlessly blends modern aesthetics with the natural surroundings and incorporates exterior seating and balcony areas. Additional support structures, such as the Trailhead Maintenance and Storage Facility, are planned to accommodate equipment and materials. This project is designed to offer a comprehensive recreational experience for outdoor enthusiasts.</p>			
			
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible) Powell Studio Architecture is designing a two-story, 30,000 square foot trailhead building for the Neighborhood Lakes Trail, featuring a heavy timber facade that harmonizes with its surroundings. The firm will create functional spaces, including a reception area, concession, bicycle shop, and multi-purpose rooms, prioritizing accessibility and efficiency. They will also design support structures, like the Trailhead Maintenance and Storage Facility, ensuring consistency with the main building. Additionally, Powell Studio will use sustainable materials and energy-efficient systems, collaborate with local stakeholders, prepare construction documents, and oversee the project to meet all codes and design goals.</p>			
			
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Powell Studio Architecture Team</p>			

ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location</p> <p>Miracle Field at Lake Idamere Park Tavares, FL</p> <p>Project Manager: Jeff Powell</p>		<p>Project Owners Name & Address</p> <p>Lake County Parks & Trails</p>	
<p>Completion Date (Actual or Estimated)</p> <p>2020</p>			
<p>Estimated Cost (In Thousands)</p> <p>Entire Project</p> <p>\$583,000</p>		<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p> <p>Bobby Bonilla, Director, Parks & Water Resources rbonilla@lakecountyfl.gov (352)253-4950</p>	
<p>Work for which firm was/is responsible</p> <p>\$15,000</p>			
<p>Scope of Entire Project (Please give quantitative indications wherever possible) The Miracle Field at Lake Idamere Park in Tavares is a specially designed ball field for children and adults with disabilities, featuring a rubberized surface for wheelchair accessibility. The facility uses vibrant primary colors and shapes to create an engaging environment. It includes ten ADA-accessible restrooms, a concession stand, and storage areas, with a central breezeway for community events like trophy presentations.</p>			
			
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible) The firm is responsible for designing and overseeing the construction of the Miracle Field at Lake Idamere Park, ensuring full ADA compliance and accessibility for children and adults with disabilities. This includes creating a rubberized field surface, designing a building with ten ADA-accessible restrooms, a concession stand, and storage areas, and integrating sensory-friendly design elements such as vibrant primary colors and geometric shapes. Additionally, the firm will ensure the central breezeway functions as a flexible community space for events. The project will adhere to budgetary limits and be completed within the designated timeline.</p>			
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Powell Studio Architecture Team</p>			

ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location Clermont 8th Street- Meet us in the Middle</p> <p>Clermont, FL</p> <p>Project Manager: Jeff Powell</p>		<p>Project Owners Name & Address</p> <p>City of Clermont</p>
<p>Completion Date (Actual or Estimated) IN PROGRESS</p>		
<p>Estimated Cost (In Thousands)</p>		<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p> <p>Brian Bulthuis, City Manager bbulthuis@clermontfl.org (352)241-7358</p>
<p>Entire Project</p> <p>\$9.5 million (ESTIMATED)</p>	<p>Work for which firm was/is responsible</p> <p>\$355,000</p>	
<p>Scope of Entire Project (Please give quantitative indications wherever possible) The City of Clermont seeks to enhance two key areas: the 8th Street Pier & Waterfront Park and the 8th Street Trailhead. The pier redevelopment focuses on replacing the aging structure with non-permanent docking facilities for 18-25 vessels, creating a waterfront gateway to downtown. Additionally, a new waterfront plaza and an iconic destination point for the park and marina will be designed. The nearby 8th Street Trailhead will be transformed into a vibrant entertainment venue, with plans for a small entertainment structure like a band shell, green space, and seating. The site will serve as a central location for events and enhance the downtown experience.</p>		
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible) Powell Studio Architecture is responsible for designing the new docking facilities, waterfront plaza, and transforming the 8th Street Trailhead. The firm will ensure the new structures blend with the existing landscape, incorporating green space, seating, and additional amenities like restrooms and monuments. Powell Studio will collaborate with the City of Clermont to create a cohesive design that revitalizes both areas and contributes to the vibrancy of downtown Clermont.</p>		
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Powell Studio Architecture Team</p>		

ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<u>Project Name & Location</u> Green Mountain Scenic Overlook and Trailhead Tavares, FL <u>Project Manager:</u> Jeff Powell		<u>Project Owners Name & Address</u> Lake County Parks & Trails	
<u>Completion Date (Actual or Estimated)</u> 2014			
<u>Estimated Cost (In Thousands)</u>		<u>Project Owner's Contact Person, Title, Email, & Telephone Number</u>	
Entire Project \$850,000	Work for which firm was/is responsible \$25,500	Bobby Bonilla, Director, Parks & Water Resources rbonilla@lakecountyfl.gov (352)253-4950	
<u>Scope of Entire Project (Please give quantitative indications wherever possible)</u> The scope of the project involves designing a new observation tower at the Green Mountain Scenic Overlook & Trailhead Park that enhances the visitor experience. The new tower will stand approximately 100 feet tall, providing elevated views above the tree line, specifically offering unique vistas of Lake Apopka and the surrounding areas. Key features include direct access from the existing walkway, an elevator for convenient access to two intermediate upper viewing levels, and a stairway for those preferring manual access. The design will ensure seamless integration with the existing park architecture by utilizing consistent materials such as Corten steel, metal roofing, and cementitious siding. The overall aim is to create a visually appealing structure that enhances the park's aesthetic while providing functional benefits to visitors.			
	<u>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible)</u> Powell Studio Architecture is designing a new observation tower at Green Mountain Scenic Overlook & Trailhead Park, ensuring it matches the existing design and connects with the walkway. The tower will include an elevator and stairs for accessibility. The firm will collaborate with local authorities to coordinate the project, address feedback, and prepare construction documents while obtaining necessary permits.		
<u>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</u> Powell Studio Architecture Team			

ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location Astor Library</p> <p>Leesburg, FL</p> <p>Project Manager: Jeff Powell</p>		<p>Project Owners Name & Address</p> <p>Lake County</p>	
<p>Completion Date (Actual or Estimated) IN PROGRESS</p>			
<p>Estimated Cost (In Thousands)</p>		<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p>	
<p>Entire Project</p> <p>\$2,850,500</p>	<p>Work for which firm was/is responsible</p> <p>\$29,700</p>	<p>Ivan Lespier, Facilities Management ivan.lespier@lakecountyfl.gov (352)253-4976</p>	
<p>Scope of Entire Project (Please give quantitative indications wherever possible) The new Astor Library is designed as a 5,000 square foot facility intended to serve as a community hub for growth and knowledge sharing. It features a primary book area with shelves and seating for readers of all ages, along with versatile meeting rooms for community activities. A community services office centralizes local resources, and dedicated staff workspaces ensure efficient library operations.</p>			
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible) The responsible firm designs the library's layout, including the book area, meeting rooms, and community services office. They create an inviting atmosphere while ensuring functionality for staff. The firm gathers community input during the design process and prepares construction documents to meet local regulations and secure permits.</p>			
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Powell Studio Architecture Team</p>			

ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<u>Project Name & Location</u> Victory Pointe Clermont, FL <u>Project Manager:</u> Jeff Powell		<u>Project Owners Name & Address</u> City of Clermont
<u>Completion Date (Actual or Estimated)</u> 2018		
<u>Estimated Cost (In Thousands)</u> Entire Project \$10.2 million		<u>Project Owner's Contact Person, Title, Email, & Telephone Number</u> Brian Bulthuis City Manager bbulthuis@clermontfl.org (352)241-7358
	Work for which firm was/is responsible \$37,000	
<u>Scope of Entire Project (Please give quantitative indications wherever possible)</u> The Victory Pointe project encompasses the architectural design of vertical structures within a 10-acre marsh filtration system that leads into Lake Minneola. Central to the site is a 40-foot observation tower that provides stunning views of Triathlete Beach, the lakes, trail, and downtown Clermont. Additionally, the project includes a restroom/staging area that complements the observation tower and enhances the waterfront facilities. This development aims to improve stormwater redirection and filtration, creating a healthier ecosystem while also boosting the area’s visual appeal and supporting local wildlife.		
<u>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible)</u> Powell Studio Architecture plays a key role in designing all vertical structures for the Victory Pointe project. The firm collaborates with the City of Clermont and Community Solutions Group to create the observation tower and restroom/staging area, ensuring that both structures harmonize with the natural surroundings. They focus on developing architectural solutions that enhance the functionality and aesthetics of the site while supporting the stormwater filtration system. Additionally, the firm prepares construction documents and works to ensure compliance with local regulations throughout the project.		
		
<u>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</u> Powell Studio Architecture Team		

ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location Lake County Neighborhood Lakes Trailhead Park Lighting Tavares, Florida Project Manager: Bill Nance</p>		<p>Project Owners Name & Address Lake County Government 315 W. Main Street, Tavares, Florida, 32778</p>	
<p>Completion Date (Actual or Estimated) 12/2023</p>			
<p>Estimated Cost (In Thousands)</p>		<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p>	
<p>Entire Project</p>	<p>Work for which firm was/is responsible</p>	<p>Mr. Chris MacDonald Construction Inspector II Lake County Office of Parks and Trails 2401 Woodlea Road Tavares, Florida 32778 email: cmacdonald@lakecountyfl.gov</p>	
<p>\$52,000</p>	<p>\$7,000</p>		
<p>Scope of Entire Project (Please give quantitative indications wherever possible)</p> <p>New security lighting includes electrical primary service, coordination with utility provider, power distribution, and controls for lighting. \$45,000 / 20,000 sf</p>			
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible)</p> <p>Design of electrical primary service, to include coordination with Utility Provider. Design of power distribution equipment for future use by the Owner.</p>			
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Bill Nance (Communications – Technology Specialist) Stephen Cotton (Electrical Engineer – Lighting Design Specialist)</p>			





ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location Maitland Library and Park Design Maitland, Florida</p>		<p>Project Owners Name & Address City of Maitland (primary owner/client) 1776 Independence Ln, Maitland, FL 32751 RVI was a sub - direct client was HBM Architects</p>	
<p>Project Manager: Ryan Seacrist, PLA, ASLA</p>			
<p>Completion Date (Actual or Estimated) PHASE 1: 10/2023 PHASE 2: ONGOING</p>			
<p>Estimated Cost (In Thousands)</p>		<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p>	
<p>Entire Project</p> <p>\$ 25,000,000 (estimated)</p>	<p>Work for which firm was/is responsible</p> <p>\$ 35,000 (master planning portion only of project thus far)</p>	<p>Mark D. Reggentin City Manager 407.539.6220 mreggentin@itsmymaitland.com</p>	
<p>Scope of Entire Project (Please give quantitative indications wherever possible)</p> <p>SIZE: 20,000 SF Library, 2.5-acre City Park</p> <p>SCOPE: Site Master Plan, Renovation of City Park, Open Green Space, Sensory Garden, Entry Plaza, Stormwater Feature</p>			
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible)</p> <p>RVI has been involved with the City of Maitland to develop a site master plan for a 20,000-square-foot public library and adjacent 2.5-acre city park, to be named Quinn Strong Park. The site will serve as a central park and community library for a cultural campus that includes an art and history museum and event space. The site is designed to create a seamless pedestrian access from the corner of Packwood Avenue and Maitland Avenue, through the library, and into the adjacent Quinn Strong Park that the library building will be situated within. The project also includes renovation of the current historical library building that is situated on the block south of Quinn Strong Park.</p>			
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Ryan Seacrist, Project Principal & Project Manager Rob Bias, Design Director & QA/QC Grace Zhang, Urban Design (pedestrian circulation and mobility)</p>			



RVI Planning + Landscape Architecture

www.rviplanning.com



ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location Bonita Springs Recreation Center Renovation Bonita Springs, Florida</p>		<p>Project Owners Name & Address City of Bonita Springs Parks & Recreation 9101 Bonita Beach Road Bonita Springs, FL 34135</p>	
<p>Project Manager: Will Hellman, PLA Landscape Architecture Lead</p>			
<p>Completion Date (Actual or Estimated) PHASE 1: 2/2021, PHASE 2: 10/2023, PHASE 3: 4/2024</p>			
<p>Estimated Cost (In Thousands)</p>		<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p>	
<p>Entire Project</p>	<p>Work for which firm was/is responsible</p>	<p>Nicole Perino Parks & Rec Director 239.992.2556 nicole.perino@cityofbonitasprings.org</p>	
<p>\$ PHASE 1: \$1,000,000 PHASE 2: \$1,500,000</p>	<p>\$ 69,100</p>		
<p>Scope of Entire Project (Please give quantitative indications wherever possible)</p> <p>SIZE: 35-acres</p> <p>SCOPE: Master Planning, Landscape Architecture, Park & Open Space Design, Recreation Center Design</p>			
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible)</p> <p>The Bonita Recreation Center Ballfields, last renovated in the early 2000s, required upgrades for ADA accessibility, stormwater management, and aesthetics. Phase One improvements included a curb and trench drain system that addressed both ADA and drainage challenges, expanded spectator space, and enhanced circulation with decorative pavers and tropical landscaping. Phase Two will focus on field redesign, new turf, dugouts, and site furnishings. Following the ballfield work, RVI began designing a new soccer complex for the City, leading a team of architects and engineers.</p>			
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Ryan Seacrist, Project Principal Phases 2 and 3</p>			





ATTACHMENT 4 – SIMILAR PROJECTS FORM

24-920

Work by firm members which best illustrate current qualifications relevant to Project having been/is being accomplished by personnel assigned to Project. List no less than three (3) but no more than ten (10) projects.

<p>Project Name & Location Mount Dora WBID Community Urban Design and Planning Mount Dora, Florida</p> <p>Project Manager: Ryan Seacrist, PLA, ASLA</p>		<p>Project Owners Name & Address Richland Communities 555 Winderley Place, Suite 129 Maitland, FL</p>	
<p>Completion Date (Actual or Estimated) November 2024</p>			
<p>Estimated Cost (In Thousands)</p>		<p>Project Owner's Contact Person, Title, Email, & Telephone Number</p>	
<p>Entire Project</p> <p>\$ \$500,000</p>	<p>Work for which firm was/is responsible</p> <p>\$ \$250,000</p>	<p>Matt Young, PE Vice President myoung@richlandcommunities.com (407) 446-0276</p>	
<p>Scope of Entire Project (Please give quantitative indications wherever possible)</p> <p>SIZE: 600-acres</p> <p>SCOPE: Land Use Planning, Permitting, Visioning, Master Site Planning, Urban Design, Community Engagement</p>			
<p>Nature of Firm's Responsibility in Project (Please give quantitative indications wherever possible)</p> <p>Richland Communities solicitude RVI in 2022 to provide vision, master planning, and land use permitting for a 600-acre property in Lake County, FL within the Wolf Branch Innovation District. The project is set to bring a mixed-use village center and employment center all within a well connected system of publicly accessible parks and open space amenities.</p>			
<p>Firm's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the County's Project</p> <p>Ryan Seacrist, Project Principal</p>			





AFFIDAVIT OF COMPLIANCE WITH SECTION 288.0071, FLORIDA STATUTES, ECONOMIC INCENTIVES TO FOREIGN ENTITIES OF CONCERN

Before me, a notary public, in and for the State of Florida – at large, personally appeared, Robert J. Powell, and having first made due oath or affirmation, states:

- 1. My name is Robert J. Powell.
2. I am the President of Powell Studio Architecture.
3. The Company was formed in USA Florida and is a LLC.
4. I am duly authorized and empowered and have sufficient knowledge to execute and deliver this Affidavit.
5. I affirm that the Company is not:
a. Owned or controlled by the government of the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic...
b. A partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a Foreign Country of Concern, or a subsidiary of such entity.

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

Signed and Delivered on this 19th day of September, 2024.

BY: [Signature]
Signature of Affiant
JEFF POWELL
Printed Name

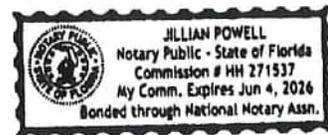
STATE OF FLORIDA
COUNTY OF Lake

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 23 day of September, 2024, by Robert J. Powell.

Personally Known OR Produced Identification
Type of Identification Produced _____

[Signature]
(Notary Signature)

(SEAL)



**ATTACHMENT 6 – DRUGFREE WORKPLACE PROGRAM CERTIFICATON 24-920
SITE DEVELOPMENT FOR IMPROVEMENTS AT NEIGHBORHOOD LAKES
TRAILHEAD**

In order to have a drug- free workplace program, a business shall:

(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 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.

Does the individual responding to this solicitation certify that their firm has implemented a drug-free workplace program in accordance with the provision of Section 287.087, Florida Statutes, as stated above?

YES

NO

NAME OF BUSINESS: Powell Studio Architecture

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TRUTH IN NEGOTIATION CERTIFICATION

375-030-30
PROCUREMENT
05/14

Pursuant to Section 287.055(5)(a), Florida Statutes, for any lump-sum or cost-plus-a-fixed fee professional services contract over the threshold amount provided in Section 287.017, Florida Statutes for CATEGORY FOUR, the Department of Transportation (Department) requires the Consultant to execute this certificate and include it with the submittal of the Technical Proposal, or as prescribed in the contract advertisement.

The Consultant hereby certifies, covenants, and warrants that wage rates and other factual unit costs supporting the compensation for this project's agreement are accurate, complete, and current at the time of contracting.

The Consultant further agrees that the original agreement price and any additions thereto shall be adjusted to exclude any significant sums by which the Department determines the agreement price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such agreement adjustments shall be made within (1) year following the end of the contract. For purposes of this certificate, the end of the agreement shall be deemed to be the date of final billing or acceptance of the work by the Department, whichever is later.

POWELL STUDIO ARCHITECTURE, LLC.
Name of Consultant

By: [Signature]

9/23/2024
Date

ATTACHMENT 8

24-920

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONFLICT OF INTEREST/CONFIDENTIALITY CERTIFICATION
FOR CONSULTANT/CONTRACTOR/TECHNICAL ADVISORS

375-030-50
PROCUREMENT
DGC - 1/20

I certify that I have no present conflict of interest, that I have no knowledge of any conflict of interest that my firm may have, and that I will recuse myself from any capacity of decision making, approval, disapproval, or recommendation on any contract if I have a conflict of interest or a potential conflict of interest.

Consultants/Contractors are expected to safeguard their ability to make objective, fair, and impartial decisions when performing work for the Department, and therefore may not accept benefits of any sort under circumstances in which it could be inferred by a reasonable observer that the benefit was intended to influence a pending or future decision of theirs, or to reward a past decision. Consultants performing work for the Department should avoid any conduct (whether in the context of business, financial, or social relationships) which might undermine the public trust, whether or not that conduct is unethical or lends itself to the appearance of ethical impropriety.

I will maintain the confidentiality of all information not made public by the Florida Department of Transportation ("Department") related to the procurement of the above-referenced ("Project") that I gain access to as a result of my involvement with the Project ("Procurement Information"). I understand that Procurement Information includes, but is not limited to, documents prepared by or for the Department related to procurement of the Project. I also understand that Procurement Information includes, but is not limited to, documents submitted to the Department by entities seeking an award of the Project ("Proposers"). I understand that Procurement Information may include documents submitted by Proposers related to letters of response/letters of interest, technical proposals, price proposals, financial proposals, and information shared during exempt meetings. I also understand that Procurement Information may also include documents that evaluate or review documents submitted by Proposers, and information regarding Project cost estimates. I also agree not to discuss the Project with anyone who is a member of or acting on behalf of a Proposer.

Unless so ordered by a court of competent jurisdiction or an opinion of the Office of the Florida Attorney General, I will not divulge any Procurement Information except to individuals who have executed a Conflict of Interest/Confidentiality Certification which has been approved by the Department ("Project Personnel"). I understand that a list of Project Personnel will be maintained by Department. If I am contacted by any member of the public or the media with a request for Procurement Information, I will promptly forward such request to the Department's Procurement Office. I will also maintain security and control over all documents containing Procurement Information which are in my custody.

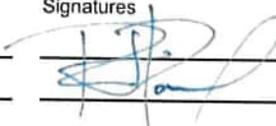
I agree not to solicit or accept gratuities, unwarranted privileges or exemptions, favors, or anything of value from any firm under consideration for an agreement associated with the Project, and I recognize that doing so may be contrary to statutes, ordinances, and rules governing or applicable to the Department or may otherwise be a violation of the law.

I agree not to engage in bid tampering, pursuant to Section 838.22, Florida Statutes.

I realize that violation of the above mentioned standards could result in the termination of my work for the Department. I further realize that violation of the above mentioned statute would be punishable in accordance with Section 838.22, Florida Statutes..

Advertisement No./ Solicitation No	Description	Financial Project Number(s)
RSQ 24-920	Site Development for Improvements at Neighborhood Lakes Trailhead	

Each undersigned individual agrees to the terms of this Conflict of Interest/Confidentiality Certification.

Printed Names	Signatures	Date
Jeff Powell, AIA		9/23/2024



PROPOSED SOLUTION



Our approach to the development of the Neighborhood Lakes Trailhead holds a profound significance for Powell Studio Architecture, as we had the honor of providing the initial schematic design for the trailhead's primary structure. In crafting this building, our goal was to create an architectural piece that feels as if it emerged naturally from the earth, shaped by the hand of Mother Nature herself. We carefully considered how the structure would blend harmoniously with its surroundings, allowing it to feel like a seamless extension of the landscape.

If Powell Studio Architecture gets the opportunity to design the improvements to Neighborhood Lakes Trailhead; addition of pavilions, playgrounds, and maintenance facilities, as well as scenic overlooks, bike trails, dog parks, and equestrian tie-up and watering stations. Each element will be meticulously designed to complement the natural environment, encourage exploration and enjoyment while also serving the community's diverse recreational needs.

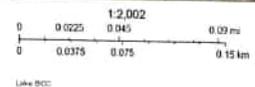
Central to our design philosophy is the incorporation of key principles that guide modern site development. These include inclusivity, ensuring that the space is accessible to people of all ages and abilities; sustainability, through the use of environmentally conscious materials and designs that minimize ecological impact; and connectivity, enhancing the flow between different areas of the site and linking it with the broader network of trails. We also prioritized safety, creating spaces that are well-lit and secure, flexibility to accommodate the community's evolving uses over time, and community engagement, ensuring that the design reflects and respects the values and heritage of the local population.

Ultimately, our aspiration is to transform the Neighborhood Lakes Trailhead into a dynamic and multifaceted space, where nature and community coexist harmoniously. Where visitors can connect with both the environment and one another, and where the community can take pride in a space that reflects its identity and future aspirations.





Concept Plan
Neighborhood Lakes Trailhead
Main Building, Pavilions and other Improvements



1. INCLUSIVITY AND ACCESSIBILITY

- **Universal Design:** Our approach prioritizes accessibility for individuals of all ages and abilities, including those with disabilities. By integrating thoughtful, inclusive design elements into pathways, facilities, and amenities, we ensure the entire park is welcoming and usable by everyone.

- **Diverse Activities:** We aim to provide a broad range of recreational options that cater to varying interests and age groups. Whether it's playgrounds, dog parks, walking trails, or peaceful areas for relaxation, the park will offer something for everyone, fostering a sense of community and belonging.

2. ENVIRONMENTAL SUSTAINABILITY

- **Preservation of Natural Features:** We emphasize the protection and integration of the site's existing natural elements, such as forests, wetlands, and water bodies, to maintain the area's biodiversity and natural beauty. The Neighborhood Lakes Trailhead is fortunate to encompass all three of these features, which will be thoughtfully woven into the park's design to enhance its connection to nature.

- **Sustainable Practices:** Our design incorporates eco-friendly solutions, including rainwater harvesting, solar energy, native plant landscaping, and waste reduction strategies, to minimize the park's environmental impact. These practices not only reduce the ecological footprint but also create valuable opportunities for education and environmental awareness.



3. CONNECTIVITY AND CIRCULATION

- **Internal Connectivity:** We will create a well-integrated network of pathways and trails designed for walking, cycling, and other non-motorized transportation, ensuring seamless movement throughout the park. These connections will promote exploration and a fluid experience within the space.

- **External Connectivity:** The park will be thoughtfully connected to surrounding neighborhoods and public transportation, making it easily accessible to all visitors. Additionally, we will provide convenient vehicular access and ample parking to accommodate park patrons, especially during high-traffic events such as community gatherings and special occasions.

4. SAFETY AND SECURITY

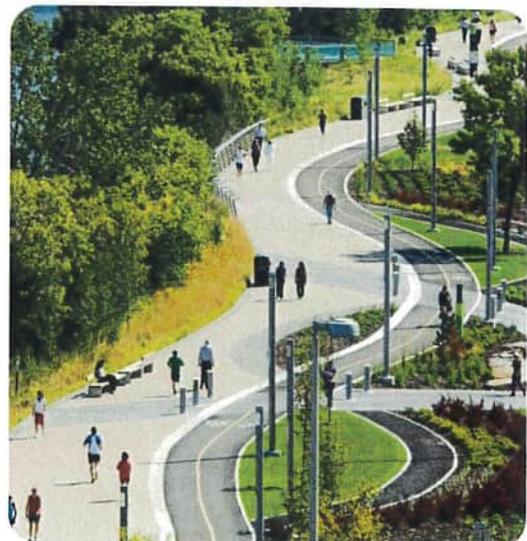
- **Visibility and Lighting:** We will ensure the park is well-lit with clear sightlines throughout to promote safety and security for all visitors, both day and night.

- **Emergency Preparedness:** Features such as emergency call stations, clear signage, and easy access for emergency services will be incorporated into the design to enhance visitor safety and preparedness in case of emergencies.

- **Crime Prevention Through Environmental Design (CPTED):** By integrating CPTED principles from the outset, we aim to create a safe environment through strategies such as natural surveillance, natural access control, territorial reinforcement, activity support, and regular maintenance. These design features work together to foster a sense of security and discourage criminal activity.



Trail lights at dark, supplying safety for citizens at night.



A mock-up trail using the strategies of CPTED.



5. FLEXIBILITY AND ADAPTABILITY

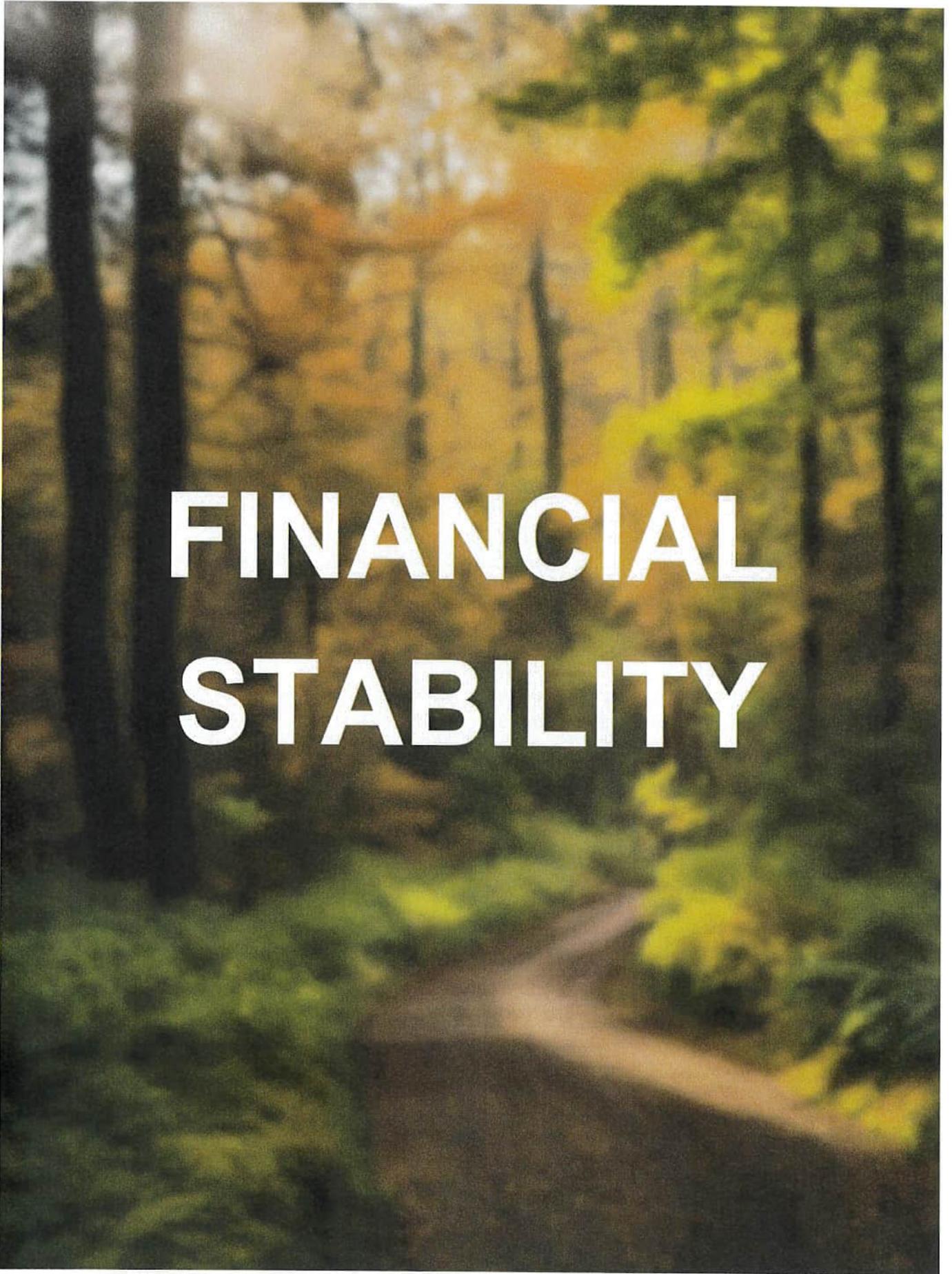
- **Multi-Functional Spaces:** We will create spaces designed to accommodate a variety of activities and events, promoting flexibility in usage and allowing the park to serve diverse community needs throughout the year.
- **Future-Proofing:** Our design will consider potential changes in usage and demographic trends, ensuring the park can evolve over time to meet the community's changing requirements. This long-term capital project will incorporate the flexibility necessary to adapt to emerging interests, such as the growing popularity of pickleball, which has many municipalities striving to provide sufficient court facilities. By planning for these shifts, we aim to keep the park relevant and beneficial for future generations.

6. COMMUNITY ENGAGEMENT AND IDENTITY

- **Cultural Relevance:** Our design will incorporate elements of local history, culture, and art to create a strong sense of place and community identity. By weaving these features into the park, we aim to make it a unique and meaningful space that resonates with residents and reflects their heritage.
- **Public Participation:** We believe in the importance of engaging the community throughout the planning process to ensure the park meets local needs and aspirations. By fostering a sense of ownership and pride among residents, we will host workshops, open houses, and pop-up events to gather feedback and encourage participation in the proposed design. This collaborative approach not only enhances public involvement but also ensures the park truly serves the community it is designed for.



Community workshop for the Clermont 8th Street | Meet Us In The Middle Plaza project.



FINANCIAL STABILITY

Powell Studio Architecture has experienced continual and controlled growth throughout its history. Annual revenues have continually outpaced previous fiscal years, with a positive asset to liability ratio. Between 2020 and 2024, the firm experienced an average increase of 18% of gross revenues annually. The growth of our firm financially has been attributed to a proportionate and timely increase in staff to accommodate an increased workload, creating an amazing team ready to serve our clients.

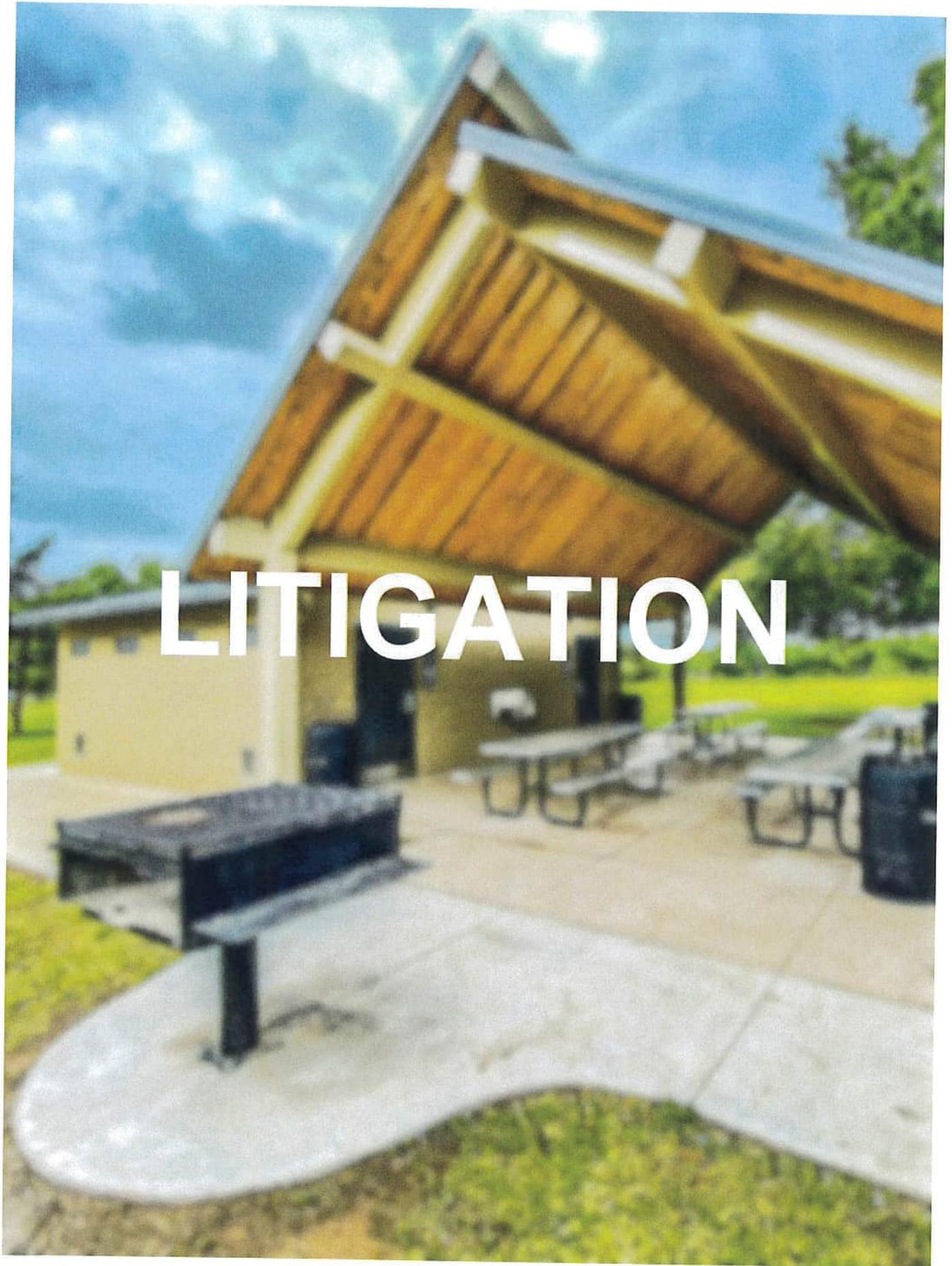


Jeff Powell - President

Powell Studio Architecture



POWELL STUDIO
ARCHITECTURE



LITIGATION

Powell Studio Architecture, LLC. was established in 2011, and since inception, has had no regulatory or license sanctions imposed. Additionally, our firm has not been involved or named in any legal claims, judgements, or settlements in our tenure. The protection of our firm and our clients is of utmost importance, to which we have always maintained a comprehensive insurance program including professional liability, worker's compensation, general liability, automobile and umbrella policies, with sufficient limits to cover the defense and payment of any claims against Powell Studio Architecture.



Jeff Powell - President

Powell Studio Architecture





ADDENDUM NO. 1

24-920



Office of Procurement Services

P.O. Box 7800 • 315 W. Main St., Suite 416 • Tavares, FL 32778

SOLICITATION: NEIGHBORHOOD LAKES TRAIL – MAIN BUILDING

09/11/2024

Vendors are responsible for the receipt and acknowledgement of all solicitation addenda. Submit an electronically signed copy with solicitation submission. Failure to acknowledge an addendum may prevent the submission from being considered for award.

THIS ADDENDUM DOES NOT CHANGE THE DATE FOR RECEIPT OF PROPOSALS.

QUESTIONS/RESPONSES

1. Are there any civil drawings?

Response: There are no civil drawings, this is a Request for Statement of Qualifications (RSQ) for a consultant (engineering firm) to provide site development plans (civil drawings) and related engineering documents/services for the proposed facilities. Refer to Exhibit A - Scope of Work and Exhibit D – Map / Concept Plan.

ACKNOWLEDGEMENT

Firm Name: Powell Studio Architecture

I hereby certify that my electronic signature has the same legal effect as if made under oath; that I am an authorized representative of this vendor and/or empowered to execute this submittal on behalf of the vendor.

Signature of Legal Representative Submitting this Bid: *Robert J Powell*

Date: 9/18/2024

Print Name: Jeff Powell

Title: President

Primary E-mail Address: jeff@powellstudioarch.com

Secondary E-mail Address: paul@powellstudioarch.com

EXHIBIT B

BASIS OF COMPENSATION

Professional fees for this project are proposed as a stipulated sum of **Two Hundred Thousand Dollars and Zero Cents (\$200,000.00)** based on the scope of the project defined in this proposal.

COMPENSATION BREAKDOWN	
I. PROJECT ADMINISTRATION	\$ 18,000.00
II. DESIGN SERVICES	\$ 140,600.00
A. SURVEY	\$ 20,000.00
B. GEOTECHNICAL ENGINEERING	\$ 8,800.00
C. SCHEMATIC DESIGN (30% SUBMITTAL)	\$ 28,000.00
D. DESIGN DEVELOPMENT (80% SUBMITTAL)	\$ 28,000.00
E. CONSTRUCTION DOCUMENTS (90% - 100% SUBMITTALS)	\$ 59,800.00
III. PERMITTING / REGULATORY SERVICES	\$13,900.00
VI. CONSTRUCTION PROCUREMENT / BIDDING SERVICES	\$ 6,000.00
IV. CONSTRUCTION PHASE SERVICES	\$20,000.00
VII. REIMBURSABLE ALLOWANCE	\$1,500.00
TOTAL ARCHITECTURAL & ENGINEERING SERVICES	\$ 200,000.00

HOURLY RATE SCHEDULE

(Only applicable with prior Owner approval)

a. Principal Architect:	\$ 300.00 / Hour
b. Project Manager	\$ 170.00 / Hour
c. Project Architect	\$ 150.00 / Hour
d. Project Planner	\$ 150.00 / Hour
e. Project Designer	\$ 120.00 / Hour
f. Project Coordinator	\$ 120.00 / Hour
g. Specification Writer	\$ 110.00 / Hour
h. Cost Estimator	\$ 110.00 / Hour
i. Construction Administrator	\$ 150.00 / Hour
j. CAD Operator / Draftsman	\$ 95.00 / Hour
k. Clerical / Administrative Assistance	\$ 60.00 / Hour
l. Engineer	at cost +10%
m. Planner / Landscape Architect	at cost +10%

Reimbursable Expenses

Expenses incurred by the architect in the interest of the project are in addition to the fees for services and are to be reimbursed to the architect. Expenses which are considered reimbursable on this project include shipping and plotting of documents, and out of county travel (if required).

Plotting of documents will be billed at \$.45 / SF of page for Black & White Prints

Color printing will be billed as follows:

8 1/2" x 11" Color Prints	\$2.00
11" x 17" Color Prints	\$5.00
24" x 36" Color Plots	\$25.00
36" x 48" Color Plots	\$35.00
Other Reimbursables (Binders, Tabs, 8 x 11 copies, Fed Ex charges, etc.)	At Cost

EXHIBIT C

ATTACHMENT 3- TEAM COMPOSITION FORM

ATTACHMENT 3 - TEAM COMPOSITION

24-920

CONSULTANT

ROLE	Name	City of Residence	Florida Active Registrations Number
Principal in Charge	Jeff Powell	Clermont	AR94675
Director of Operations	Paul Roberts	Temple Terrace	
Project Manager	Jose Burgos	Minneola	AR94143
Lead Designer	Ashley Perez	Groveland	
Architectural Designer	Colin Jones	Orlando	
Architectural Designer	Raniah AlEqabi	Clermont	
Architectural Designer	Taylor Parker	Clermont	
Interior Designer	Kimberly Sea	Clermont	

SUB CONSULTANTS

ROLE	Company Name	Address	Individual's Name Assigned	Projected % of Overall Work	Worked with Prime before (YES/NO)	Individual Worked with Prime before (YES/NO)
MEP and Structural	TLC Engineering Solutions	7370 Cabot Court, Suite 103 Melbourne, Florida 32940	Gary Krueger	15%	YES	YES
			Stephen Cotton		YES	YES
			Mohammed Hadiji		YES	YES
			Jim Mullen		YES	YES
			Bill Nance		YES	YES
Civil Engineering and Survey	Half Associates, Inc	902 North Sinclair Avenue Tavares, Florida	Chuck Hiott	18%	YES	YES
			Duane Booth		YES	YES
			Brett Tobias		YES	YES
			Brad Bublitz		YES	YES
			Suzanne Osborn	3%	YES	YES
Planning and Landscape Architecture	RVI	10150 Highland Manor Drive, Suite 450, Tampa, FL 33610	Ryan Seacrist	7%	YES	YES
			Robert Bias		YES	YES
Geotechnical Engineering	Andreyev Engineering, Inc	4055 St. Johns Parkway Sanford, FL 32771	Ray Jones	2%	YES	YES



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half



Andreyev Engineering, Inc.