Eagle Hammock
Community Development District

Meeting Agenda

September 11, 2025

AGENDA

Eagle Hammock
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 4, 2025

Board of Supervisors Meeting
Eagle Hammock Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Eagle Hammock Community Development District** will be held on **Thursday, September 11, 2025** at **10:45 AM** at the **Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL 33803.**

Zoom Video Join Link: https://us06web.zoom.us/j/82116996354
Call-In Information: 1-646-876-9923
Meeting ID: 821 1699 6354

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
    A. Acceptance of Resignation from Brent Elliott (Seat #5)
    B. Appointment to Fill Vacant Board Seat #5
    C. Administration of Oath to Newly Appointed Supervisor
    D. Consideration of Resolution 2025-10 Electing Officers
4. Approval of Minutes of the July 10, 2025 Board of Supervisors Meeting
5. Presentation of Memo Regarding Amendments to District Rules of Procedure
    A. Consideration of Resolution 2025-11 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District
6. Consideration of Resolution 2025-12 Spending Authorization Resolution
7. Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC
8. Review and Ranking of Proposals Received for District Engineering Services and Selection of District Engineer
    A. Alliant Engineering, Inc.
    B. DCCM North America, LLC
    C. Dewberry Engineers, Inc.
    D. Rayl Engineering & Surveying, LLC
9. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report (*to be provided under separate cover*)
    D. District Manager's Report
        i. Discussion Regarding Resident Request for Trash Can at the Mailboxes
        ii. Approval of Amenity Policy Clarification Regarding Access Card Issuance
        iii. Approval of Check Register
        iv. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

SECTION III

SECTION A

July 24, 2025

Jill, this is to notify you that I am resigning from the board of the Eagle Hammock CDD effective immediately.

Sincerely,

Brent Elliott

SECTION D

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Eagle Hammock Community Development District (hereinafter the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Eagle Lake, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Jill Burns
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	George Flint

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of September 2025.

ATTEST:

EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
EAGLE HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Eagle Hammock Community Development District was held on **Thursday**, **July 10, 2025** at 10:45 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary
Garret Parkinson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVW Law
Lauren Gentry *by Zoom*	District Counsel, KVW Law
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 10, 2025 Eagle Hammock Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 10:45 a.m. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns opened the public comment period.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 10, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 10, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes.

Mr. Andrade stated Rodney, Lauren, Patrick and himself were all in attendance at the last meeting.

> On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, the Minutes of the April 10, 2025 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns asked for a motion to open the public hearing.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-07 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns presented the budget on page 18 of the agenda package. She stated there is a proposed increase of $100.64. She noted the Field Expenditure costs were able to be lowered and the Amenity costs have been increased. She added Contingency, Janitorial, and Security line items were increased. The Reserve Fund has been doubled for this Fiscal Year.

Ms. Burns opened up the meeting for public comments.

Resident (Delaney) asked the Board to clarify if the $100.64 is per household. Ms. Burns stated it was.

Resident (Delany) asked what the goal amount in the Capital Reserve Fund is. Ms. Burns stated there is not a set goal and there is no max that can be added. She noted this is for any improvements they may want to add to the District in the future.

Resident (Delany) asked if the Capital Reserve is in a CD account so they can make money while the money is stilling in the bank. Ms. Burns stated they will typically move it to a Money Market account.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-07 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll. She stated this resolution certifies the assessment roll for collection based on the budget the Board just approved.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026**

Ms. Burns presented Resolution 2025-09 to the Board. They are proposing that the regular monthly meeting be held on the second Thursday of each month at 10:30 a.m. in the same location.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

SIXTH ORDER OF BUSINESS **Presentation and Acceptance of Letter of Resignation from District Engineer**

Ms. Burns noted they had received a letter of resignation from Rodney Gadd that stated once the development is done, he will not be staying on as District Engineer.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Letter of Resignation from District Engineer, was approved.

SEVENTH ORDER OF BUSINESS **Request for Authorization to Issue RFQ for District Engineering Services and Authorization of Staff to Publish**

Ms. Burns presented the request for authorization to issue RFQ for District Engineering services and authorization of staff to publish. She stated the due date for the RFQ is August 4, 2025.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Request for Authorization to Issue RFQ for District Engineering and Authorization of Staff to Publish, was approved.

EIGHTH ORDER OF BUSINESS **Presentation of Fiscal Year 2024 Audit Report**

Ms. Burns presented the Fiscal Year 2024 Audit Report on page 31 of the agenda package. She stated there were no instances of noncompliance, and no findings or recommendations and is considered a clean audit.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS **Goals and Objectives**

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns presented the District's Goals and Objectives for Fiscal Year 2026. She stated these have not changed since the last fiscal year and are all goals that the District will be able to meet.

> On MOTION by Mr. Andrade, seconded Mr. Walsh, with all in favor, the Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated they must review the goals they have in place for the current year to see if they will meet the goals. She added they are currently on track to meet all of the goals and Objectives for Fiscal Year 2025. They ask to authorize the Chair to sign off on the Goals and Objectives at the end of the year to ensure all of the goals have been met.

> On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Collins stated all Supervisors submitted their Form 1s on time and none have to pay a fine. He reminded the Board to complete four hours of ethics training by the end of the year.

B. Engineer

There being nothing to report, the next item followed.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's report on page 110 of the agenda package. He stated a stop sign was leaning and has since been set back in place. He added the new amenity landscape has been installed and has overall improved the appearance of the amenity. He noted the entrance Crepe Myrtles are flowering and healthy and the clubhouse has remained cleaned.

Mr. Bailey presented the proposal to install solar lights at the mailboxes for $824. He noted this was in the budget to complete.

> On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Solar Lighting at the Mailboxes for $824, was approved.

Mr. Bailey presented the proposal from Prince & Sons to perform landscape enhancements on the monument for $2,200. He added the plan would be to add color to the back of the monument.

Mr. Andrade asked for proposals to be brought back that would clean up the area but would not need to be swapped out every three months.

D. District Manager's Report

i. Update Regarding Recent Street Parking Complaints & Discussion Regarding Commercial and Abandoned Vehicles

Ms. Burns stated there were a handful of street parking complaints from residents regarding the cars in the road. She noted they were still only receiving a handful of complaints at this time because there are no street parking or towing policies set in place. She asked the Board if they would like to set any policies in place. Mr. Andrade stated he does not think they should at this time because the HOA is now set, and they will be able to help with the problem.

ii. Approval of Check Register

Ms. Burns stated the check register is in the agenda package for review. She offered to take any questions or comments regarding the invoices, otherwise asking for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.

iii. Balance Sheet & Income Statement

Ms. Burns noted the financial statements through May are in the package for review. No action is required.

iv. Presentation of Number of Registered Voters – 303

Ms. Burns noted there were currently 303 registered voters in the District. She noted they are over the 250 requirement but they must wait to turnover the Board until 2028.

ELEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Resident stated the picture of the entrance sign that was given in the Field Report is not what the sign currently looks like. He believes that it needs repaired.

Ms. Ellison asked for pictures of the sign to be added to the report.

Ms. Burns stated they have money in the landscape budget to repair the sign. She asked the Board if they would like to have a NTE amount and delegate the Chair to sign off on the repairs.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, NTE $5,000 for Entry Sign Repairs and Delegating the Chair to Approve, was approved.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Staff

From: Kilinski | Van Wyk PLLC

Date: September 1, 2025

Re: Updated Provisions of the District's Rules of Procedure

Please find attached to this memorandum an updated version of the previously adopted Rules of Procedure ("Rules"). Revisions were made to maintain consistency between the Rules and current Florida law, including statutory changes adopted in the 2025 Legislative Session, as well as to facilitate greater efficiency in the operation of the District. An explanation of each material change to the Rules is provided below. Minor formatting or proofreading changes are not summarized. Should you have any questions regarding the revisions to the Rules, please do not hesitate to contact your KVW attorney.

Business Hours

Language was added to Rules 1.0(3) and 3.11(1)(d) to clarify that the normal business hours of the District are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

Public Meetings, Hearings, and Workshops

Language was added to Rule 1.3(1)(d) to provide an earlier deadline for individuals to request accommodations for meeting participation. An individual requiring special accommodations to participate in the meeting, hearing, or workshop must contact the office of the District Manager at least three (3) business days prior to the scheduled meeting, hearing, or workshop.

Language was added to Rule 1.3(3) to provide examples of what may constitute "good cause" to amend a meeting agenda.

Language was added to Rule 1.3(6) to require that the notice for an emergency meeting include the specific reasons for the emergency meeting.

Notice of Rule Development

Rule 2.0(2) was revised to reflect the recent legislative change requiring the Notice of Rule Development to be published at least seven (7) days prior to the notice of rulemaking and thirty-five (35) days prior to the public hearing on the proposed rule. Rule 2.0(2) was also revised to require the Notice of Rule Development to include the following: (1) the grant of rulemaking authority for the proposed rule and the law being implemented; and (2) the proposed rule number.

Notices of Rulemaking

Rule 2.0(3) was also revised to reflect the recent legislative changes requiring the Notice of Rulemaking to include the following: (1) the proposed rule number; (2) the name, email address, and telephone number of the staff member who may be contacted regarding the intended action; and (3) the website where the statement of estimated regulatory costs may be viewed in its entirety, if applicable.

Rule 2.0(3) was further revised to require any material proposed to be incorporated by reference be available for inspection and copying by the public at the time of publication of the Notice of Rulemaking and to permit the Notice of Rulemaking to be delivered electronically to all persons named in the proposed rule or who have requested advance notice of rulemaking.

Petitions to Initiate Rulemaking

Rule 2.0(5) was revised to require the District's Board of Supervisors to initiate rulemaking proceedings within thirty (30) calendar days of receiving a petition to initiate rulemaking proceedings, in accordance with Florida Statutes.

Emergency Rule Adoption

Rule 2.0(8) was amended to permit the District's Board of Supervisors to adopt an emergency rule if it is necessitated by immediate danger to the public health, safety, or welfare, or if the Legislature authorizes the Board of Supervisors to adopt emergency rules. Notice of the emergency rules must include the Board of Supervisors' findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

Rule Variances

Rule 2.0(12)(a) was amended to include safety-related concerns as an example of a "substantial hardship" which could justify a rule variance.

Competitive Purchases

Rule 3.0(3) was revised to incorporate the recent legislative change that prohibits the District from penalizing a bidder for performing a larger volume of construction work for the District or rewarding a bidder for performing a smaller volume of construction work for the District on a public works project as defined in Section 255.0992, *Florida Statutes.* A public works project is defined as "an activity that is paid for with any local or state-appropriated funds and that consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any political subdivision." A public works project does not include the provision of goods, services, or work incidental to the public works project, such as security services, janitorial services, landscape services, maintenance services, or any other services that do not require a construction contracting license or involve supplying or carrying construction materials for a public works project.

Auditor Selection Committee Notices

Rule 3.2(6) was revised to require seven (7) days' notice of Auditor Selection Committee meetings, in accordance with Florida Law regarding meeting notices.

Purchase of Insurance

Rule 3.3(2)(g) was amended to remove "geographic location" from the list of evaluation criteria for the purchase of insurance.

Construction Contract Bids

Rule 3.5(2)(e) was amended to clarify that mistakes in arithmetic extension of pricing may be corrected by the Board provided such corrections do not result in a material change to the bid amount or create an unfair advantage.

Emergency Construction Service Purchases

Rule 3.5(5) was amended to clarify the circumstances under which the District may undertake an emergency purchase of construction services.

Bid Protests

Rules 3.11(4) and (5) were amended to provide additional details regarding the required procedures for bid protests.

Facsimile Notices, Generally

Changes were made throughout the Rules to remove facsimile as a method of notice and to add electronic mail as an acceptable method of notice where permitted by law.

SECTION A

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RESTATED RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Eagle Hammock Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Eagle Lake, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board previously adopted *Rules of Procedure* to govern the operation and administration of the District and now wishes to set a public hearing to consider amendments thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the District's Amended and Restated Rules of Procedure on **Thursday, November 13, 2025, at 10:30 AM, at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida 33803.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of September 2025.

ATTEST:

EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Rules of Procedure

RULES OF PROCEDURE
[DISTRICT] COMMUNITY DEVELOPMENT DISTRICT

EFFECTIVE AS OF [DATE]

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Rule 1.0 General.

(1) The [District] Community Development District ("District") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules ("Rules") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District ("Board") shall consist of five (5) members. Members of the Board ("Supervisors") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.

(4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.

(6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board

member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior twenty-four (24) months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and~~or~~ volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to theiihis or her affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least ~~forty-eight (48) hours~~three (3) business days before the meeting/hearing/workshop by contacting the District Manager at _____. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days before each meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval ("Meeting Materials"). Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comment
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
    (a) District Counsel
    (b) District Engineer
    (c) District Manager
        1. Financial Report

2. Approval of Expenditures
Supervisor's requests and comments
Public comment
Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factorsreasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "fraud," "waste" and "abuse" as those terms are defined in section 11.45(1), *Florida Statutes*; and
(b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
(c) Support economical and efficient operations; and
(d) Ensure reliability of financial records and reports; and
(e) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A "rule" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District ("Rule"). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Notice of Rule Development.

(a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published ~~at least twenty-nine (29)~~ at least seven (7) days before the notice of rulemaking described in Section 2.0(3), infra., and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the ~~specific legal authority for the proposed rule~~ grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.

(b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.

(3) Notice of Proceedings and Proposed Rules.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, ~~setting forth~~including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, ~~and~~ a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District's statement of ~~the~~ estimated regulatory costs and the website address where

the complete statement of estimated regulatory costs may be viewed, if such a statement has been prepared pursuant to~~n its entirety, if one has been prepared, based on the factors set forth in~~ Section 120.541(2)~~, of the~~ *Florida Statutes*, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

(b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.

(c) The notice shall be mailed~~, or~~ delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to ~~such mailing~~ publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.

(4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.

(5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than ~~sixty (60)~~thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-

case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

(a) The text of the proposed rule, or any amendment or repeal of any existing rules;

(b) A detailed written statement of the facts and circumstances justifying the proposed rule;

(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and

(d) The published notice.

(7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare ~~exists~~ which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority –shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure~~as long as it~~ protects the public interest and complies with applicable law and~~s determined by the District and otherwise complies with~~ these provisions.

(9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

(a) The texts of the proposed rule and the adopted rule;

(b) All notices given for a proposed rule;

(c) Any statement of estimated regulatory costs for the rule;

(d) A written summary of hearings, if any, on the proposed rule;

(e) All written comments received by the District and responses to those written comments; and

(f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

(a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

(e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(12) Variances and Waivers. A "variance" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "waiver" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant~~or other~~ type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District's Rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "Competitive Solicitation" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "Continuing Contract" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "Contractual Service" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "Design-Build Contract" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "Design-Build Firm" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "Design Criteria Package" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "Design Criteria Professional" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "Emergency Purchase" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "Invitation to Bid" is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "Invitation to Negotiate" means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "Negotiate" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "Professional Services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "Proposal (or Reply or Response) Most Advantageous to the District" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "Purchase" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "Request for Proposals" or "RFP" is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "Responsive and Responsible Bidder" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, *Florida Statutes*, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, *Florida Statutes*.

(q) "Responsive Bid," "Responsive Proposal," "Responsive Reply," and "Responsive Response" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, ~~email~~electronic mail, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

(6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days~~for a reasonable time~~ in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(7) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service~~the geographic location of the company's headquarters and offices in relation to~~ the District's needs, and the ability of the company to guarantee premium

stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The notice

shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.

ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension,

revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

xii. The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

xiii. Any other circumstance constituting "good cause" under Section 337.16(2), *Florida Statutes*, exists.

(b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.

(f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

i. Impacts on project schedule, cost, or quality of work;

ii. Unsafe conditions allowed to exist;

iii. Complaints from the public;

iv. Delay or interference with the bidding process;

v. The potential for repetition;

vi. Integrity of the public contracting process;

vii. Effect on the health, safety, and welfare of the public.

(g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) Reapplication and Reinstatement

(a) A contractor whose qualification to bid has been revoked or denied because of

contract crime may, at any time after revocation or denial, file a petition for reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

(b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.

(c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

(a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.

(b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.

(c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deem~~may be considered~~ ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules~~.~~ only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

   a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

   b. Hold all required applicable federal licenses in good standing, if any;

   c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District,

which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, ~~facsimile,~~ electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "goods, supplies, and materials" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile~~, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified ma~~facsim~~il~~e~~, hand delivery, or email with delivery confirmation~~United States Mail, or hand delivery~~ to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order~~days~~ in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on~~on appropriate~~ terms that~~which~~ shall not unduly delay the proceedings.

(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the B**i**ds, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective [DATE], except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SECTION VI

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Eagle Hammock Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District ("**Board**") typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

1. **Authorization to Pay Invoices for Work Previously Approved**. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. **Limited Spending Authorization**. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
    a. The District Manager may individually authorize such expense up to $2,500.00 per proposal and/or event.
    b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to $10,000.00 per proposal and/or event.
    c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to $25,000.00 per proposal and/or event.

3. **Ratification of Spending Authorization at Future Meeting**. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

4. **Repeal of Prior Spending Authorizations**. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF SEPTEMBER 2025.

ATTEST:

EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

REBATE REPORT

$3,800,000

Eagle Hammock Community Development District
(City of Eagle Lake, Florida)

Special Assessment Bonds, Series 2022
(Series 2022 Project)

Dated: July 8, 2022
Delivered: July 8, 2022

Rebate Report to the Computation Date
July 8, 2025
Reflecting Activity To
July 8, 2025

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

August 8, 2025

Eagle Hammock Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $3,800,000 Eagle Hammock Community Development District (City of Eagle Lake, Florida), Special Assessment Bonds, Series 2022 (Series 2022 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Eagle Hammock Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 30, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 8, 2025 Computation Date
Reflecting Activity from July 8, 2022 through July 8, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	3.923258%	13,326.36	(5,126.18)
Costs of Issuance Account	2.098023%	43.57	(76.54)
Totals	**3.911663%**	**$13,369.93**	**$(5,202.72)**
Bond Yield	**5.328209%**		
Rebate Computation Credits			(6,479.12)
		Net Rebatable Arbitrage	**$(11,681.84)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from July 8, 2022, the date of the closing, to July 8, 2025, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of July 8, 2025.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between July 8, 2022 and July 8, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or $1/12^{th}$ of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is July 8, 2025.

DEFINITIONS

7. Computation Date

July 8, 2025.

8. Computation Period

The period beginning on July 8, 2022, the date of the closing, and ending on July 8, 2025, the Computation Date.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Funds / Accounts	Account Number
Revenue Account	223345000
Interest Fund	223345001
Sinking Fund Account	223345002
Prepayment Account	223345003
Debt Service Reserve Fund	223345004
Acquisition & Construction Fund	223345005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 8, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 8, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 8, 2025, is the Rebatable Arbitrage.

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Delivered: July 8, 2022

Sources of Funds

Par Amount	**$3,800,000.00**
Total	**$3,800,000.00**

Uses of Funds

Acquisition & Construction Fund	**$3,393,189.95**
Debt Service Reserve Fund	**127,873.44**
Costs of Issuance Account	**202,936.61**
Underwriter's Discount	**76,000.00**
Total	**$3,800,000.00**

PROOF OF ARBITRAGE YIELD

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Date	Debt Service	Present Value to 07/08/2022 @ 5.3282091059%
11/01/2022	62,550.21	61,526.25
05/01/2023	154,637.50	148,158.93
11/01/2023	98,434.38	91,863.12
05/01/2024	158,434.38	144,020.79
11/01/2024	97,121.88	85,995.20
05/01/2025	157,121.88	135,511.20
11/01/2025	95,809.38	80,487.41
05/01/2026	160,809.38	131,586.90
11/01/2026	94,387.50	75,231.05
05/01/2027	159,387.50	123,742.33
11/01/2027	92,965.63	70,302.02
05/01/2028	162,965.63	120,039.12
11/01/2028	91,259.38	65,476.53
05/01/2029	166,259.38	116,191.86
11/01/2029	89,431.25	60,877.98
05/01/2030	164,431.25	109,027.65
11/01/2030	87,603.13	56,578.74
05/01/2031	167,603.13	105,438.00
11/01/2031	85,653.13	52,485.54
05/01/2032	170,653.13	101,857.27
11/01/2032	83,581.25	48,592.36
05/01/2033	173,581.25	98,297.70
11/01/2033	81,162.50	44,768.99
05/01/2034	176,162.50	94,649.16
11/01/2034	78,609.38	41,139.50
05/01/2035	178,609.38	91,047.98
11/01/2035	75,921.88	37,697.66
05/01/2036	180,921.88	87,502.39
11/01/2036	73,100.00	34,437.18
05/01/2037	183,100.00	84,019.46
11/01/2037	70,143.75	31,351.76
05/01/2038	185,143.75	80,605.26
11/01/2038	67,053.13	28,435.10
05/01/2039	192,053.13	79,330.18
11/01/2039	63,693.75	25,626.85
05/01/2040	193,693.75	75,909.38
11/01/2040	60,200.00	22,980.41
05/01/2041	195,200.00	72,580.91
11/01/2041	56,571.88	20,489.18
05/01/2042	201,571.88	71,110.75
11/01/2042	52,675.00	18,100.53
05/01/2043	202,675.00	67,837.25
11/01/2043	48,643.75	15,859.03
05/01/2044	208,643.75	66,257.68
11/01/2044	44,343.75	13,716.54
05/01/2045	214,343.75	64,580.95
11/01/2045	39,775.00	11,673.07
05/01/2046	219,775.00	62,825.31
11/01/2046	34,937.50	9,728.13
05/01/2047	224,937.50	61,007.18
11/01/2047	29,831.25	7,880.83
05/01/2048	229,831.25	59,141.31
11/01/2048	24,456.25	6,129.90
05/01/2049	234,456.25	57,240.89
11/01/2049	18,812.50	4,473.76
05/01/2050	238,812.50	55,317.74

PROOF OF ARBITRAGE YIELD

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Date	Debt Service	Present Value to 07/08/2022 @ 5.3282091059%
11/01/2050	12,900.00	2,910.57
05/01/2051	247,900.00	54,481.20
11/01/2051	6,584.38	1,409.50
05/01/2052	251,584.38	52,458.58
	7,673,512.83	3,800,000.00

Proceeds Summary

Delivery date	07/08/2022
Par Value	3,800,000.00
Target for yield calculation	3,800,000.00

BOND DEBT SERVICE

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/08/2022					
11/01/2022			62,550.21	62,550.21	
05/01/2023	55,000	4.375%	99,637.50	154,637.50	217,187.71
11/01/2023			98,434.38	98,434.38	
05/01/2024	60,000	4.375%	98,434.38	158,434.38	256,868.76
11/01/2024			97,121.88	97,121.88	
05/01/2025	60,000	4.375%	97,121.88	157,121.88	254,243.76
11/01/2025			95,809.38	95,809.38	
05/01/2026	65,000	4.375%	95,809.38	160,809.38	256,618.76
11/01/2026			94,387.50	94,387.50	
05/01/2027	65,000	4.375%	94,387.50	159,387.50	253,775.00
11/01/2027			92,965.63	92,965.63	
05/01/2028	70,000	4.875%	92,965.63	162,965.63	255,931.26
11/01/2028			91,259.38	91,259.38	
05/01/2029	75,000	4.875%	91,259.38	166,259.38	257,518.76
11/01/2029			89,431.25	89,431.25	
05/01/2030	75,000	4.875%	89,431.25	164,431.25	253,862.50
11/01/2030			87,603.13	87,603.13	
05/01/2031	80,000	4.875%	87,603.13	167,603.13	255,206.26
11/01/2031			85,653.13	85,653.13	
05/01/2032	85,000	4.875%	85,653.13	170,653.13	256,306.26
11/01/2032			83,581.25	83,581.25	
05/01/2033	90,000	5.375%	83,581.25	173,581.25	257,162.50
11/01/2033			81,162.50	81,162.50	
05/01/2034	95,000	5.375%	81,162.50	176,162.50	257,325.00
11/01/2034			78,609.38	78,609.38	
05/01/2035	100,000	5.375%	78,609.38	178,609.38	257,218.76
11/01/2035			75,921.88	75,921.88	
05/01/2036	105,000	5.375%	75,921.88	180,921.88	256,843.76
11/01/2036			73,100.00	73,100.00	
05/01/2037	110,000	5.375%	73,100.00	183,100.00	256,200.00
11/01/2037			70,143.75	70,143.75	
05/01/2038	115,000	5.375%	70,143.75	185,143.75	255,287.50
11/01/2038			67,053.13	67,053.13	
05/01/2039	125,000	5.375%	67,053.13	192,053.13	259,106.26
11/01/2039			63,693.75	63,693.75	
05/01/2040	130,000	5.375%	63,693.75	193,693.75	257,387.50
11/01/2040			60,200.00	60,200.00	
05/01/2041	135,000	5.375%	60,200.00	195,200.00	255,400.00
11/01/2041			56,571.88	56,571.88	
05/01/2042	145,000	5.375%	56,571.88	201,571.88	258,143.76
11/01/2042			52,675.00	52,675.00	
05/01/2043	150,000	5.375%	52,675.00	202,675.00	255,350.00
11/01/2043			48,643.75	48,643.75	
05/01/2044	160,000	5.375%	48,643.75	208,643.75	257,287.50
11/01/2044			44,343.75	44,343.75	
05/01/2045	170,000	5.375%	44,343.75	214,343.75	258,687.50
11/01/2045			39,775.00	39,775.00	
05/01/2046	180,000	5.375%	39,775.00	219,775.00	259,550.00
11/01/2046			34,937.50	34,937.50	
05/01/2047	190,000	5.375%	34,937.50	224,937.50	259,875.00
11/01/2047			29,831.25	29,831.25	
05/01/2048	200,000	5.375%	29,831.25	229,831.25	259,662.50
11/01/2048			24,456.25	24,456.25	
05/01/2049	210,000	5.375%	24,456.25	234,456.25	258,912.50
11/01/2049			18,812.50	18,812.50	
05/01/2050	220,000	5.375%	18,812.50	238,812.50	257,625.00

BOND DEBT SERVICE

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			12,900.00	12,900.00	
05/01/2051	235,000	5.375%	12,900.00	247,900.00	260,800.00
11/01/2051			6,584.38	6,584.38	
05/01/2052	245,000	5.375%	6,584.38	251,584.38	258,168.76
	3,800,000		3,873,512.83	7,673,512.83	7,673,512.83

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/22	Beg Bal	-3,393,189.95	-3,973,012.33
07/08/22		3,393,189.95	3,973,012.33
07/08/25	TOTALS:	0.00	0.00

ISSUE DATE:	07/08/22	REBATABLE ARBITRAGE:	0.00
COMP DATE:	07/08/25	NET INCOME:	0.00
BOND YIELD:	5.328209%	TAX INV YIELD:	0.000000%

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/22	Beg Bal	-127,873.44	-149,724.23
08/02/22		82.85	96.67
09/02/22		167.47	194.55
10/04/22		192.84	222.97
11/02/22		261.57	301.21
12/02/22		326.37	374.19
12/22/22		0.15	0.17
01/04/23		373.25	425.94
02/02/23		397.21	451.43
03/02/23		380.98	431.09
04/04/23		434.63	489.51
05/01/23		920.31	1,032.43
05/02/23		445.07	499.22
06/02/23		481.52	537.74
07/05/23		472.58	525.22
08/01/23		4,240.63	4,695.11
08/02/23		495.14	548.13
09/05/23		497.89	548.52
10/03/23		482.95	529.89
11/01/23		10,270.31	11,222.50
11/02/23		580.86	634.62
12/04/23		445.75	484.73
01/03/24		460.38	498.53
02/01/24		4,406.25	4,751.89
02/02/24		458.43	494.32
03/04/24		409.32	439.31
05/01/24		2,253.12	2,398.13
05/02/24		422.90	450.05
06/04/24		428.37	453.75
07/02/24		417.77	440.71
08/01/24		5,429.69	5,703.65
08/02/24		428.32	449.87
09/04/24		405.40	423.81
10/02/24		378.73	394.31
11/01/24		369.04	382.60
11/04/24		439.00	454.93
12/03/24		341.34	352.23
12/20/24		0.45	0.46
01/03/25		341.48	350.83
02/03/25		704.69	720.83
02/04/25		327.69	335.14
03/04/25		292.11	297.45
04/02/25		320.83	325.36
05/01/25		1,531.25	1,546.31
05/02/25		309.89	312.89
06/03/25		312.50	314.10
07/02/25		301.84	302.10

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/25	Bal	97,678.19	97,678.19
07/08/25	Acc	80.49	80.49
07/08/25	TOTALS:	13,326.36	-5,126.18

ISSUE DATE:	07/08/22	REBATABLE ARBITRAGE:	-5,126.18
COMP DATE:	07/08/25	NET INCOME:	13,326.36
BOND YIELD:	5.328209%	TAX INV YIELD:	3.923258%

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/22	Beg Bal	-202,936.61	-237,614.06
07/08/22		53,000.00	62,056.55
07/08/22		45,000.00	52,689.52
07/08/22		15,822.69	18,526.44
07/08/22		42,000.00	49,176.89
07/08/22		30,000.00	35,126.35
07/08/22		6,000.00	7,025.27
07/08/22		1,500.00	1,756.32
07/15/22		5,750.00	6,725.67
01/11/23		3,907.49	4,454.52
07/08/25	TOTALS:	43.57	-76.54

ISSUE DATE:	07/08/22	REBATABLE ARBITRAGE:	-76.54
COMP DATE:	07/08/25	NET INCOME:	43.57
BOND YIELD:	5.328209%	TAX INV YIELD:	2.098023%

$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/23		-1,960.00	-2,177.36
07/08/24		-2,070.00	-2,181.76
07/08/25		-2,120.00	-2,120.00
07/08/25	TOTALS:	-6,150.00	-6,479.12

ISSUE DATE: 07/08/22 REBATABLE ARBITRAGE: -6,479.12
COMP DATE: 07/08/25
BOND YIELD: 5.328209%

SECTION VIII

SECTION A

THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

RESPONSE TO REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES
AUGUST 4, 2025



SUBMITTED TO:

The Eagle Hammock
Community Development District

District Managers Office
Governmental Management Services
Central Florida, LLC
c/o Jill Burns / Samantha Ham
219 E. Livingston Street
Orlando, Florida 32801

SUBMITTED BY:

Alliant Engineering, Inc.

Mr. Jeff Sprouse, PE
3901 Coconut Palm Drive
Suite 102
Tampa, Florida 33619

Building better communities with excellent and passion.

ALLIANT



District Managers Office
Governmental Management Services
Central Florida, LLC
c/o Jill Burns / Samantha Ham
219 E. Livingston Street
Orlando, Florida 32801

RE: Response to Request for Qualifications
The Eagle Hammock CDD

Dear Board of Supervisors and Members of the Evaluation Committee:

Alliant Engineering, Inc. is pleased to submit our Statement of Qualifications in response to your Request for Qualifications for professional engineering services. We appreciate the opportunity to introduce our firm and express our interest in supporting The Eagle Hammock Community Development District in achieving its infrastructure and development goals.

Our team of licensed engineers, planners, and technical professionals brings decades of combined experience and a collaborative approach to every project. We pride ourselves on being responsive, detail-oriented, and committed to the long-term success of the communities we serve.

Commitment to the District

Alliant Engineering understands the unique needs of Community Development Districts and the importance of balancing growth with sustainability, fiscal responsibility, and resident satisfaction. We have successfully partnered with similar districts to deliver infrastructure improvements, roadway enhancements, stormwater upgrades, and utility coordination—all while maintaining transparency and accountability.

Enclosed with this letter, you will find our Statement of Qualifications, which includes:

- Firm profile and organizational structure
- Relevant project experience
- Key personnel resumes
- Approach to project delivery and client service
- References from similar engagements

We welcome the opportunity to support the Eagle Hammock Community Development District as their District Engineer. Please feel free to contact us should you require additional information or have any questions.

Thank you for considering our qualifications. We look forward to the possibility of working together to enhance the infrastructure and quality of life within your community.

Sincerely,
Alliant Engineering, Inc.

Wayne "Jeff" Sprouse, PE, *Client Manager*
☎ 813.954.4337 ✉ jsprouse@alliant-inc.com

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At Alliant, strong relationships are the cornerstone of our business. We've seen firsthand how trust and collaboration lead to better project outcomes—enhancing our clients' reputations and creating future opportunities. That's why we've spent over 30 years cultivating meaningful connections across the public and private sectors nationwide. Our clients continue to choose Alliant because of the relationships we build and the results we deliver.

Alliant is made up of talented professionals from diverse disciplines, backgrounds, and experience levels. As a team of employee-owners, we're committed to delivering complex engineering and design solutions that meet demanding schedules and budgets—without compromising on performance or quality. Our core values of excellence, collaboration, and integrity drive everything we do, bringing lasting value to our clients, communities, and team members.

For more than three decades, we've remained focused on the values that define us. By keeping these principles at the forefront, we create opportunities for our people and serve our clients with the same entrepreneurial spirit and integrity that have shaped our success since day one.

Alliant's Team Guiding Principles:

- We innovate before, during, and after design to deliver the best solutions for our clients.
- We communicate openly with clients, employees, sub-consultants, and stakeholders to keep projects on task, on schedule, and within budget.
- We are dedicated to both our business and the communities we serve.
- We deliver successful, high-quality projects – every time.
- We stay grounded and focused, always listening and always working hard.



COMMUNITY

Our community is where we live, work, and play—it's at the heart of who we are at Alliant. It includes our industry, our neighbors, and the world around us. Supporting and strengthening our communities isn't just part of our work—it defines our purpose.



EXCELLENCE

We are committed to always doing our best—and being the best at what we do. Excellence guides our work, drives our standards, and defines the results we deliver.



CREATE VALUE

We solve challenges with purpose and precision, delivering the best solutions for our clients. The value we create extends far beyond project completion—leaving a lasting impact on communities and stakeholders.



COLLABORATION

We take on big challenges by working together—partnering closely with our clients, teaming with industry partners, and supporting one another. Through collaboration, we achieve more and deliver better outcomes.



FUTURE FOCUSED

We're always looking ahead—to the next idea, the next solution, and the next opportunity to build better, more resilient communities. Innovation and long-term thinking guide everything we do.



INTEGRITY

Our success is built on trust. Clients and partners count on us to do business the right way—with honesty, accountability, and a commitment to doing what's right every time.

ENGINEER POINT OF CONTACT AND PROPOSED TEAM

Response to RFQ for Engineering Services for The Eagle Hammock Community Development District, Eagle Lake, Florida

Public Notice Date: July 21, 2025 Solicitation No. LSAR0332469

Engineer Point of Contact:

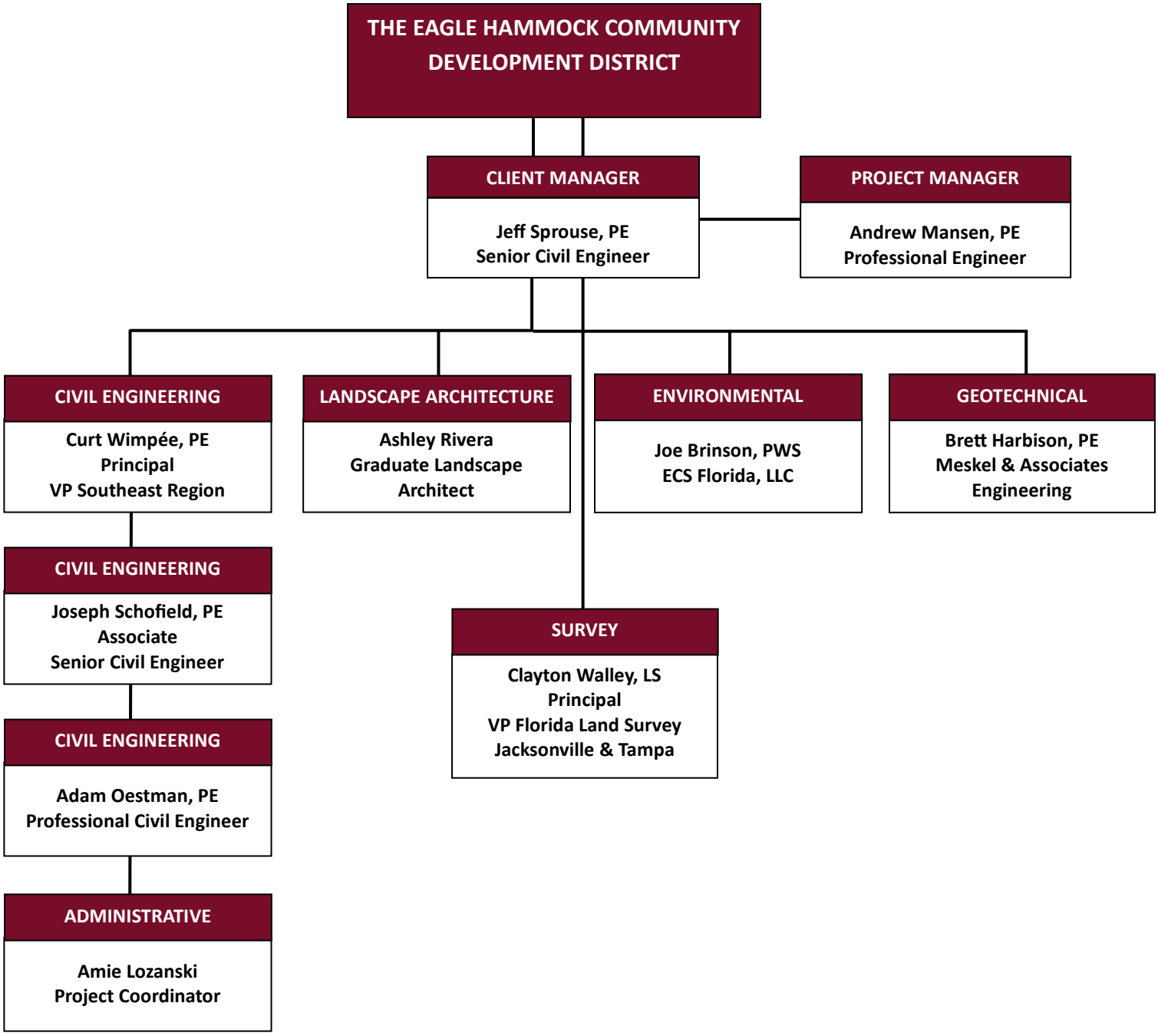
Jeff Sprouse, PE / Client Manager (813) 954-4337

Alliant Engineering, Inc. jsprouse@alliant-inc.com

PROPOSED TEAM

Check		FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Prime	Subcontractor			
X		Alliant Engineering	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Project Management, Civil Engineering, and Landscape Services
	X	ESC Florida, LLC	4524 N. 56th Street Tampa, Florida 33610	Environmental Services
	X	Meskel & Associates Engineering	2202 N. West Shore Boulevard Suite 200 Tampa, Florida 33607	Geotechnical Services
	X	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Land Survey Services

Exhibit 1. Organizational Chart of Proposed Team



JEFF SPROUSE, PE – CLIENT MANAGER



YEARS EXPERIENCE

28 years overall, and 1 year with Alliant.

EDUCATION

- BS, Nuclear Engineering, Mississippi State University
- FDEP Stormwater Management Inspector #40208
- Advanced MOT Certified
- 40-Hour OSHA Hazmat Certified
- US Navy Engineering Lab Technician
- Nuclear Power Plant Operations

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (60821)

Mr. Jeff Sprouse, PE brings over 28 years of diverse experience in both design and construction across a broad range of civil infrastructure projects. His areas of expertise include land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. Mr. Sprouse has also contributed to vertical construction, structural fabrication and erection, and the design and integration of SCADA systems for sanitary sewer and stormwater treatment facilities—such as Alum Injection Systems. In addition to his technical expertise, Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, site, drainage, and structural projects. He has served as both Project Manager and Design Engineer on numerous similar assignments, consistently combining deep technical knowledge with practical, hands-on leadership.



YEARS EXPERIENCE

14 years overall, and 3.5 year with Alliant.

EDUCATION

- BS, Civil Engineering, California State University, Sacramento, CA

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (91277)

Mr. Andrew Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.

JOSEPH SCHOFIELD, PE – SENIOR CIVIL ENGINEER



YEARS EXPERIENCE

21 years overall, and 3 years with Alliant.

EDUCATION

- MBA, St. Leo University
- BS, Civil Engineering, University of North Florida (UNF)

Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

ADAM OESTMAN, PE – PRODUCTION MANAGER



YEARS EXPERIENCE

6 years overall, and 3 years with Alliant.

EDUCATION

- BS, Civil Engineering, Murray State University

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (98440)

Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.

CURT WIMPÉE, PE – SENIOR CIVIL ENGINEER



YEARS EXPERIENCE

29 years overall, 10 years with Alliant.

EDUCATION

BS, Civil Engineering
University of Minnesota

PROFESSIONAL REGISTRATIONS

- Professional Engineer in Florida (79764)
- Minnesota (40487)
- Georgia (031340)
- N. Carolina (053415)
- S. Carolina (41355)
- Tennessee (125610

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers ● FCARD ● NEFBA ● NAIOP ● ULI

Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.

ASHLEY RIVERA – GRADUATE LANDSCAPE ARCHITECT



YEARS EXPERIENCE

4 years overall, and 2 years with Alliant.

EDUCATION

- BS, Landscape Architecture, University of Ana G. Mendez
- Currently pursuing licensure as a Landscape Architect in Florida

Ashley is a skilled landscape designer with over three years of experience in land development, specializing in marketing graphics, renderings, planting design, and design standardization. With a natural artistic talent and a strong eye for detail, she creates efficient, sustainable outdoor spaces that foster meaningful connections to nature. Ashley is passionate about blending aesthetic vision with practical functionality to deliver thoughtful, innovative landscape solutions. Her work consistently reflects a commitment to sustainability, user experience, and the success of each project she supports.

CLAYTON WALLEY, L.S., PSM – VP FLORIDA LAND SURVEY



YEARS EXPERIENCE

25 years overall, and 6 years with Alliant.

EDUCATION

- A.A.S. Industrial Engineering Technology, Paul D. Camp Community College
- BS Business, Project Management, University of Phoenix

PROFESSIONAL REGISTRATIONS

Licensed Surveyor in Florida (LS7209)

Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

JOE BRINSON, PWS – ENVIRONMENTAL SENIOR PROJECT MANAGER

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson's broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

BRETT H. HARBISON, PE – DIRECTOR OF TRANSPORTATION AND GEOTECHNICAL SERVICES PRINCIPAL ENGINEER

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, Brett leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

Anabelle Island, Green Cove Springs, Florida



Project Overview: Anabelle Island is a thoughtfully planned residential community located in the heart of Clay County, Florida. Once complete, the development will feature 369 single-family homes, a community pool and recreation center with direct access to local trail systems offering residents a blend of comfort, connectivity, and outdoor living.

Alliant's Role: Alliant has been a key partner in the development of Anabelle Island, providing comprehensive civil engineering, surveying, and permitting services across multiple phases of the project.

Impact: Anabelle Island is helping meet the growing demand for housing in one of Florida's fastest-growing regions. Alliant's involvement ensures the community is built on a strong foundation – both literally and figuratively – supporting long-term growth and quality of life for future residents.

PROJECT HIGHLIGHTS

- Phases 1A & 1B successfully supported construction with close coordination between design and field teams.
- Phase 2 is currently under construction, with Alliant leading the design and permitting efforts.
- Agency Coordination: Worked with Clay County and relevant regulatory bodies to ensure timely approvals and compliance.

Beachview Cove, Ormond Beach, Florida



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs), and lot corners; preparing and submitting both preliminary and final plats; and addressing municipal comments through to final approval.

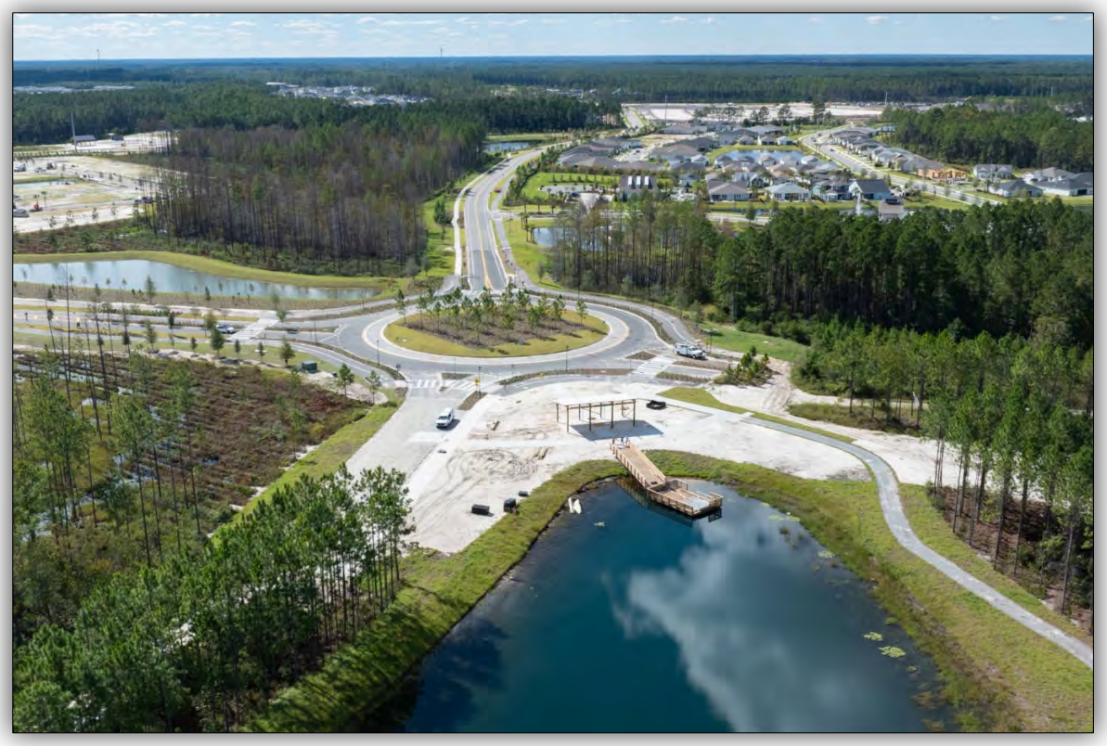
We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

The project required multiple approvals, including:

- Volusia County Master Plan Development Order and Final Development Order
- City of Ormond Beach utility approval
- Department of Health Domestic Water Permit
- FDEP Wastewater Permit
- FDOT Driveway, Drainage, and Utility Connection Permits
- FDEP Coastal Construction Field Permit
- SJRWMD Environmental Resource Permit

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.

Wildlight Community, Nassau County, Florida



CLIENT

AJ Johns and Burnam

Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.

Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.

SERVICES

LAND SURVEY



AdventHealth, 100-Bed Hospital and Medical Office Building - Palm Coast, Florida



SERVICES

- CIVIL ENGINEERING
- CONSTRUCTION SERVICES
- LAND SURVEY
- TRAFFIC ENGINEERING

ADDITIONAL SERVICES

- Construction Engineering / Administration
- Construction Inspection
- Environmental Permits
- ADA Design
- Survey – Existing Conditions Survey
- Survey – ALTA Survey
- Traffic Operations – Traffic Impact Study

Alliant provided comprehensive civil engineering design, permitting, and coordination services for a new 100-bed hospital and medical office building located at the intersection of Palm Coast Parkway and Bridgehaven Drive.

Our scope included site planning, stormwater and utility design, erosion control measures, and off-site roadway improvements. Alliant also led the completion of the traffic impact study and coordinated closely with Florida Power & Light and other subconsultants to finalize construction documents.

In addition, our team supported multiple public meetings, developed technical specifications, and assisted with agency submittals and permit close-outs to ensure full compliance with City and environmental requirements.

Hillsborough County Emergency Vehicle Preemption, Tampa Bay, Florida



Alliant is supporting Hillsborough County, Florida, with a range of traffic operations, smart mobility, and Intelligent Transportation Systems (ITS) initiatives.

Our Tampa team is actively assisting the County's Traffic Management Center with several ongoing work orders. Key efforts include the design and deployment of a county-wide Emergency Vehicle Preemption (EVP) system, covering over 150 emergency vehicles and 600 traffic signals. Additionally, the County is upgrading 120 traffic signals with new Advanced Traffic Controllers (ATCs) and Connected Vehicle Roadside Units (RSUs).

Alliant developed the Request for Proposal (RFP) for these upgrades and is currently supporting acceptance testing and systems engineering documentation for the Advanced Traffic Management System (ATMS). Our team is also assisting with Federal Highway Administration (FHWA) grant applications, including a new School Bus Safety Program that integrates connected vehicle technology.

Hillsborough County Florida
EST. 1834
SM

Saddlebrook Landings Apartment Community, Jacksonville, Florida



SADDLE BROOK LANDINGS
APARTMENT & TOWNHOME COMMUNITY

Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.

Whiteview Village Subdivision, Palm Coast, Florida



Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida's sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project's success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.



Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida



In response to the rapid population growth in Panama City Beach and the surrounding Bay County area, Tallahassee Memorial Healthcare, the Florida State University College of Medicine, and The St. Joe Company have partnered to develop a state-of-the-art medical campus on approximately 87 acres in Panama City Beach.



The project is being developed in phases, with plans to ultimately include a 500-bed hospital and a variety of ancillary medical facilities. Phase I features a master plan for a four-story, 60,000-square-foot medical office building designed to provide primary and urgent care services, with future potential for orthopedic, cardiology, and surgical specialties.

As the civil engineer for the project, Alliant's master planning effort integrates long-term considerations, including roadway expansion and projected growth over the next 10 to 30 years. Particular attention has been given to access, site circulation, and wayfinding—factors that are essential to enhancing the overall patient and visitor experience.

The planning process prioritizes all sensory elements of the user journey—from initial campus visibility and arrival to ease of departure after each visit. In addition, the design responds to the vibrant bicycle and pedestrian activity in Panama City Beach and the critical need for efficient emergency vehicle access. These considerations will help shape a welcoming, accessible, and future-ready corridor as the campus expands to serve the evolving needs of the community.

Once complete, the new healthcare campus will significantly enhance access to medical care for the region's growing population.

Riverfront Plaza, Jacksonville, Florida



As part of the City of Jacksonville's ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city's connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves.

This is more than construction—it's community building, placemaking, and a bold step toward redefining Jacksonville's downtown riverfront.

Reverie at Palm Cost Subdivision, Palm Coast, Florida



Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer's Report, which included detailed cost estimating to support the CDD bond issuance process.

Project Owner

Sunbelt Land Management

Point of Contact

Ken Belshe

Contact No.

(386) 986-2411



Sweetgrass Apartments, Phase 1, Enhanced Landscape, St. Mary's, GA



Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

Firm Name	Firm Location	Role
Alliant Engineering, Inc.	Jacksonville, Florida	Project Engineer
Alliant Florida, Inc.	Jacksonville, Florida	Land Surveyor

Trout Creek Community Development District, St. Johns County, Florida



ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend and appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.



Firms Involved with This Project

Firm Name	Firm Location	Role
ECS Florida, LLC	Jacksonville, Florida	Environmental

Sawmill Branch Roundabout, Palm Coast, Florida



Collaboration is at the heart of Alliant's success, and the US 1 & N Old Kings Street and Sawmill Development project is a prime example of that principle in action.

Working seamlessly across disciplines, our team delivered comprehensive design and permitting services in close coordination with FDOT and key project stakeholders. While guiding the transportation improvements through every phase, we simultaneously supported the development of Sawmill Branch—an exciting new residential community featuring 1,000 homes, a community pool, clubhouse, dog park, and playground.

This project exemplifies Alliant's commitment to building better communities through integrated infrastructure and thoughtful design.

ADDITIONAL SERVICES

- Construction Engineering / Administration
- Construction Inspection
- Environmental Permits
- Preliminary Design
- Final Design
- Roundabout
- ADA Design
- Survey – Existing Conditions
- Survey – Final Plat
- Traffic Design – Signals / Lighting
- Traffic Design – Signing and Pavement Markings

Shadow Crest at Rolling Hills Community Development District, Phases 3B and 3C, Green Cove Springs, Florida

Point of Contact	Contact No.
Marilee Giles	(904) 940-5850 x 412



Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.



Names of Key Personnel	Role in This Contract	Involvement in Example Projects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Jeff Sprouse, PE	Client Manager					X							X		X
Andrew Mansen, PE	Project Manager	X	X				X		X				X		X
Joseph Schofield, PE	Senior Civil Engineer	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X			X	X
Curt Wimpée, PE	Principal | VP Southeast Region			X	X			X			X				
Ashley Rivera	Graduate Landscape Architect	X		X				X			X	X			X
Clayton Walley, L.S.	Principal | VP Florida Land Survey	X		X			X	X		X		X		X	X
Joe Brinson, PWS	Professional Wetland Scientist												X		
Brett Harbison, PE	Director of Transportation & Geotechnical Services														

Example Project Key

Number	Title of Project	Number	Title of Project
1	Anabelle Island Subdivision	8	Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida
2	Beachview Cove	9	Riverfront Plaza
3	Wildlight Community	10	Reverie at Palm Coast Subdivision
4	AdventHealth	11	Sweetgrass Apartment Community
5	Hillsborough County Emergency Vehicle Preemption	12	Trout Creek Community Development District
6	Saddlebrook Landings Apartment Community	13	Sawmill Branch Roundabout
7	Whiteview Subdivision	14	Rolling Hills Community Development District

CIVIL ENGINEERING:

At Alliant, our team provides expert guidance to help clients navigate the multifaceted challenges inherent in project development. Through the strong, collaborative relationships we've established with both private and sector clients and public agency representatives, we ensure that our clients' objectives are consistenty achieved.

Alliant's Civil Engineering and Land Development Services Include:

- Comprehensive due diligence assessments
- Site analysis, feasibility studies, and planning
- Design development and budget forecasting
- Entitlement processing
- Preparation of construction documentation
- Stormwater management system design
- Grading, drainage, NPDES/SWPPP design and inspection
- Permitting and coordination with regulatory agencies
- Construction administration and oversight
- Project closeout and certification services

We engage closely with clientss and stakeholders throughout every phase of the project lifecycle, delivering responsive, detail-oriented, and value-driven oversight from initial planning through final completion.



INTELLIGENT TRANSPORTATION SYSTEM:

Alliant is devoted to providing solutions that will increase the safety and convenience of travel. Our experience with ITS systems dates back to our very first project, and we have continued to grow our services and expertise in this area. Building on a history of success, Alliant is committed to introducing new technological solutions to address the challenges facing modern transportation systems.

The scope of Alliant's intelligent transportation services capabilities includes:

- ITS planning
- Systems engineering
- Communications and design
- Systems implementation and integration
- System evaluation
- System architecture

Our history of ITS success dictates our strategy of always looking forward to new solutions.

LANDSCAPE ARCHITECTURE:



Growing New Landscape Solutions: Through extensive planning and design, we help clients enhance their communities through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.
Alliant's landscape architecture services include:

- Master planning
- Site analysis and planning
- Visualization and public presentation
- Agency coordination and submittals
- Construction drawings
- Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and budget.

ROADWAY DESIGN:

Creating safe and efficient roads for our community has been a major focus since the inception of Alliant. From planning and preliminary design to traffic control and work zone safety, our team will make sure clients' roadway projects are delivered with high-quality work, on schedule, and within budget.

Alliant's roadway design services span:

- Preliminary design
- Final design
- Highway engineering
- Maintenance of Traffic (MOT)
- Municipal engineering
- Local road design (city, county, and state aid)
- Utilities
- Construction and cost estimating
- Public involvement

As leading roadway design and transportation planning specialists, we have built, planned, designed, and administered an incredible variety of public streets, highways, and more.

CONSTRUCTION ADMINISTRATION:

Alliant offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase, our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Alliant's construction administration services include:

- Coordination with consultants and overall project management
- Representation of client interests throughout the construction process
- Review and management of submittal packages
- Oversight of construction-phase permitting requirements
- Evaluation and approval of change orders

LAND SURVEY:

Alliant is dedicated to delivering accurate and timely surveying services to support the successful execution of our clients' projects. Whether providing next-day service, construction staking, or preparing a final plat for public approval, our team ensures precision and responsiveness at every state. We offer a comprehensive suite of surveying services to clients in both the public and private sectors. As one of the first disciplines engaged at the outset of a project – and often one of the last to ensure proper closeout – surveying plays a critical role in the overall project lifecycle.

Alliant's land survey services go beyond expectations:

- Boundary surveys
  - ALTA/NSPS land title surveys
  - Certificate of survey
- Topographic surveys
  - Design location/existing conditions survey
  - Hydrographic survey
  - Underground survey (utilities, areaways)
- Record surveys
  - Subdivision (plat, RLS, CIC, right-of-way plat)
  - Memorial plat
- Construction surveys
  - Establish horizontal and vertical site control
  - Staking horizontal and vertical site control
  - Volume measurements

We provide dependable, accurate land surveying services that adapt to your project's timeline and unique needs.

MAINTENANCE OF TRAFFIC (MOT):

The Alliant Maintenance of Traffic (MOT) team works hand-in-hand with contractors and owners to develop innovative construction staging plans for complex projects throughout the Midwest and Western United States. Our expertise in construction staging, traffic control, temporary pedestrian facilities, public outreach, stakeholder engagement, and plan implementation allows our clients to rest easy knowing their project has the safest and most cost-effective construction phasing possible.

Alliant's Maintenance of Traffic (MOT) specialty services include:

- Construction staging
- Traffic control
- Traffic Management Plans (TMP)
- Incident Management Plans (IMP)
- Temporary pedestrian and multimodal facilities
- Temporary roadways and geometrics
- Temporary traffic modeling
- Detour route signal timing
- Temporary lighting and signal systems
- Public engagement
- Work zone traffic control review and refinement

To the traveling public, MOT is the most visible aspect of a construction project. Alliant develops a thorough and efficient approach to construction phasing which increases a project's traffic capacity, minimizes driver confusion, maintains access to the surrounding community, and promotes safety for both the public and construction crews.

TRAFFIC ENGINEERING:

As populations grow, public agencies face increasing pressure to manage rising traffic volumes with solutions that prioritize both safety and efficiency. At Alliant, we understand the critical importance of developing, designing, and implementing infrastructure projects that not only address these challenges but also reflect the unique needs of the communities they serve

Alliant's traffic engineering and traffic design services include:

- Traffic, parking, and specialty studies
- Bicycle and pedestrian facilities planning and design
- Traffic signal operations and signal timing
- Traffic modeling
- Intersection and roadway safety studies
- Intersection control evaluations
- Corridor studies
- Traffic final design
- Project management

Our traffic engineering services and designs are trusted nationwide to deliver safe, reliable, and community-focused infrastructure that supports sustainable growth.

WATER RESOURCES:

Stormwater Solutions that Exceed Expectations: Transportation and land development projects often require effective drainage system design. Our water resources team collaborates seamlessly with our environmental experts to deliver practical stormwater solutions that meet water quality requirements and support project success. Leveraging strong relationships with permitting agencies, we also ensure compliance with local and regulatory floodplain standards.

Alliant's water resources and stormwater services include:

- Hydrologic and hydraulic modeling
- Stormwater design
- Culvert design
- Bridge hydraulics
- Stream restoration
- Detention design
- Water quality management best practices
- Floodplain analysis and permitting

Our water resources team collaborates closely with Alliant's environmental experts to deliver exceptional stormwater planning and design—ensuring compliance with the highest regulatory standards.

SOLUTIONS FOR EVERY SECTOR:

With a wide range of services and professionals on staff, Alliant is uniquely prepared to support clients from all backgrounds. From landscape architecture and surveying to roadway design and traffic engineering, we offer the capabilities needed to execute each stage of your plan efficiently. As an employee-owned firm, our team is personally invested in the success of every project. Employee ownership fosters a deeper connection to our work, driving us to deliver thoughtful solutions, build lasting relationships, and approach each challenge with pride and accountability.



Throughout our history, Alliant has been fortunate to work with clients in both the public and private sectors. Our diverse team and experience give us the knowledge and flexibility to address the unique goals and constraints that are common among organizations in each realm. With a full line of services designed to maximize value and deliver results for every project, you can rely on Alliant to take on your biggest challenges with solutions that prioritize excellence and integrity.

Visit our website for even more available services. www.alliant-inc.com

ADDITIONAL INFORMATION-COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE

Alliant's Continued Growth in the Community Development District Segment:

Alliant Engineering, Inc. recognizes that Community Development Districts (CDDs) are special-purpose units of local government established to plan, finance, construct, and maintain public infrastructure within residential communities. These Districts play a vital role in supporting sustainable development and enhancing residents' quality of life.

Over the past several years, Alliant has continued to expand its presence and reputation in the CDD sector, providing dependable engineering services across Florida. Below is a list of communities currently supported by Alliant:

District Name	Location	Year Alliant Became the District Engineer
Tison's Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
The Trails	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Eagle Point CDD	Manatee County, Florida	2025

Our growth in this segment began with the successful partnership of Tison's Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve several additional districts—expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025, this positive trajectory has continued, as we remain committed to the thoughtful growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we've built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has not previously performed work for this district.

At Alliant, relationships aren't just part of the job—they're the reason we're chosen time and time again. For over 30 years, we've built lasting partnerships across the public and private sectors, knowing that strong connections lead to smoother projects, stronger outcomes, and greater opportunities for our clients. We protect what we build—because when our clients succeed, so do we.

Public Sector Solutions Built on Experience and Trust

In public projects, the right team makes all the difference. At Alliant, we deliver exactly that. Each project is led by a seasoned professional and backed by a team of dedicated experts who bring a pragmatic, results-driven approach. We prioritize respect, accountability, and quality—ensuring your project's success while making your job easier from start to finish.

We take pride in enhancing lives through public infrastructure projects, creating safer, more accessible communities for everyone. With a future-focused mindset and innovative solutions, we guide projects from initial planning and programming through design, construction, and ultimately, integration into the community. Our comprehensive approach ensures that every aspect is thoughtfully managed, including meaningful public involvement, so local stakeholders understand the long-term value.

Private Sector Support that Goes Beyond the Blueprint

In the private sector, where every decision counts and time is money, having a team you can trust is everything. At Alliant, we're with you from start to finish—handling the design, navigating entitlements, and clearing the path forward. We don't just solve problems—we anticipate them, helping you move faster, smarter, and with confidence.

We understand that maximizing the value of your project while meeting market-driven goals and creating sustainable developments is your top priority. At Alliant, we carefully evaluate design options to ensure they align with your vision while also addressing the needs and requirements of local communities. Our collaborative approach helps you navigate challenges and identify the ideal solution for your project site, balancing innovation, efficiency, and long-term success.

Balancing Vision, Value and Viability

At Alliant, we understand that maximizing value, meeting market-driven goals, and creating sustainable developments are top priorities. That's why we take a thoughtful approach—vetting design options that align with your vision while addressing community needs and regulatory requirements. The result: smart, balanced solutions tailored to your project site and long-term success.



FIRM LICENSURE AND PREQUALIFICATIONS

Alliant is fully licensed to provide professional engineering services in the State of Florida and is registered with the Florida Department of State as an S-Corporation. Copies of the firm's licensure, as well as licenses for key personnel, are included in Appendix A.

Alliant maintains a strong record of professional integrity. No judicial or administrative agency, nor any qualification board, has ever investigated Alliant or any of its employees. Furthermore, neither the firm nor its staff—including licensed engineers—has ever been subject to an adverse decision or settlement related to a violation of ethical standards.

OTHER TECHNICAL SKILLS REFERENCE

- 6.1 – Traffic Engineering Studies
- 6.2 – Traffic Signal Timing
- 6.3.1 – Intelligent Transportation Systems Analysis and Design
- 6.3.2 – Intelligent Transportation Systems Implementation
- 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- 7.3 – Signalization
- 8.1 – Control Survey
- 8.2 – Design, Right-of-Way, and Construction Surveying
- 8.4 – Right-of-Way Mapping

AUTHORIZED REPRESENTATIVE	
SIGNATURE	DATE August 4, 2025
NAME AND TITLE Curt Wimpee, PE / VP Southeast Region	

To fully address the criteria outlined in the RFQ, we offer the following additional information. This supplemental content further demonstrates Alliant Engineering's qualifications, expertise, and capacity to successfully perform all anticipated work under contract in the role of District Engineer.

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talendted professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- Client Manager / Project Lead: Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. Jeff Sprouse, PE has been selected as Client Manger due to his 28 years of experience and deep understanding of Community Development District (CDD) project dynamics. Jeff will attend district meetings (when necessary) and oversee both construction and engineering services.
- Quality Management Oversight: Jeff will also ensure all team members are fully trained in Alliant's Quality Management Process and that these protocols are rigorously applied across all individual projects.

Project Manager: Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality, on-time delivery.



Client Manager

Jeff Sprouse, PE



Project Manager

Andrew Mansen, PE

CERTIFIED MBE

Alliant's teaming partner **Meskel & Associates Engineering (MAE)** is a certified Women owned DBE and JSEB firm based in Jacksonville, FL with additional office in Lake City and Tampa. MEA specializes in geotechnical engineering, drilling, and laboratory testing services and brings strong local knowledge and technical expertise to the team. MAE's certifications are included at the end of this RFQ.

WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS

Alliant is fully committed to delivering projects on time and within budget. We facilitate all formal reviews in an organized and timely manner to maintain project momentum. Regular progress meetings are conducted to provide clear updates and proactively address design issues that are critical to the project schedule—for both the District and the broader project team.

To support this commitment, we implement our Quality Management Plan (QMP), which is tailored for each individual project and followed rigorously throughout the design process to ensure consistency, accuracy, and efficiency. Efficient project execution goes beyond sound engineering and project management—it also requires a deep understanding of the permitting landscape. Alliant has successfully completed a wide range of projects and brings extensive experience working with regulatory agencies across Florida. Our long-standing relationships with permitting authorities enable us to navigate approvals smoothly and avoid unnecessary delays.

Additionally, our strong network of subconsultants and contractors allows us to anticipate construction needs and align design decisions with real-world implementation. By leveraging our knowledge of construction methods and building systems, we can optimize designs for constructability and cost efficiency.

COMMUNICATION WITH THE DISTRICT

Fast-tracked projects demand continuous, proactive communication and close collaboration with the District and its oversight team. At Alliant, we prioritize transparency and responsiveness to ensure all stakeholders remain aligned throughout the project lifecycle.To support this, we will propose a draft meeting schedule for review and refinement during the project kickoff meeting. We envision three key levels of communication touchpoints:

- **Design Review Meetings** – Structured sessions to review major design milestones, gather feedback, and ensure alignment with District goals.
- **Over-the-Shoulder Reviews** – Informal, real-time check-ins with District staff to discuss design elements as they are developed, allowing for early input and course correction.
- **Progress Meetings** – Regularly scheduled updates to review timelines, track deliverables, and address any emerging issues promptly.

This multi-tiered communication strategy helps foster accountability, accelerates decision-making, and supports timely delivery of high-quality work.

DESIGN REVIEW

Alliant implements a structured, collaborative design review process to ensure quality, consistency, and alignment with project goals. Out reviews are conducted at key milestones and are supported by a clear schedule developed during project kickoff.

OTSR

To promote transparency and real-time collaboration, OTSRs will be scheduled between major project milestones. These informal working sessions provide the District with visibility into the evolving design and create opportunities to offer input throughout the process. The primary purpose of OTSRs is to present "in-progress" design plans, address specific issues as they arise, and facilitate timely decisions that could affect the project schedule or scope. As appropriate, key stakeholders may also be included to ensure alignment and gather multidisciplinary feedback. Whenever possible OTSRs will be conducted face-to-face to support more productive discussions, faster resolutions, and stronger communication among team members.

PROGRESS MEETINGS

Alliant utilizes regular progress meetings to ensure the District remains fully informed and actively involved in all aspects of the project. These meetings serve as a vital platform to discuss current issues, address "hot topics", track key decisions, and outline upcoming action items.

In many cases, progress meetings also function as informal "mini" OTSRs, allowing us to present specific portions of the design for real-time feedback. This dynamic approach encourages "collaboration on the fly", enabling the District to weigh in on design elements early and often – minimizing surprises and significantly reducing the risk of rework.

To support clear communication and accountability, most meetings will include:

- A pre-distributed agenda
- Meeting minutes
- An action item log

These materials will be shared with both Alliant's internal team and District staff, ensuring everyone – regardless of attendance – is informed of key decisions and next steps. Additionally, alliant will establish streamlined systems and protocols for electronic file sharing, supporting collaborative design review and real-time input across all stakeholders.

RECENT, CURRENT, AND PROJECTED WORKLOADS

At Alliant, client satisfaction is directly tied to our ability to meet schedule commitments—without compromising on quality. To support this, we proactively manage our workload and maintain staffing levels that exceed immediate needs. This intentional buffer allows us to remain highly responsive while consistently delivering exceptional results.

Jeff Sprouse, PE, will serve as the primary point of contact and is fully empowered to allocate support staff and resources as needed to meet project demands. Upon receipt of a work assignment from the District, a detailed project schedule will be developed in collaboration with key stakeholders. Responsibilities and deadlines will then be assigned to appropriate Alliant team members to ensure timely delivery of all project deliverables.

To further support workload management:

- Alliant project managers meet weekly to review current and upcoming projects, assess staff capacity, and align resources accordingly.
- We maintain a high-level projecct design schedule that forecasts anticipated project commitments against available staffing on a monthly basis.
- This process allows us to identify potential constraints early and adjust staffing or schedules proactively – helping us remain agile and reliable even during peak periods.

By combining resource planning with transparent communication and early stakeholder engagement, Alliant is well-positioned to consistently meet or exceed the District's expectations on every project.

Exhibit 2 – Below illustrates the estimated time allocation for each of the key team members that would be assigned to the project. While these percentaes may fluctuate from week to week based on external factors, Alliant is committed to allocating the necessary resources when and where they are needed most.

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

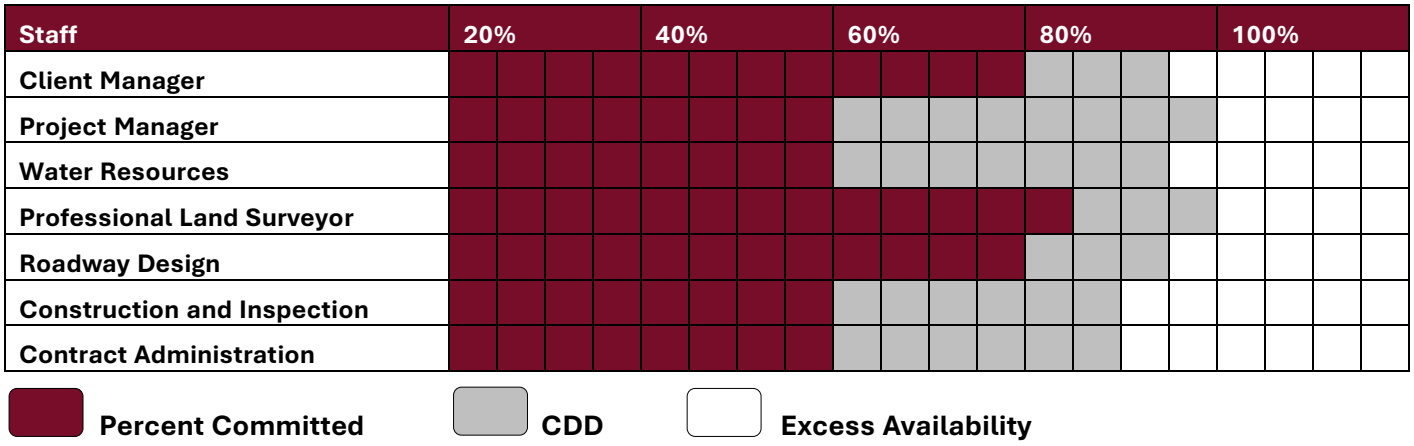
The Alliant team brings extensive experience and a strong track record of delivering high-quality professional services to municipalities and special districts across Florida. We are honored by the opportunity to support your future initiatives, just as we have done with numerous public agencies throughout the state. Alliant has proudly served the Southeast region from our Jacksonville, Florida office since 2015. Throughout this time, we have developed long-standing partnerships with local governments, delivering reliable civil engineering services under ongoing contracts. Curt Wimpée, PE, Alliant's Southeast Regional Manager, leads our efforts in the region with more than 26 years of experience in municipal engineering and infrastructure development.

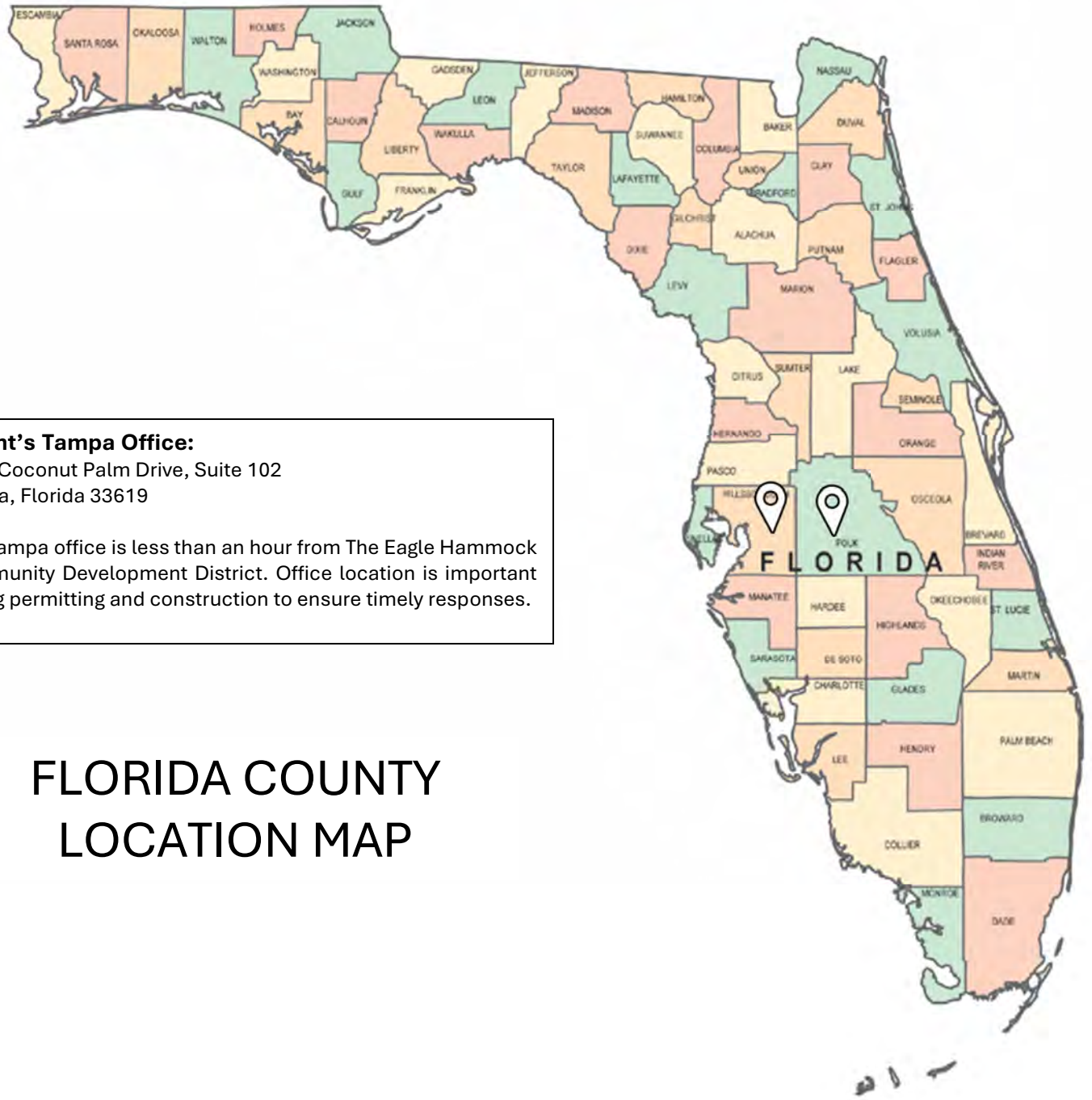
In 2017, Alliant was selected to provide city-wide civil engineering services for the City of Bunnell, FL. From the beginning, our team worked closely with city leadership to secure over $2.5 million in grant funding for infrastructure improvements. These projects included the development of reclaimed watermain systems, stormwater mitigation in flood-prone areas, and CIPP lining for aging gravity sewer infrastructure.

We've provided full design and construction administration services, consistently earning the City's trust through our responsiveness, technical expertise, and collaborative approach. As a result, Alliant was officially appointed City Engineer and City Surveyor—a testament to the strength of our relationship and the quality of our work. We continue to support the City on a daily and weekly basis, helping them manage and advance their infrastructure needs.

Also in 2017, Alliant was selected to provide Professional Engineering Services for St. Johns County, FL. Our team remains actively engaged with County staff to identify and address key project priorities, offering targeted solutions based on their evolving infrastructure goals.

Exhibit 2 – Projected Schedule





Alliant's Tampa Office:
3901 Coconut Palm Drive, Suite 102
Tampa, Florida 33619

Our Tampa office is less than an hour from The Eagle Hammock Community Development District. Office location is important during permitting and construction to ensure timely responses.

FLORIDA COUNTY LOCATION MAP

GENERAL QUALIFICATIONS

Alliant Engineering, Inc.	YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046
3901 Coconut Palm Drive, Suite 102	OWNERSHIP	
Tampa, Florida 33619	TYPE Corporation	
Jeff Sprouse, PE, Project Manager	SMALL BUSINESS STATUS N/A	
(813) 954-4337 jsprouse@alliant-inc.com	NAME OF FIRM Alliant Engineering, Inc.	

EMPLOYEES BY DISCIPLINE

PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4
08	CAD Technician	7	1	H07	Highways	8
12	Civil Engineer	55	9	H11	Housing	7
15	Construction Inspection	5	0	104	ITS	4
16	Construction Manager	1	0	L03	Landscape Architecture	6
23	Environmental Scientist	2	0	P05	Planning	5
38	Land Surveyor	13	0	S09	Structural Design	4
39	Landscape Architect	6	2	S10	Surveying	7
47	Planner	2	0	T03	Traffic & Transportation Engineering	7
57	Structural Engineer	2	0			
60	Transportation Engineer	61	1			
62	Water Resources Engineer	3	0			
	TOTAL:	**175**	**16**			

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number as shown at right)

a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	**9**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

AUTHORIZED REPRESENTATIVE

SIGNATURE	DATE August 4, 2025
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region	

GENERAL QUALIFICATIONS

Alliant Florida, Inc.	YEAR ESTABLISHED 2019	YEAR ESTABLISHED 83-2802440
3901 Coconut Palm Drive, Suite 102	OWNERSHIP	
Tampa, Florida 33619	TYPE	
Clayton Walley, Vice President Florida Land Survey	SMALL BUSINESS STATUS N/A	
(904) 900-3507 cwalley@alliant-inc.com	NAME OF FIRM	

EMPLOYEES BY DISCIPLINE

PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Function Code	Discipline	Number of Employees Firm	Number of Employees Branch	Profile Code	Experience	Revenue Index Number
08	CAD Technician	5	S10	S10	Surveying	6
38	Land Surveyor	21				
	TOTAL:	**26**				

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number as shown at right)

a. Federal Work	1
b. Non-Federal Work	6
c. Total Work	**6**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

AUTHORIZED REPRESENTATIVE

SIGNATURE	DATE August 4, 2025
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region	

GENERAL QUALIFICATIONS

Meskel & Associates Engineering, PLLC	YEAR ESTABLISHED 2008	YEAR ESTABLISHED DVZYP4E9Q3L8
2202 N. West Shore Blvd., Suite 200	OWNERSHIP	
Tampa, Florida 33607	TYPE S-Corporation	
Antoinette D. Meskel, PE, President, Principal Engineer	SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920	
(904) 519-6990 / tina@meskelengineering.com	NAME OF FIRM	

EMPLOYEES BY DISCIPLINE

Function Code	Discipline	Number of Employees Firm	Number of Employees Branch
02	Administrative	6	
08	CAD Technician	1	
15	Construction Inspector	5	
27/55	Foundation/Geotechnical Engineer	7	
30	Geologist	1	
48	Project Engineers	5	
58	Technician/Analyst	6	
	Engineering Intern	2	
	Drillers	8	
	TOTAL:	**41**	

PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Profile Code	Experience	Revenue Index Number
E02	Education Facilities, Classrooms	0.5
E09	Environmental Impact Studies & Assessments	0.5
E12	Environmental Remediation	0.5
E13	Environmental Testing & Analysis	0.5
H07	Highways, Streets, Airfield Paving, & Parking Lots	3
O01	Office Buildings & Industrial Parks	0.5
P12	Power Generation, Transmission, & Distribution	0.5
R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
S04	Sewage Collection, Treatment & Disposal	1
S05	Soils, Geotechnical Studies, & Foundations	4
S07	Solid Wastes, Incineration, Landfill	1
T02	Testing & Inspection Services	3
W02	Water Resources, Hydrology, Ground Water	1
W03	Water Supply, Treatment & Distribution	2

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number as shown at right)

a. Federal Work	4
b. Non-Federal Work	7
c. Total Work	**7**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

AUTHORIZED REPRESENTATIVE

SIGNATURE

DATE August 4, 2025

NAME AND TITLE

Antoinette D. Meskel, PE, President, Principal Engineer

GENERAL QUALIFICATIONS

ECS Florida, LLC		YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3
4524 N. 56th Street		OWNERSHIP	
Tampa, Florida 33610		TYPE Limited Liability Company	
Rey Ruiz, PE, SI – Branch Manager		SMALL BUSINESS STATUS N/A	
(904) 519-6990	tina@meskelengineering.com	NAME OF FIRM ECS Florida, LLC	

EMPLOYEES BY DISCIPLINE

PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Stormwater Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment & Distribution	3
	TOTAL:	**294**	**77**			

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number as shown at right)

a. Federal Work	3
b. Non-Federal Work	9
c. Total Work	**9**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

AUTHORIZED REPRESENTATIVE

SIGNATURE Joey Broussard	DATE August 4, 2025
NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President	

APPENDIX A
CERTIFICATIONS AND LICENSES

ALLIANT ENGINEERING, INC.

August 4, 2025



CERTIFICATIONS AND LICENSES

State of Florida

Woman Business Certification

Meskel Associates and Engineering

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/29/2025 to 04/29/2027

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

CERTIFICATIONS AND LICENSES



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

SPROUSE, WAYNE J
4810 SUMMERALL ROAD
PLANT CITY FL 33567

LICENSE NUMBER: PE60821
EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS

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

MANSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
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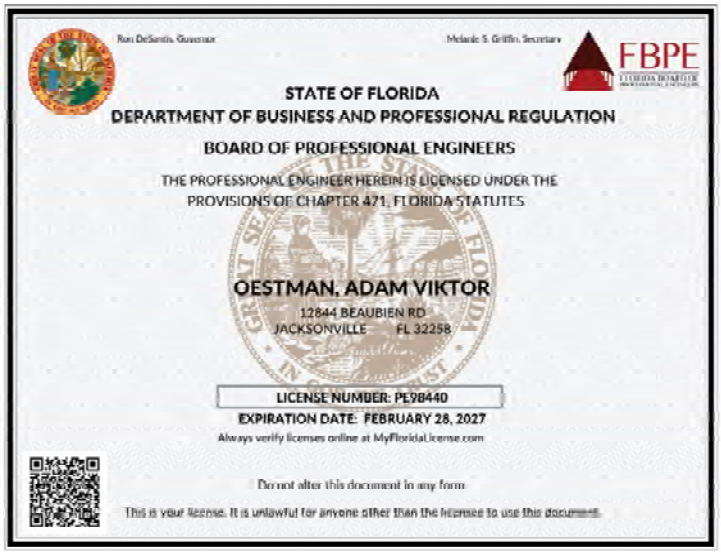
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

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OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

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BOARD OF PROFESSIONAL ENGINEERS

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SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

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SECTION B



STATEMENT OF **QUALIFICATIONS**

GOVERNMENT MANAGEMENT SERVICES, CENTRAL FLORIDA LLC

Engineering Services for Eagle Hammock Community Development District

August 4, 2025

August 4, 2025

Governmental Management Services, Central Florida LLC
219 E. Livingston Street
Orlando, Florida 32801

RE: Request for Qualifications: Engineering Services; Eagle Hammock Community Development District

Dear Members of the District Selection Committee,

At **DCCM North America, LLC (DCCM)**, we understand the importance of a well-planned and expertly executed project for your community. You value a team that is attentive, responsive, and committed to ensuring your project is managed efficiently and effectively. We prioritize keeping you informed throughout the process, so you can have peace of mind while focusing on your core responsibilities.

DCCM is dedicated to enhancing our local community through projects just like this. We have a strong, local presence in Central Florida, with offices in both Lakeland and Orlando, and a team that has been solving complex infrastructure challenges since our founding in 1950. Our experience includes a wide range of services in land development, transportation, landscape architecture, surveying, utility infrastructure, and construction administration and inspection services.

Our team will be led by **Jason Blankenship, PE, PSM** , as Project Manager for this contract. He will be the primary point-of-contact that will be overseeing the attendance of District meetings, construction services, and other engineering tasks. Our firm has extensive experience working with CDDs. DCCM has been the District Engineering or prime engineering consultant for other CDDs, HOAs, POAs, and master planned communities.

WHY DCCM

- ***Full Service:*** A broad range of services ensures efficiency and cost-effectiveness.
- ***Proven Experience:*** Extensive CDD and HOA experience in Florida.
- ***Local Team:*** Approximately 40 professionals ready to serve your specific needs.
- ***Responsive:*** Calls and emails returned within 24 hours, with regular project updates.
- ***Community-Focused:*** Our team is deeply invested in the growth of our local area.
- ***Customized Solutions:*** Innovative, site-specific approaches for unique project challenges.
- ***Quality Assurance:*** Rigorous QA/QC processes to uphold the highest standards.
- ***On-Time, On-Budget:*** Committed to completing projects ahead of schedule and within budget.

Our proposal outlines our approach to addressing your project's specific needs and our commitment to delivering outstanding results. As Chairman & CEO of DCCM, I assure you that our team will dedicate the necessary resources to your project and will be fully committed to its success.

We appreciate the opportunity to partner with the Eagle Hammock District and look forward to the chance to help you achieve your goals. If you require any further information or clarification, please do not hesitate to contact me. We are eager to bring our expertise to this project and to earn your confidence in selecting us as your engineering and inspection partner.

DCCM

James F. Thompson, PE, DBIA
Chairman & CEO

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Engineering Services for the Eagle Hammock Community Development District | Orange Park, Florida

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
July 21, 2025	

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jason Blankenship, PE, PSM | Senior Project Manager

5. NAME OF FIRM

DCCM North America, LLC

6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
863-646-1402		jblankenship@dccm.com

C. PROPOSED TEAM

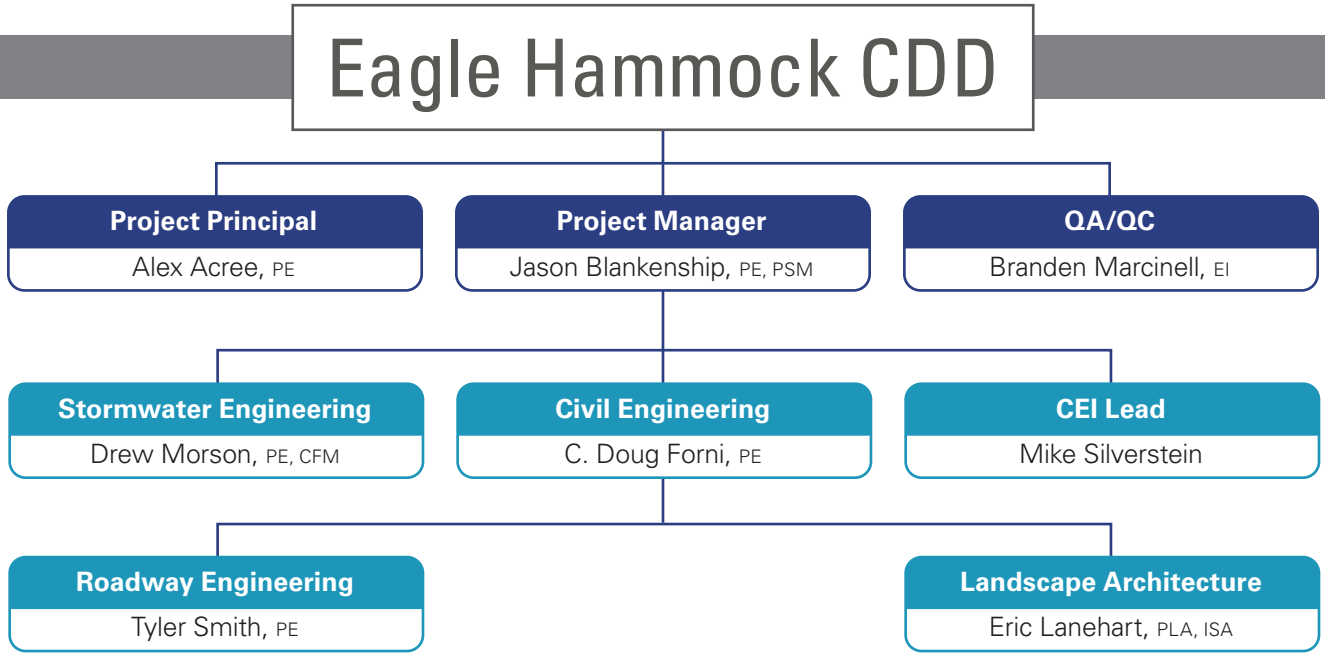
(Complete this section for the prime contractor and all key subcontractors.)

	(Check) PRIME	(Check) J-V PARTNER	(Check) SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	✓			DCCM ☑ CHECK IF BRANCH OFFICE	205 East Orange Street, Suite 110, Lakeland, Florida 33801	Civil Engineering, Planning, Permitting, Surveying, Construction Administration/CEI, Project Management
b.	✓			DCCM ☑ CHECK IF BRANCH OFFICE	4301 Vineland Road, Suite E-7 Orlando, Florida 32811	Civil Engineering, Planning, Permitting, Surveying, Landscape Architecture
c.	✓			DCCM ☑ CHECK IF BRANCH OFFICE	7 Waldo Street, St. Augustine, FL 32084	Civil Engineering, Planning, Permitting, Surveying, Construction Administration/CEI, Project Management
d.	✓			DCCM ☑ CHECK IF BRANCH OFFICE	4600 Touchton Road, Building 200, Suite 175, Jacksonville, FL 32246	Civil Engineering, Planning, Permitting, Surveying, Landscape Architecture
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☑ *(Attached)*

D. ORGANIZATIONAL CHART OF PROPOSED TEAM ☑ *(Attached)*



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Jason Blankenship, PE, PSM	Project Manager	26	>1

15. FIRM NAME AND LOCATION *(City and State)*

ChastainSkillman | DCCM - Lakeland, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Geomatic Engineering – Florida Atlantic University, 2016 MS, Civil Engineering – Florida Atlantic University, 2017	Professional Engineer, Florida No. 94486 – Exp. 02/28/2027, Alabama No. PE53600 – Exp. 12/31/2025 Professional Surveyor and Mapper, Florida No. LS7187 – Exp. 02/28/2027

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Florida Surveying and Mapping Society (FSMS), American Society of Civil Engineers (ASCE)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Water Ridge HOA Architectural Review Committee**
Water Ridge HOA | Polk County

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024 | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Committee Member for the Water Ridge HOA Architectural Review Committee, overseeing residential development activities within the Water Ridge community in Polk County, FL. Provided plan review, site inspections, and compliance oversight to ensure alignment with architectural and design standards. The role involved reviewing submittals for new and modified home construction, conducting on-site evaluations, and collaborating with homeowners and contractors to uphold community guidelines. *Construction/Project cost: Not available - Volunteer Role*

b.

(1) TITLE AND LOCATION *(City and State)*: **Shoppes at New Tampa**
RPM Realty Management, LLC | Pasco County, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2007 | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Design Engineer for the Shoppes at New Tampa, a commercial retail center in Wesley Chapel, FL. Delivered civil site design for grading, access, utilities, and stormwater systems. Coordinated with FDOT for driveway and turn lane improvements, addressed permitting comments, and supported construction implementation. *Construction/Project cost: Not available*

c.

(1) TITLE AND LOCATION *(City and State)*: **Ballantrae Subdivision**
M/I Homes | Pasco County, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2007 | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Design Engineer for the Ballantrae Subdivision, a multi-phase residential community in Pasco County, FL. Provided full civil design services including roadway and utility layout, stormwater pond and pipe system modeling, and permitting coordination. Supported construction through site visits and design clarifications. *Construction/Project cost: Not available*

d.

(1) TITLE AND LOCATION *(City and State)*: **Validus Subdivision**
Validus Group Properties | Pasco County, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2006 | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Design Engineer for the Validus Subdivision, a medium-density residential development in Pasco County, FL. Delivered site layout, utility design, stormwater planning, and permitting support. Responsibilities included CAD production, technical calculations, client coordination, and construction observations to ensure compliance with approved plans. *Construction/Project cost: Not available*

e.

(1) TITLE AND LOCATION *(City and State)*: **Southern Hills Plantation**
William Ryan Homes | Hernando County, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2005 | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Design Engineer for the Southern Hills Plantation, a large-lot golf course residential community in Hernando County, FL. Provided civil site design, stormwater modeling, permitting coordination, and construction support. The project included preparation of roadway, grading, drainage, and utility plans, along with SWFWMD permitting and field visits during construction. *Construction/Project cost: Not available*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Alex Acree, PE	Principal-in-Charge	20	9

15. FIRM NAME AND LOCATION *(City and State)*

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS - Civil Engineering – Florida State University	Florida - Professional Engineer

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Jax Chamber, Trustee

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Sampson Creek CDD, District Engineer
Sampson Creek CDD | St. Johns, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Principal. Ongoing professional engineering services, including drainage analysis, roadway maintenance assessments with improvement recommendations, Aquatic Center upgrades, hardscape enhancements, and landscape architecture for revitalizing the Golf and Country Club Amenity Center's landscaped areas.

b.

(1) TITLE AND LOCATION *(City and State)*

Stillwater CDD, District Engineer
Stillwater CDD | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Principal. Ongoing engineering services including wastewater and stormwater assessments, infrastructure dedication, and golf cart signage plans. Additionally, our role includes attending meetings and hearings, project monitoring, general engineering consulting, and report and requisition preparation.

c.

(1) TITLE AND LOCATION *(City and State)*

South Village CDD, District Engineer
South Village CDD | Orange Park, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Principal. Continuous engineering services for pond bank reconstruction, including needs analysis covering facilities, resident projections, service areas, costs, facility lifespan, and financial planning. Additionally, comprehensive public facilities reports detail existing and future facilities, financing, schedules, and capacity projections to ensure regulatory compliance and informed evaluations.

d.

(1) TITLE AND LOCATION *(City and State)*

World Golf Village, HOA, Pond Evaluations
MAY Management Services, Inc. | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2020	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Principal. Engineering services for approximately 45 stormwater management facilities. Each facility underwent a comprehensive assessment, resulting in detailed reports covering slope conditions, control structures, orifices, vegetation, erosion, permit compliance, required repairs, and preventive maintenance recommendations.

e.

(1) TITLE AND LOCATION *(City and State)*

Arbors at Valencia
Lennar Homes | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2019	2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Principal. Professional engineering services for a new subdivision to include 200 single-family home sites. Services included site planning, re-zoning assistance, construction plans detailing site, paving, grading and drainage plans, utility plans, parking lot addition, construction administration and certifications, and bid assistance.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
C. Doug Forni, PE	Sr. Project Engineer	34	5

15. FIRM NAME AND LOCATION *(City and State)*

DCCM - Lakeland, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BSCE, West Virginia University BSLA, West Virginia University	Professional Engineer (Florida #86696, Maryland #32775, Pennsylvania #63091, West Virginia #16133,) Registered Landscape Architecture (Kentucky #874, Maryland #3700, Texas #3709, Virginia #1862, West Virginia #250)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Florida Recreation & Park Association (FRPA), Member, 2023

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Bridgewater Villages 12, 13, and 14
William Ryan Homes | Lakeland, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager for the Villages at BridgeWater, a 620-acre residential development in Lakeland, FL. DCCM provided boundary and topographic surveys, civil site design, permitting, and construction services. The project included comprehensive civil site design, extensive survey tasks, and coordination with multiple regulatory agencies for permitting and zoning support. *Construction/Project cost: $153,910 (Engineering and Survey Fee)*

b.

(1) TITLE AND LOCATION *(City and State)*

NW Neighborhood Pedestrian Implementation Plan
City of Lake Wales | Lake Wales, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager responsible for providing the conceptual design of a sidewalk system and tree planting in the NW Neighborhood of Lake Wales. Coordinated closely with the project landscape architects on this project, which is part of the Lake Wales Connected Plan. *Construction/Project cost: $19,520*

c.

(1) TITLE AND LOCATION *(City and State)*

NW Neighborhood Complex FRDAP Application
City of Lake Wales | Lake Wales, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager for the site design of the NW Neighborhood Sports Complex Improvements Project which includes a schematic site plan and preliminary cost estimate or opinion of probable construction cost. This project is being performed with Hale Innovation who is preparing the grant application and exhibits along with data and input from the City. *Construction/Project cost: $4,850 (Engineering Fee)*

d.

(1) TITLE AND LOCATION *(City and State)*

White Oaks Business Park
White Oaks Business Park | Bridgeport, WV

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2016	2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Civil Project Engineer responsible for the conceptual layout and design of a mixed-use business, commercial and residential park. Responsible for the master plan design, mass grading, roadway network, storm sewer collection system, stormwater, utilities, erosion and sediment control, and development of the individual parcels within the business park. Approximately 450 acres in size, the development was constructed in phases and consisted of a four-lane road with turning lanes, storm collection system, over two million cubic yards of earthwork with extensive cut and fill benches, challenging soil conditions (pyritic soils), and previous underground mine voids. *Construction/Project cost: $1 million (Engineering Fee), $20 million (Construction Fee)*

e.

(1) TITLE AND LOCATION *(City and State)*

Elison Independent and Assisted Living Facility of Maplewood
Maplewood Assisted Living | Bridgeport, WV

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2016	2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Managed civil engineering services for a 56-unit assisted living facility built on a challenging hillside site. Oversaw grading, utility extensions, drainage, permitting, and construction support. Coordinated with geotechnical consultants to address unstable soils and complex elevation changes. *Construction/Project cost: Not Available*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Drew Morson, PE, CFM	Stormwater Engineer	12	9

15. FIRM NAME AND LOCATION *(City and State)*

DCCM - Lakeland, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BSCE, Virginia Tech, 2013	Professional Engineer (Florida #85396)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

OSHA 10-Hr Training; Certified Floodplain Manager (CFM)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Bridgewater Villages 12, 13, and 14
William Ryan Homes | Lakeland, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Stormwater Engineer and Permitting Lead for the Villages at BridgeWater, a 620-acre residential development in Lakeland, FL. DCCM provided boundary and topographic surveys, civil site design, permitting, and construction services. The project included comprehensive civil site design, extensive survey tasks, and coordination with multiple regulatory agencies for permitting and zoning support. *Construction/Project cost: $153,910 (Engineering and Survey Fee)*

b.

(1) TITLE AND LOCATION *(City and State)*

Ashton Oaks POA Statement of Inspection (SOI)
Ashton Oaks POA | Lakeland, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Provided site observations for SWFWMD SOI of ERP No. 44020252.000. Services included one site visit and the preparation of a submittal package consisting of a letter/narrative, and an executed Statement of Inspection form for each facility and permit. *Construction/Project cost: $450*

c.

(1) TITLE AND LOCATION *(City and State)*

Lakeland Realtors Stormwater Statement of Inspection (SOI)
Lakeland Realtors | Lakeland, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Provided site observations for SWFWMD SOI of ERP No. 42908.00. Services included one site visit and the preparation of a submittal package consisting of a letter/narrative, and an executed Statement of Inspection form for each facility and permit. Construction/Project cost: $450

d.

(1) TITLE AND LOCATION *(City and State)*

Park Avenue Streetscape;
City of Lake Wales | Lake Wales, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

As **Project Engineer** assisted with the review of and design for stormwater/drainage related issues and permit coordination. The improvements included the conversion of a one-way street with angled parking to a two-way street with parallel parking, landscaping, and pedestrian amenities. *Construction/Project cost: $638,000 (Engineering Fee)*

e.

(1) TITLE AND LOCATION *(City and State)*

Pilaklakaha "PK" Avenue/Lake Lena Stormwater Engineering
City of Auburndale | Auburndale, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2017	2018

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Design Engineer responsible for developing a stormwater master plan for the 200 acre, highly urbanized basin. The goal of the master plan was to resolve historic flooding along PK. The project included: Identification of flood prone areas; Watershed delineation; Development of a stormwater inventory coverage; H&H Model development; Flood protection level of service analysis; development of a 2-phase improvement plan; and submittal of a co-operative funding application for the $2.7 million dollar improvement concept. The proposed concept provided landscaped bio-retention swale and traditions pipe collection system. The master plan provided a phased implementation schedule and an estimate of probable construction costs. The concept has received preliminary staff approval for $1.3 million in SWFWMD co-operative funding support. *Construction/Project cost: $312,992 (Engineering Fee)*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Branden Marcinell, EI	QA/QC Manager	9	9

15. FIRM NAME AND LOCATION *(City and State)*

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
AA, Business Management – St. Johns River State College BS, Civil Engineering (minor in Construction Management) – University of North Florida	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

FDOT Asphalt Pavement levels 1 & 2; OSHA 10; FDEP Qualified Stormwater Inspector; FDEP Stormwater Erosion and Sediment Control Inspector 1 & 2

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **The Oaks at Wildwood Utility Extension** ***Sunshine Realty | St. Augustine, Florida***

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2022 | CONSTRUCTION *(If applicable)*: 2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer. Provided civil engineering and permitting services for Oaks @ Wildwood in St. Johns County, FL. Scope included lift station, forcemain, and waterline design, utility coordination, and permitting. Responded to County review comments and revised submittals to address infrastructure standards and future connections.

b.

(1) TITLE AND LOCATION *(City and State)*: **JCP Road and Storm Evaluation** ***Leland Management - St. Augustine | St. Johns, Florida***

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing | CONSTRUCTION *(If applicable)*: NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer/Inspector. Providing engineering services for the Julington Creek Plantation Master Drainage Improvements. Scope includes stormwater system evaluation, conceptual model and layout, SJRWMD coordination, preliminary cost estimate, and optional grant application support.

c.

(1) TITLE AND LOCATION *(City and State)*: **245 / 249 Rivershore Lane Modifications** ***Brian Sass | St. Augustine, Florida***

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021 | CONSTRUCTION *(If applicable)*: 2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

QA/QC. Provided engineering and permitting services for shared driveway improvements at 245 and 249 Rivershore Lane in St. Augustine, FL. Scope included concept planning, construction documents, utility coordination, and construction administration. Plans addressed grading, stormwater, and utility design in compliance with St. Johns County standards.

d.

(1) TITLE AND LOCATION *(City and State)*: **James Property Drainage** ***Carter Environmental | St. Augustine, Florida***

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021 | CONSTRUCTION *(If applicable)*: NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

QA/QC. Provided permitting support for the James Property Drainage project in St. Augustine, Florida. Our team coordinated with FDEP to help the client meet drainage-related permitting requirements.

e.

(1) TITLE AND LOCATION *(City and State)*: **La Valley Lot Grading Plan - Sea Colony** ***Chris La Valley | St. Augustine, Florida***

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2022 | CONSTRUCTION *(If applicable)*: 2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

QA/QC. Prepared a lot grading plan for a single-family residence in the Sea Colony community in St. Augustine, FL. Services included coordination with the architect and review board, plan development, and support through community review and approval.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Tyler Smith, PE	Roadway Engineer	13	7

15. FIRM NAME AND LOCATION *(City and State)*

DCCM – Jacksonville, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering – Penn State University	Florida - Professional Engineer

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

FDOT Temporary Traffic Control Advanced; FDOT Prequalification Work Group 3.1, 3.2, 7.1

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Rock Springs Subdivision PUD
Rock Springs Farm LLC | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer. Provided engineering, permitting, and construction-phase services for the 182-lot Rock Springs Subdivision in St. Johns County, FL. Scope included revised site planning, floodplain mitigation, utility and roadway design, off-site improvements, landscape design, and inclusion of a County-owned public park in coordination with SJC Parks and Recreation.

b.

(1) TITLE AND LOCATION *(City and State)*

Somerset at Palm Coast Park
KB Home Jacksonville, LLC | Palm Coast, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer. Provided engineering, permitting, surveying, and construction support for the 418-lot Somerset at Palm Coast Park – Phase 1 in Palm Coast, FL. Scope included stormwater and utility design, roadway and amenity center plans, flood and traffic studies, permitting with COPC, FDOT, FDEP, and SJRWMD, and final plat coordination.

c.

(1) TITLE AND LOCATION *(City and State)*

Olympus Phase 2 Infrastructure
Olympus Community District | Clermont, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer. Provided engineering, permitting, and landscape architecture services for Olympus Phase 1B & 2 in Clermont, FL. Scope included stormwater redesign, roadway and utility design, trail grading, landscape and irrigation planning, and permitting with City of Clermont, Lake County, SJRWMD, and FDEP.

d.

(1) TITLE AND LOCATION *(City and State)*

CR223 & CR210 Improvements
Mattamy Homes | St. Johns, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer. Providing engineering, permitting, and construction support services for CR 223 & CR 210 Improvements in St. Johns County, Florida. Scope includes roadway and intersection design, stormwater and utility coordination, reclaimed water line, landscape and irrigation plans, driveway tie-ins, permitting with SJC, SJRWMD, and JEA, and construction-phase services.

e.

(1) TITLE AND LOCATION *(City and State)*

Veterans Parkway Widening from Longleaf Pine to the South Entrance to ICI Land-Middlebourne Development
ICI Homes | St. Johns, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2020	2020

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer. Provided engineering, permitting, and construction-phase services for the Veterans Parkway Extension (CR 223) in St. Johns County, FL. Scope included roadway design, stormwater and utility planning, permitting with SJC, SJRWMD, JEA, and FDEP, and construction support.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Eric Lanehart, PLA, ISA	Landscape Architect	28	5

15. FIRM NAME AND LOCATION *(City and State)*

DCCM – Jacksonville, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Agriculture – University of Florida Masters of Landscape Architecture – Virginia Tech	Florida, Indiana – Professional Landscape Architect

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

ISA Certified Arborist FL, FDOT Prequalification Work Group 15

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Aquatics Phase 2
Sampson Creek CDD | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Providing engineering and landscape architecture services for the Sampson Creek CDD Aquatics Phase 2 project. Scope includes site planning, grading, drainage design, landscape enhancements, construction plan preparation, permitting with St. Johns County, and stakeholder coordination.

b.

(1) TITLE AND LOCATION *(City and State)*

South Village CDD, District Engineer
South Village CDD | Orange Park, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Landscape Architect. Continuous engineering services for pond bank reconstruction, including needs analysis covering facilities, resident projections, service areas, costs, facility lifespan, and financial planning. Additionally, comprehensive public facilities reports detail existing and future facilities, financing, schedules, and capacity projections to ensure regulatory compliance and informed evaluations.

c.

(1) TITLE AND LOCATION *(City and State)*

Grand Reserve East Amenity Center
Century Communities | Palm Coast, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Landscape Architect. Providing civil engineering services for Reserve East and the Grand Reserve Amenity Center in Flagler County, FL. Scope includes site development plans, grading and drainage design, utility coordination, and permitting support for residential and amenity infrastructure.

d.

(1) TITLE AND LOCATION *(City and State)*

Annabelle Island KB Home Plan Update
KB Home Jacksonville, LLC | Green Cove Springs, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Provided landscape architecture services for the Annabelle Island KB Home Plan Update in Green Cove Springs, FL. Scope included revising landscape plans for code compliance, preparing a Clay County DRC major subdivision revision, and coordinating with the County Landscape Architect and landscape contractor to finalize tree inch calculations. Also supported permit processing and documentation.

e.

(1) TITLE AND LOCATION *(City and State)*

Kirkwood Grove
Atlee Development Group, Inc. | Jacksonville, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2025	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Landscape Architect. Provided site design, utility infrastructure, drainage, and stormwater management services for Kirkwood Grove, a 48-unit townhome development in Duval County, including permitting and construction administration support. Landscape and irrigation designs were developed to meet city code and enhance community aesthetics, including full coordination of tree mitigation efforts.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Mike Silverstein	Construction Inspector	19	3

15. FIRM NAME AND LOCATION *(City and State)*

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
AS, Business Management – Nassau Community College	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

OSHA 30; CST 1; FDOT Paving Level 2; Qualified Stormwater Management Inspector; ACI 2

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Palm Coast Plantation Capital Inspection
Palm Coast Plantation HOA | Palm Coast, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Providing capital inspection services for Palm Coast Plantation, including evaluation of sidewalks, clubhouse pavers, and a fishing dock. Scope includes field inspections, reporting of deficiencies, repair specifications, and coordination with HOA and contractors to support accurate bidding and improvement execution.

b.

(1) TITLE AND LOCATION *(City and State)*

Ocean Cay Anastasia Island HOA Erosion
Ocean Cay Anastasia Island HOA | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Providing engineering assessment services for erosion issues affecting sidewalk and drainage infrastructure at Ocean Cay Anastasia HOA in St. Augustine, Florida. Scope includes permit research, field inspection of stormwater systems, and preparation of a findings report with recommended solutions. Coordination includes meetings with the HOA and property management.

c.

(1) TITLE AND LOCATION *(City and State)*

Vilano Townhomes Construction Administration
Investment 10 LLC | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Providing construction administration and irrigation design services for Vilano Townhomes in St. Augustine, Florida. Scope includes cost estimating, bid coordination, shop drawing and pay application review, bi-weekly site observation, engineering support, and irrigation system design with layout, controllers, and watering schedule.

d.

(1) TITLE AND LOCATION *(City and State)*

St. Augustine Beach & Tennis Drainage
Vesta Property Services | St. Augustine Beach, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Provided engineering services for St. Augustine Beach & Tennis Club in St. Augustine, FL. Scope included drainage evaluation, summary reporting, ICPR stormwater modeling, stakeholder coordination, and community meeting support. Services informed future design options and addressed hydraulic connections to adjacent properties.

e.

(1) TITLE AND LOCATION *(City and State)*

Double Branch CDD, District Engineer
Double Branch CDD | Orange Park, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Serving as District Engineer under a continuing services contract, provided engineering services for the Double Branch CDD's Public Facilities Report. Scope included infrastructure inventory, capacity/demand evaluation, 7–10-year planning for improvements and replacements, and compliance with Florida Statutes Chapter 189.08.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **1**

21. TITLE AND LOCATION *(City and State)*

South Village CDD, District Engineer
Orange Park, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Government Management Services	James Oliver	(904) 940-5850

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM serves as the District Engineer for the South Village Community Development District (CDD) in Clay County. Our team conducted a 20-year needs analysis as mandated by the 2021 legislative session, providing comprehensive insights into wastewater and stormwater services for the CDD. This analysis covered facility descriptions, resident projections, service areas, cost estimations, facility lifespan, financial histories, and funding plans.

Additionally, DCCM will assist in preparing a public facilities report, which is required every 7 years. This report will detail existing public facilities, ongoing and proposed projects, replacement schedules, completion timelines, and facility capacity projections. DCCM ensures compliance and transparency throughout these services to meet regulatory requirements.

As District Engineer, DCCM has also assisted with various drainage issues throughout the community and added golf cart parking at the main amenity center. One major drainage issues involved the redesign of a failed stormwater outfall structure with a more appropriate design, and coordinating construction with the contractor and CDD board.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **2**

21. TITLE AND LOCATION *(City and State)*

Stillwater Development and CDD, District Engineer
St. Johns, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lennar Homes	Ginny Feiner	(904) 380-0779

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM is providing professional engineering services for the Stillwater development, an age restricted community with 550 single family and multifamily duplex units and an 18-hole golf course with associated amenities and infrastructure. The amenities include an 18,828 SF clubhouse building, a 2,109 SF Aquatics building with associated pool, a 600 SF driving range concession and restroom building with associated driving range bays, and a 9,098 SF maintenance facility. Additional recreational amenities include a 2.5 acre driving range, two full size tennis courts, two full size pickle ball courts, a bocce ball court and special event lawn space.

DCCM coordinated the design and permitting with SJC, WMD, JEA, FDEP and ACOE. DCCM is also responsible for certifications of the completed construction which requires routine site visits throughout construction and conducting an as-built review along with review of all testing documents.

As District Engineer, DCCM actively manages a comprehensive project, providing essential services such as reporting, professional engineering, and construction oversight. The project encompasses a range of tasks and maintenance services as directed by the Board, ensuring overall success.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **3**

21. TITLE AND LOCATION *(City and State)*

Sampson Creek CDD, District Engineer
St. Augustine, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

23. PROJECT OWNER'S INFORMATION

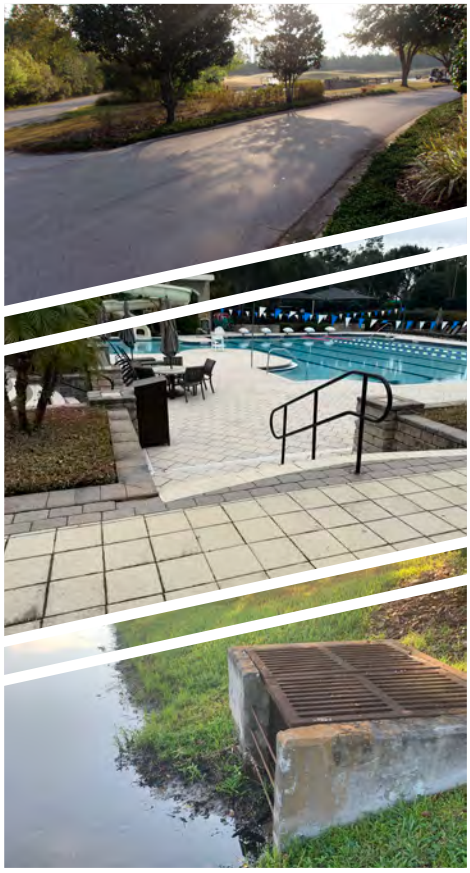
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Sampson Creek CDD	Ernesto Torres	(904) 940-5850

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM was selected by Sampson Creek Community Development District (CDD) to provide professional civil engineering, landscape architecture, and architecture services under an active Continuing Services Contract. This agreement enables DCCM to serve as a trusted partner for on-call design, consulting, and inspection needs for capital improvement initiatives throughout the community.

Under this contract, DCCM has completed or is currently engaged in a range of projects including roadway inspection and maintenance reporting, amenity center renovations, architectural concept planning, aquatics upgrades, and future recreational enhancements. Services have included concept development, site layout, grading and drainage, permitting coordination, construction documentation, and construction phase support.

The Continuing Services Contract structure allows the District to leverage DCCM's expertise efficiently and responsively, supporting both long-term planning and near-term infrastructure needs while maintaining alignment with CDD goals, budgets, and schedules.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **4**

21. TITLE AND LOCATION *(City and State)*

Olympus Development and CDD, District Engineer
Clermont, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

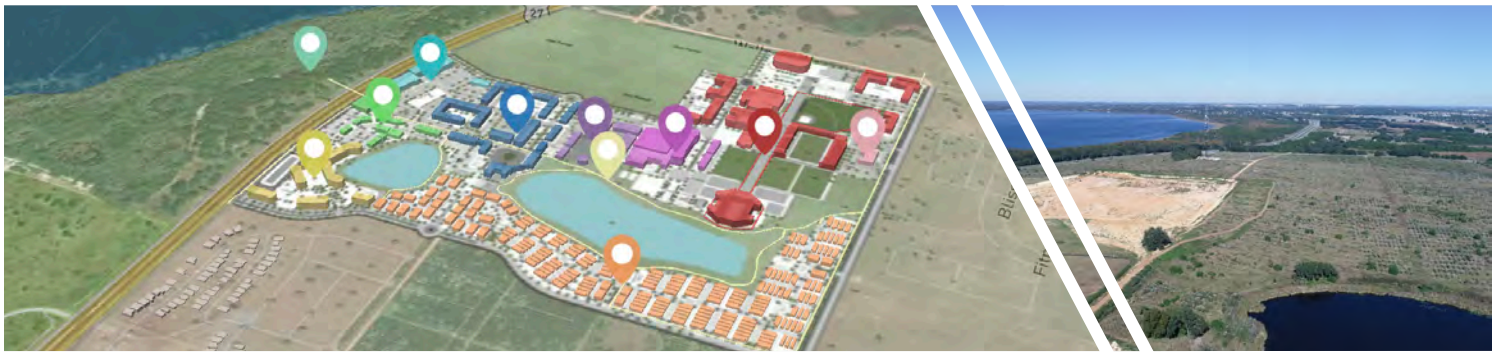
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Olympus CDD	Lynne Mullins	407) 723-590

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM is providing engineering and landscape services for the Olympus Mixed-Use Development in Clermont along US Highway 27. This development is a key part of Clermont's "Wellness Way" corridor, spanning a vast 16,000-acre region. Olympus project shares space with major residential developments from builders like Lennar and Pulte, and it sprawls across 247 acres of land that was previously an orange grove, featuring hilly terrain and two preserved low spots transformed into a large lake and wetland area. To facilitate the funding and construction of Olympus, the Olympus CDD was formed, and DCCM is the District Engineer, overseeing various subcontractors and the public bidding process to ensure fairness in contract awards. The development is divided into five distinct phases, each with unique infrastructure and construction requirements, including roads, utilities, and commercial spaces, as well as a sports campus with diverse facilities.

The Olympus development will seamlessly integrate a variety of property types, including single-family and multifamily residences, along with diverse commercial components such as retail outlets, offices, medical facilities, restaurants, and hotels. The project is set to offer numerous amenities like a welcome center, an extensive trail network connecting all phases, open spaces, parks, and an amphitheater. DCCM's role as the CDD engineer involves comprehensive oversight, ensuring transparency and equity throughout the project's development phases and adhering to rigorous governmental entity regulations and processes.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **5**

21. TITLE AND LOCATION *(City and State)*

Palm Coast Plantation Capital Inspections
Palm Coast, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

23. PROJECT OWNER'S INFORMATION

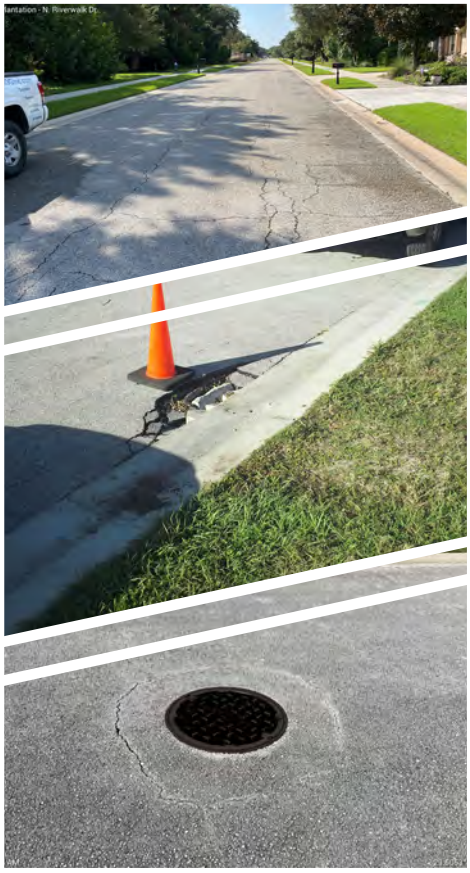
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Palm Coast Plantation HOA	Glenn Rollo	(954) 309-7003

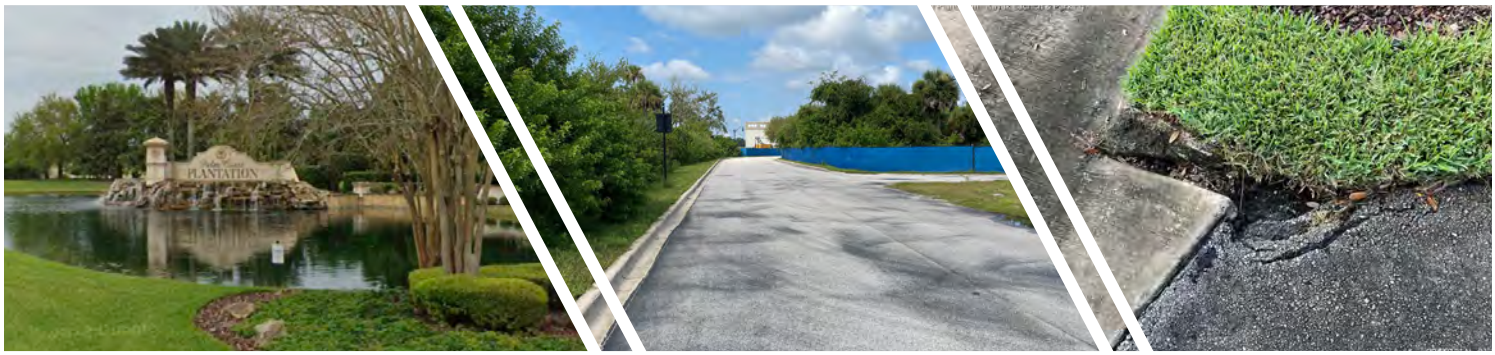
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM has provided phased engineering services for the Palm Coast Plantation Paving project located at 122 Emerald Lake Drive in Palm Coast, Florida. The project began with a roadway re-assessment, followed by design adjustment and planning services, cost estimating, coordination, and client meetings to support phased pavement maintenance and rehabilitation throughout the neighborhood.

The scope included a pavement inspection to compare existing conditions against prior assessments, with the goal of refining pavement improvement phasing. DCCM conducted on-site evaluations, coordinated with the Homeowners Association (HOA), and updated specifications and limits for repairs. Following this, a detailed preconstruction paving cost estimate was developed, outlining material and labor pricing by phase. Continued support included meetings and documentation to guide HOA decision-making and future board planning, as well as coordination with contractors and permitting agencies.

The services were delivered through multiple contracts and amendments, ensuring alignment with HOA needs and compliance with County and Water Management District requirements. DCCM's work provided a comprehensive plan for phased paving improvements and ensured a collaborative and data-driven approach to pavement management for the community.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **6**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Bridgewater Villages 12, 13, and 14 ***Lakeland, FL***	2023	2023

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
William Ryan Homes	Jeff D. Thorson - Division President	813-536-3737

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM provided boundary and topographic surveys, civil site design, permitting and construction services for the Villages at BridgeWater; a 620-acre residential development in Lakeland, FL. Civil site design included existing conditions/ demolition plan, site grading & drainage, stormwater management, water service connections, sanitary sewer connections, erosion control plan and a Stormwater Pollution Prevention Plan.

Survey tasks included retracement of Interstate Right-of-Way, platting phase services, research of survey, and Public Land System records as well as deeds and easements of record. Additional tasks included establishing horizontal and vertical control utilizing both GPS and leveling from established NGS control and researching and depicting the FEMA flood zone. DCCM also performed topographic and boundary survey of the golf course property.

DCCM also provided zoning support as well as permitting coordination with the City of Lakeland, the Florida Department of Environmental Protection (FDEP), and Southwest Florida Water Management District (SWFWMD), and the Federal Emergency Management Agency (FEMA) for a Letter of Map Revision based on Fill (LOMR-F).

Construction/Project cost: $153,910



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	Lakeland, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER **7**

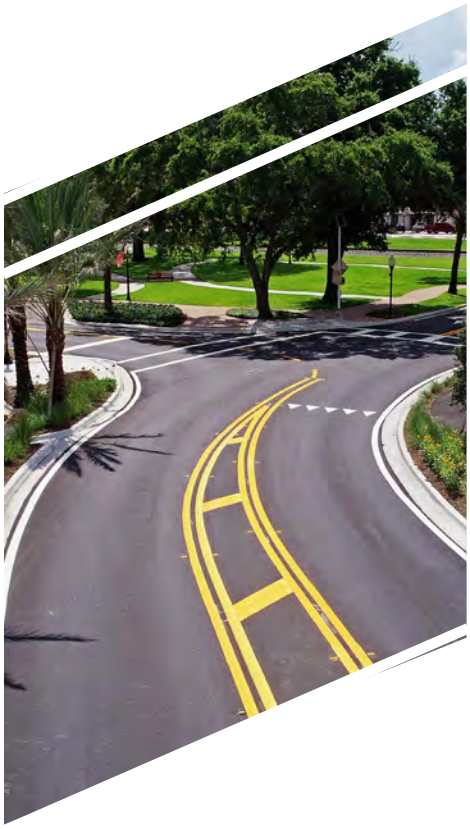
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
PK Avenue Stormwater and Roadway Improvements ***Auburndale, FL***	2016	2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Auburndale	John Dickson - Public Works Director	863-965-5511

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM provided watershed planning, conceptual design, feasibility analysis, surveying, and cooperative funding support to develop a concept improvement plan for 3,500 linear feet (LF) of PK Avenue.



As the gateway to downtown Auburndale, the City of Auburndale wanted the improvements to not only resolve chronic roadway flooding and improve the quality of stormwater runoff for the highly urbanized 261-acre drainage basin but to also improve the overall neighborhood aesthetics and provide a pedestrian trail for recreation. The recommended concept included the redevelopment of PK Avenue from four lanes to two and proposed a series of low-impact development techniques, which included a system of bio-retention swales, on-street pervious parking with subsurface storage, and a one-acre retention pond. Our division also assisted the City with obtaining $1.3M in cooperative funding from the Southwest Florida Water Management District (SWFWMD).

Some unique, but relevant tasks our division provided as part of this project include:

- Land Acquisition support for a 1.2-acre parcel from CSX
- Coordination with SWFWMD for cooperative funding (CFI) agreement
- Pedestrian facility and Lighting design
- Design of a 12" water main
- Permitting support for milling and resurfacing within CSX rights of way
- Advanced H&H and pollutant load modeling to evaluate the existing and proposed systems. The model was developed using GIS/ICPR v4 and included NEXRAD radar rainfall data to simulate from 1991-2015.

This project won the 2019 Grand Award for Engineering Excellence in the Water and Stormwater category from the American Council of Engineering Consultants (ACEC-FL) and the 2019 Award of Merit from the American Society of Landscape Architects (ASLA-FL).

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	Lakeland, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **8**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
NW Neighborhood CDBG ***Lake Wales, FL***	2024	N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Lake Wales	Deena Drumgo - Assistant City Manager	863-678-4182 ext. 1190

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM was contracted by the City of Lake Wales to provide survey and design services for the proposed NW Neighborhood CDBG sidewalk grant project in Lake Wales, Florida.

DCCM will produce topographic survey, right-of-way, civil site design, permitting and limited construction observation services to create sidewalks that are handicap accessible. The streets included in the project are Florida, Harding, Washington, Jackson, Lincoln, Booker, JA Wiltshire, Alabama, "F", Jewell, Pearl, "E", "G", and the alley between Washington to Lincoln. This project is in conjunction with the NW Neighborhood sidewalk/tree planting project that DCCM completed in December 2021. DCCM provided the conceptual design and bidding/construction phase services for the sidewalk system and tree planting in the NW Neighborhood of Lake Wales, which encompasses approximately 30 streets.

The NW Neighborhood project is part of the larger Lake Wales Connected - Downtown Revitalization Plan. The DCCM Civil and Survey teams have provided an integral role in each project included in the Downtown Revitalization Plan, which also includes the Park Avenue Streetscape project, the Park Avenue Connector Trail, and the 1st Street Streetscape project.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	Lakeland, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **9**

21. TITLE AND LOCATION *(City and State)*

Park Avenue Streetscape and Market Plaza
Lake Wales, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2025

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Lake Wales	James Slaton - City Manager	863-678-4182

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Park Avenue Streetscape is Phase I of the Lake Wales Connected - Downtown Revitalization Plan that the City of Lake Wales (City) has adopted to transform the downtown area. DCCM was contracted by the City to provide civil engineering design for improvements to Park Avenue from Scenic Highway to Wetmore Street. The improvements include the conversion of a one-way street with angled parking to a two-way street with parallel parking. The new design includes wider sidewalks, brick pavers, and additional landscaping, which includes, trees, planters, and rain gardens.

DCCM worked closely with our team member to provide Low Impact Development (LID) design elements such as pervious pavers and rain gardens, which capture and filter stormwater while beautifying the downtown area. Additionally, in accordance with the Lake Wales Connected Plan, the City engaged the design team to develop construction documents for the redevelopment of Market Plaza which was integrated into the project. On November 18, 2020, the City hosted a public open house to display two potential redevelopment plans. The primary goal of the project is to create a quality public open space that helps activate Historic Downtown Lake Wales.

The City's design team has incorporated feedback from the community into the design and the project is now under construction. The completed design brings to life the Lake Wales Connected plan inspired by the Olmsted/Phillips vision of a "City in a Garden." A groundbreaking ceremony for Park Avenue was held on January 12, 2023. The project was completed in February 2025, with a ribbon cutting ceremony held on March 7th, 2025.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	Lakeland, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **10**

21. TITLE AND LOCATION *(City and State)*

Carlton Arms North Lakeland - Statement of Inspection (SOI)
Lakeland, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Carlton Arms of North Lakeland	Tara Dixon	863-853-4900

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DCCM was contracted by the Carlton Arms of North Lakeland for site observations for the Southwest Florida Water Management District (SWFWMD) Statement of Inspection of an existing Environmental Resource Permit. The scope included one site visit and the completion of a submittal package that includes a narrative report and an executed Statement of Inspection form to be submitted to the SWFWMD for each facility or permit.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	Lakeland, Florida	Prime

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THIS CONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place"X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Jason Blankenship, PE, PSM	Project Manager										
Alex Acree, PE	Principal-in-Charge	X	X	X	X						
C. Doug Forni, PE	Sr. Project Engineer						X	X	X	X	
Drew Morson, PE, CFM	Stormwater Engineer						X	X	X	X	X
Branden Marcinell, EI	QA/QC Manager		X	X	X	X					
Tyler Smith, PE	Roadway Engineer		X	X	X						
Eric Lanehart, PLA, ISA	Landscape Architect	X	X	X	X	X					
Mike Silverstein	Construction Inspector	X	X	X	X	X					

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*	NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*
1	South Village CDD, District Engineer	6	Bridgewater Villages 12, 13, and 14
2	Stillwater Development and CDD, District Engineer	7	PK Avenue Stormwater and Roadway Improvements
3	Sampson Creek CDD, District Engineer	8	NW Neighborhood CDBG
4	Olympus Development and CDD, District Engineer	9	Park Avenue Streetscape and Market Plaza
5	Palm Coast Plantation Capital Inspections	10	Carlton Arms North Lakeland - Statement of Inspection (SOI)

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

To fully address the criteria requested in the RFQ, we offer the following additional information. This further demonstrates DCCM's expertise and capabilities to perform all work that is anticipated under this contract as District Engineer for the Eagle Hammock CDD.

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

DCCM is equipped with a local team of professionals including engineers, technicians, inspectors, planners, architects, and project administrators, who bring extensive experience in a wide range of projects. This encompasses construction plans and specifications for land development, transportation systems, Signing & Pavement Markings, Maintenance of Traffic, stormwater management, utilities, structures, and permits from various authorities. Our Project Managers, Team Leaders, Engineers, and Technicians possess firsthand expertise in protocols, design criteria, and filing conventions necessary for permit and project approval.

Our key staff for this project team are experts in their disciplines and well suited to provide the continuing engineering services required of your District Engineer. Our project management team and discipline leads are supported by other highly skilled engineers, technicians, and designers to provide a well-rounded and well-staffed production force.



Jason Blankenship, PE, PSM | Proposed Role: Project Manager
As Project Manager, Jason will oversee design implementation, coordinate with contractors, and ensure successful project execution, including attending district meetings.



Alex Acree, PE | Proposed Role: Principal-in-Charge
Alex will provide leadership and direction, manage resources, oversee client relations, and ensure project goals are met effectively.



Doug Forni, PE | Proposed Role: Sr. Project Engineer
Doug will support technical design efforts, coordinate with the team, and assist in delivering cost-effective, high-quality engineering solutions.



Drew Morson, PE, CFM | Proposed Role: Stormwater Engineer
Drew will lead stormwater system design, ensuring resilience, regulatory compliance, and integration with broader project goals.



Branden Marcinell, EI | Proposed Role: QA/QC Manager
Branden will manage quality assurance, ensuring compliance with standards through systems and protocols for consistent project delivery.



Tyler Smith, PE | Proposed Role: Roadway Engineer
Tyler will handle roadway planning and design, focusing on safe, efficient, and sustainable transportation infrastructure.



Eric Lanehart, PLA, ISA | Proposed Role: Landscape Architecture
Eric will design sustainable outdoor spaces, including planting plans, hardscape layouts, and green infrastructure. As a certified arborist, he also provides tree assessments and mitigation guidance.



Mike Silverstein | Proposed Role: Construction Inspector
Mike will oversee field activities to ensure compliance with plans and specifications. He will conduct inspections, monitor contractor performance, and support quality assurance throughout construction.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

CERTIFIED MBE

DCCM is not a certified MBE.

WILLINGNESS & ABILITY TO MEET TIME & BUDGET REQUIREMENTS

The DCCM Team commits to meeting the schedule and budget goals of the Eagle Hammock CDD. DCCM will determine the most cost-effective solutions and time saving measures for all project improvements issued under this contract. Our team will be led by Jason Blankenship, PE, PSM, as the Project Manager. With the responsibility of managing this contract, Jason will oversee the resources needed to fulfill the requirements.

For each submittal, we establish advanced internal deadlines to allow for proper quality control of the deliverables as well as early submittals. Progress reports will be provided to the Project Manager including action items and schedule status reports. Some other measures we will apply to control the project schedule and budget include executing a detailed Project Management Plan, applying a strong QA/QC plan focused on constructibility reviews, developing a well-defined scope and updating the project cost estimate at every stage of the plans submittals, and early start on all critical issues such as public involvement, permitting and utility coordination.

DCCM has a record of completing work on time and within budget. In fact, nearly every one of DCCM's projects have met these requirements. For work requiring quick turnaround, we adjust work schedules as necessary to meet our client's needs. We commit to continuing our impressive service record by providing prompt responses and the delivery of quality construction documents.

CONSULTANT'S PAST EXPERIENCE/PERFORMANCE

DCCM has maintained work/task order driven continuing service contracts for several years and has the experience and resources necessary to anticipate and compensate for these challenges. Through efficient scheduling, a dedicated workforce, solid experience, and proven record of success with past projects, DCCM has earned a reputation for providing high-quality, innovative engineering solutions in a timely and cost-effective manner.

DCCM has also completed multitude private development projects within its service area. These projects involved planning, design, and permitting, and many involved construction inspection. Pertinent to the interests of this RFQ, our expertise includes application of the latest versions of ICPR and PONDS hydrologic software applications to address issues associated with stormwater infrastructure including stormwater ponds, and pond bank design and reconstruction. Community Development Districts that trust or have trusted DCCM to provide ongoing professional services include:

- Aberdeen Community Development District (Continuing Engineering Services - District Engineer)
- Antigua Community Development District (Continuing Engineering Services - District Engineer)
- Bannon Lakes Community Development District (Continuing Engineering Services - District Engineer)
- Bartram Springs Community Development District (Continuing Engineering Services - District Engineer)
- Double Branch Community Development District (Continuing Engineering Services - District Engineer)
- Heritage Landing Community Development District (Continuing Engineering Services - District Engineer)
- Julington Creek Plantation Community Development District (Continuing Engineering Services - District Engineer)
- Madeira Community Development District (Continuing Engineering Services - District Engineer)
- Middle Village Community Development District (Continuing Engineering Services - District Engineer)
- Pine Ridge Community Development District (Continuing Engineering Services - District Engineer)
- Sampson Creek Community Development District (Continuing Engineering Services - District Engineer)
- Stillwater Community Development District (Continuing Engineering Services - District Engineer)
- South Village Community Development District (Continuing Engineering Services - District Engineer)
- Sweetwater Creek Community Development District (Continuing Engineering Services - District Engineer)
- Olympus Community Development District (Continuing Engineering Services - District Engineer)
- Wynnfield Lakes Community Development District (Continuing Engineering Services - District Engineer)

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

GEOGRAPHIC LOCATION

DCCM's Lakeland office, located at 205 East Orange Street, Suite 110, Lakeland, Florida 33801, will have direct responsibility for work performed under this contract. Situated approximately 16 miles from Eagle Hammock, this office location ensures our team is readily available to support the needs of the Eagle Hammock CDD. Our close proximity allows for timely coordination during permitting and construction, helping to maintain project efficiency and responsiveness.

RECENT, CURRENT & PROJECTED WORKLOADS

DCCM assumes ultimate responsibility for project management, allocation of resources, and for the completion of projects assigned with respect to cost, schedule, and quality. Each of our team members have the capacity to accommodate the project requirements as described in this RFQ, and we have additional resources on-hand to provide support as needed. DCCM and its team are well staffed and available to meet the needs for this contract.

DCCM openly and frequently communicates with our team and is in control over the resources needed, both in-house and with our teaming partners, to provide the assurance that there will not be unforeseen delays. Our team has an enviable record of completing work on time and within budget. The level of service and quality products that DCCM's professional and technical staff delivers on a daily basis has earned our firm an excellent reputation and record for repeat business. This is indicative of the high level of client satisfaction with our performance and work products, our ability to meet deadlines, and keep projects within budgetary guidelines.

Each staff member is tracked using an internal forecast tool, which allows us to view/analyze workload projections on an individual level. We account for 80% of each person's time for ongoing projects, leaving 20% available for new opportunities, such as the projects outlined in the RFQ. As we continue to hire and on-board new employees, our availability will increase.

VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT

DCCM has not previously performed work for the Eagle Hammock CDD.

REFERENCES

Ernesto Torres, Sampson Creek CDD
904-940-5850
etorres@gmsnf.com

Leslie Gallagher, Madeira CDD
904-838-7153
LGallagher@rizzetta.com

Daphne Gilyard, Stillwater CDD
877-276-0889
gillyardd@whhassociates.com

Shelly Vongchanta, St. Johns County
904-209-0150
svongchanta@sjcfl.us

TECHNICAL EXPERIENCE

Stormwater Management & Permitting

Stormwater management engineering requires the seamless integration of site function, civil infrastructure, regulatory requirements, and client goals and objectives. To execute a project with so many moving parts requires a team of professionals who are experienced in delivering projects of varying sizes for all types of clients. DCCM has an expert team of engineers and planners, and teams with other professionals that are proficient in their disciplines. We evaluate existing site conditions, including topography/pond banks, natural resources, wetlands and streams, drainage patterns, and existing or nearby utility and roadway infrastructure, so the site is contiguous with existing conditions and meets the intended use. DCCM ensures that site layouts maximize development and land use potential with cost-effective features.

DCCM is a leader in stormwater management design and permitting, and has completed stormwater studies and associated plans for projects ranging from single roadway intersections, to small, rapidly developing communities, cities, and counties. DCCM has developed innovative approaches that integrate the needs of both the private sector and the municipalities in the development of recommendations. DCCM's stormwater plans are routinely approved and implemented with minimal opposition. We are able to accomplish this by including our clients, as well as the regulatory agencies, at the early stages of a project to be part of the planning process and resolve any potential permitting design issues from the start.

H. ADDITIONAL INFORMATION

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Drainage Studies & Design

Dependent upon the soil characteristics, roadway swales will be designed for proper stormwater storage, treatment, and conveyance. In some instances, roadside swales can be regraded and used as linear ponds to provide water quality treatment and attenuation. Alternatively, attenuation in roadside swales can be provided using ditch blocks or raised inlets. Regardless of the unique location challenges, our drainage engineering professionals will evaluate and design improvements as necessary to reduce flooding at each project location. DCCM will manage these study/design efforts. Our objective is to create effective, low maintenance drainage systems that will operate optimally with less maintenance requirements.

Utility (Potable & Sanitary) Design & Coordination

A key aspect of a project's success requires an understanding of how existing utilities affect the design, maintenance schedule, and budget. DCCM provides this critical need and conducts all utility design for potable and sanitary water, while also coordinating with using agencies. All meetings and utility conflict resolution is led by our in-house professional engineers. All utilities will be identified, designed and mapped within the relevant project corridor. Our design will avoid utility conflicts when possible and keep any utility relocations or adjustments to a minimum. Additionally, our close relationship to many local utility agencies expedites production of accurate data and ultimately keeps the project moving forward, preventing delays. Effective utility coordination requires innovation, experience, and a team approach. DCCM is eager and equipped to begin.

EXPERIENCE WORKING IN POLK COUNTY

DCCM brings the strength of a national organization with the advantage of deep local roots in Polk County. Our Lakeland team has served the region since 1950, providing over 75 years of trusted engineering and surveying services. This longstanding presence has made us a key contributor to the area's growth, delivering effective, community-focused solutions for infrastructure, utility, and development projects.

We've supported a wide range of initiatives across Polk County, including municipal infrastructure, residential and commercial developments, schools, parks, and utility systems. Our familiarity with local regulations and permitting processes allows us to guide projects efficiently from concept through completion.

Recent examples of our work include civil site design and engineering for the Villages at Bridgewater, a 620-acre residential development in Lakeland, and streetscape and pedestrian improvement plans supporting the Downtown Lake Wales infrastructure revitalization. These projects reflect our ongoing commitment to enhancing quality of life through thoughtful and sustainable design.

We remain committed to delivering the same responsive, high-quality service that has defined our work in Polk County for decades. Backed by expanded technical resources and a collaborative, multidisciplinary team, we continue to support our clients with solutions tailored to meet the unique needs of their communities.

APPROACH TO PROJECT MANAGEMENT/METHODOLOGY

We understand that the role of an effective project manager is crucial for the overall success of any project. Therefore, the achievement of project objectives relies heavily on the implementation of effective project management practices throughout the project's entire life cycle. These practices encompass several key elements, including:



H. ADDITIONAL INFORMATION

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Project Understanding: The project manager needs a deep understanding of project objectives, requirements, and outcomes, forming the basis for decision-making and alignment.

Budget & Schedule Control: Our managers vigilantly oversee budgets and schedules, monitoring expenses, resources, and implementing strategies to prevent cost overruns and delays.

Risk Management: Identifying and mitigating risks is crucial. Our manager assesses potential obstacles, gauges their impact, and develops mitigation plans to keep the project on track.

Effective Communication: Open and transparent communication with the CDD and project team staff is vital for success. This fosters collaboration and shared project objectives.

Quality Control (QC): Adherence to the QC Plan is fundamental. Our manager ensures quality standards are met, implements quality control measures, and conducts assessments for high-quality outcomes.

SCHEDULE MANAGEMENT AMONG TEAM MEMBERS

DCCM assumes ultimate responsibility for project management, allocation of resources among the team members, and for the completion of projects assigned with respect to cost, schedule, and quality. Each of our team members have the capacity to accommodate the District's project service requirements as described in this RFQ, and we have additional resources on-hand to provide support as needed. As a whole, DCCM is well staffed and we are available to meet the needs for this contract.

DCCM a provider of design, consulting, and construction management services that focuses on infrastructure marketplaces across the United States. Through a family of complementary brand divisions, DCCM serves a variety of end markets while offering a national reach. Through strategic acquisitions and investments in organic growth, DCCM is able to offer an increasing depth of services across its growing customer base, including land planning, master plans, and commercial developments. DCCM is comprised of 1,000+ professionals across the county who specialize in multiple service lines. As part of DCCM, our team has the ability to tap into these resources as necessary to ensure project success.

DCCM openly and frequently communicates with our team and is in control over the resources we need, both in-house and with our sub-consultant partners, to provide the assurance that there will not be unforeseen delays.

DCCM has an enviable record of completing work on time and within budget. The level of service and quality products that DCCM's professional and technical staff delivers on a daily basis, has earned our firm an excellent reputation and record for repeat business. This is indicative of the high level of client satisfaction with our performance and work products, our ability to meet deadlines, and keep projects within budgetary guidelines. We attribute this success to our solid commitment to provide each client:

- Open Lines of Communication
- Knowledgeable Team Members
- Local and Available Staff
- Quick Response Time
- Flexibility of Industry Experts with a Wide Range of Technical Capabilities
- Well Thought Out Project Approach
- Schedule Based on Real Data
- Internal Meetings with Project Manager and Design Teams
- Frequent Project Meetings with Client
- Technical Review Team Assisting in QA/QC

FIRM LICENSURE & PREQUALIFICATIONS

DCCM is licensed to perform professional engineering and landscape architecture in the State of Florida through it's local divisions ChastainSkillman | DCCM and Matthews | DCCM. A copy of the firm's licenses, and key staff licenses, can be provided upon request.

H. ADDITIONAL INFORMATION

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FINANCIAL CAPACITY

DCCM is a Limited Liability Corporation. Bank and CPA reference can be provided upon request. To date, DCCM has never faced legal proceedings of any kind for failing to meet or honor any of its contractual obligations.

INSURANCE

DCCM carries General Liability insurance with a general aggregate limit of $2 million and Professional Errors and Omissions insurance with an aggregate limit of $2 million. Proof of insurance can be provided upon request.

LEGAL REQUIREMENTS AND DISCLOSURE

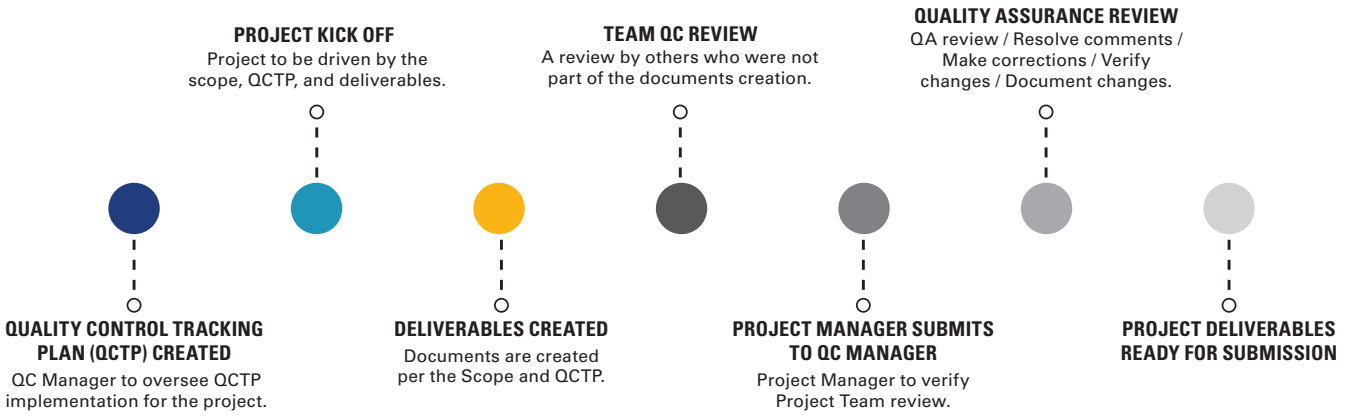
DCCM has never been removed from a design services contract nor failed to complete a contract as assigned. We pride ourselves on delivering quality work on time and within budget, maintaining strong relationships with our clients and project partners.

No person or affiliate associated with this submission has ever appeared on a convicted vendor list following conviction of a public entity crime.

DCCM currently has several minor claims and legal issues that we have been involved with. All issues have been resolved, with no outstanding claims or litigation pending. None of these will impact our ability to perform stellar services for Eagle Hammock CDD.

Further, DCCM accepts its responsibility to comply with all federal, state, county, and local laws, ordinances and regulations that affect the services covered in the Eagle Hammock RFQ.

QUALITY & SCHEDULE CONTROL



DCCM has project management methods established to help monitor and track each and every project. To begin, each contracted project is set up so that the project team can work efficiently and effectively. Our firm utilizes Deltek to manage the budget and major milestones for each project. At any point during a project, a Project Manager and/or team member can look to see how much time and effort has been expended for each Phase and Task of any project. This level of information exists for every phase of the project and allows for each project to be accurately tracked as it progresses to the typical 30%, 60%, and 90% milestones.

In addition to the use of Deltek, DCCM has created an internal tracking system that tracks where each project is (firm wide), key milestones (including QA/QC), and allows for resource allocation (firm wide) so that project schedules can be met. It is important to know that every project is tracked and every Project Manager at our firm knows where each project is, its next step, and the resources that are required to get the task/phase done. Sub-consultants are managed so that the overall project schedule can be maintained, and the budget is adhered to. This includes weekly communication and coordination on project specifics, and monthly communication regarding the budget.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

This system for project management allows us to control the quality of each and every deliverable. This ensures that we produce the highest quality of work so that projects can be efficiently permitted and constructed with an eye on cost savings. As deliverables move through the project tracking process, they are subject to a team review (originating team) and an independent review by a licensed PE who did not work on the project. This ensures that every deliverable has gone through a minimum of two reviews.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

July 25, 2025

33. NAME AND TITLE

James Thompson, PE, DBIA | Chairman and Chief Executive Officer

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*

PART II - GENERAL QUALIFICATIONS
(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM *(or Branch Office)* NAME	DCCM North America, LLC
2b. STREET	1800 Post Oak Boulevard, Suite 450
2c. CITY	Houston
2d. STATE	Texas
2e. ZIP CODE	77056
3. YEAR ESTABLISHED	2021
4. UNIQUE ENTITY IDENTIFIER	JSWAVHBB11D7
5. OWNERSHIP	
a. TYPE	Limited Liability Corporation
b. SMALL BUSINESS STATUS	NA
6a. POINT OF CONTACT NAME AND TITLE	James Thompson, PE, DBIA | Chairman and Chief Executive Officer
6b. TELEPHONE NUMBER	713.874.9162
6c. E-MAIL ADDRESS	jthompson@dccm.com
7. NAME OF FIRM *(If Block 2a is a Branch Office)*	NA

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
NA	NA	NA

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
06	Architect	18	
07	Biologist	2	
12	Civil Engineer	143	
15	Construction Inspection	73	
16	Construction Manager	15	
21	Electrical Engineer	5	
24	Environmental Scientist	4	
29	GIS Specialist	6	
32	Hydraulic Engineer	8	
34	Hydrologist	5	
38	Land Surveyor	124	
39	Landscape Architect	4	
42	Mechanical Engineer	6	
47	Planner: Urban/Regional	30	
48	Project Manager	29	
52	Sanitary Engineer	1	
57	Structural Engineer	6	
58	Technician Analyst	63	
60	Transportation Engineer	80	
62	Water Resources Engineer	20	
	Other Employees	377	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
B02	Bridges	8
C10	Commercial Building	7
C11	Community Facilities	6
C15	Construction Management	8
C16	Construction Surveying	7
C18	Cost Estimating	5
E01	Ecological & Arch Investigation	2
E02	Educational Facilities - Classroom	4
E03	Electrical Studies, Design	4
E09	Environ Imp Stud, Assess, or Stat	5
E10	Environmental and Natural Resource	2
E11	Environmental Planning	1
E12	Environmental Remediation	3
E13	Environmental Testing & Analysis	1
G01	Garages; Vehicle Maint Facility	3
G04	GIS Serv: Dev, Analysis & Data Coll	3
G05	Geospatial Data Conversion	2
G07	Highways, Streets, Parking	8
H08	Historical Preservation	1
H09	Hospital & Medical Facilities	1
H11	Housing (Residential, Multi-Family)	7
J01	Judicial and Courtroom Facilities	5
L02	Land Surveying	8
L03	Landscape Architecture	2
P05	Planning (Comm, Reg, Area & State)	5
P06	Planning (Site, Installation, Project)	8
P08	Prisons & Correctional Facilities	6
P13	Public Safety Facilities	7
R03	Railroad: Rapid Transit	3
R04	Recreation Facilities (Parks, etc.)	5
R06	Rehab (Bldgs; Struct; Fac)	1
R11	Rivers; Canals; Waterways; Flood	9
S04	Sewage Collection/Treatment	8
S09	Structural Design	6
S11	Sustainable Design	2
S13	Storm Water Handling/Facilities	8

				T03	Traffic & Transportation Engineering	10
				U03	Utilities	7
				W02	Water Resources; Hydrology	8
				W03	Water Supply/Treatment	9
				Z01	Zoning; Land Use Studies	7
	Total	1,019				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	7
b. Non-Federal Work	10
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

a. SIGNATURE

b. DATE
July 21, 2025

c. NAME AND TITLE
James Thompson, PE, DBIA | Chairman and Chief Executive Officer

DCCM
205 East Orange Street, Suite 110
Lakeland, Florida 33801
863.646.1402

4301 Vineland Road, Suite E-7
Orlando, Florida 32811
407.919.6620

7 Waldo Street
St. Augustine, Florida 32084
904.826.1334

4600 Touchton Road
Building 200, Suite 175
Jacksonville, FL 32246
904.826.1334



DCCM.com

SECTION C



REQUEST FOR QUALIFICATIONS

ENGINEERING SERVICES FOR

Eagle Hammock Community Development District

AUGUST 4, 2025

Dewberry

SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120

SUBMITTED TO
Governmental Management Services
c/o Jill Burns/Samantha Ham
219 E. Livingston Street
Orlando, FL 32801
407.841.5524

ELECTRONIC

Dewberry

DEWBERRY ENGINEERS INC.
800 N. MAGNOLIA AVE SUITE 1000
ORLANDO, FL 32202

407.843.5120
WWW.DEWBERRY.COM

August 4, 2025

Eagle Hammock Community Development District
ATTN: Jill Burns/Samantha Ham
District Manager's Office
Governmental Management Services
Central Florida, LLC
219 E Livingston Street
Orlando, FL 32801

RE: Request For Qualifications for Engineering Services for the Eagle Hammock Community Development District

Dear District Manager,

Our firm has put together a strong, focused, and experienced team to deliver each task under this contract efficiently and effectively. Dewberry has served as the District Engineer for over 50 Community Development Districts (CDDs) in Florida, which allows us to provide Eagle Hammock with the unique experience, familiarity, and understanding of the type of services that will be requested.

Our team of technical experts are qualified to meet engineering needs in all anticipated scope areas. **Dewberry is authorized to do business in the state of Florida in accordance of Florida law.** This team will be led by **District Engineer, Rey Malavé, PE,** who will be Eagle Hammock's primary point of contact throughout the life of this contract. Rey has 39 years of experience serving CDDs throughout Florida, many of which have long term contracts with Dewberry. Rey will be supported by **Assistant District Engineer, Joey Duncan, PE.** who has experience providing services to a variety of CDDs, as well as meeting the level of service necessary for the Eagle Hammock CDD.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, and land development services. Dewberry has 12 office locations and over 320 employees in Florida, allowing us to provide expertise, qualifications, and resources to clients throughout the state. Dewberry's depth of professional resources and expertise touches every aspect of the District's ongoing needs. **Whether the District requires services to 200 acres or 10,000 acres, we offer a solid team built on past experience to efficiently address the associated scope of work, as well as the added depth of services involving engineering, environmental, surveying, and construction management for a full service approach.**

Dewberry currently has no conflicts with any home builder within the Eagle Hammock CDD. We have provided demonstrable proof of our qualifications in this submittal, and we are eager for the opportunity to prove ourselves as a valuable partner to you.

It would be our privilege to serve as your District Engineer, and we are pleased to offer our qualifications for engineering services to help advance and expand the Eagle Hammock CDD's long-term needs.

Sincerely,





Rey Malavé, PE
Associate Vice President
321.354.9656 | rmalave@dewberry.com

Joey Duncan, PE
Assistant District Engineer
904.423.4935 | jduncan@dewberry.com



SECTION 1: Firm Licenses

FIRM AND PERSONNEL LICENSES

State Licenses

State of Florida
Department of State

I certify from the records of this office that DEWBERRY ENGINEERS INC. is a New York corporation authorized to transact business in the State of Florida, qualified on December 26, 2000.

The document number of this corporation is F00000007242.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on May 2, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

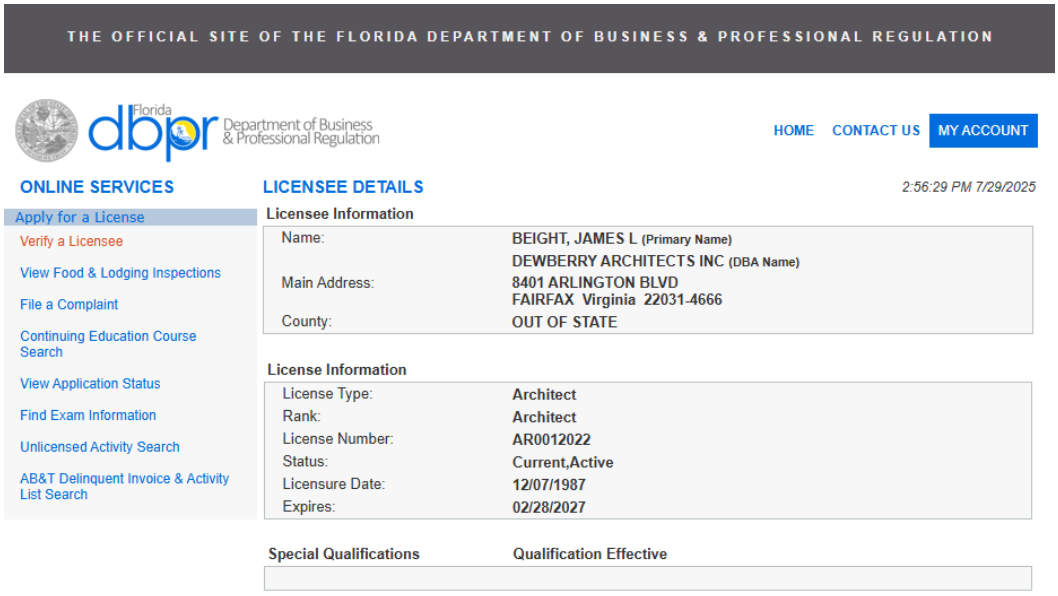
Tracking Number: 3209121845CU

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

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

Please be advised that as of February 2021, the Florida Board of Professional Engineers (FBPE) does not require companies to renew their engineering licensure and therefore no longer have printable licenses nor applicable expiration dates, only a requirement that they be currently listed on the Board's registry. Dewberry Engineers Inc. is up-to-date on professional registration to the board, which can be confirmed with a Florida Department of Business & Professional Regulation (DBPR) licensee search.





Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 27, 2025

DEWBERRY ENGINEERS INC.
8401 ARLINGTON BOULEVARD
FAIRFAX, VA 22031

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB8011

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

License No.: **LB8011**
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

DEWBERRY ENGINEERS INC.
800 N MAGNOLIA AVE STE 1000
ORLANDO, FL 32803-3251

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.

Personnel Licenses



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

MALAVE, REINARDO
[redacted]

LICENSE NUMBER: PE31588
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

DUNCAN, JOEY VAN
[redacted]

LICENSE NUMBER: PE41890
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

KEEZEL, JOSEPH OTTO
[redacted]

LICENSE NUMBER: PE57501
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

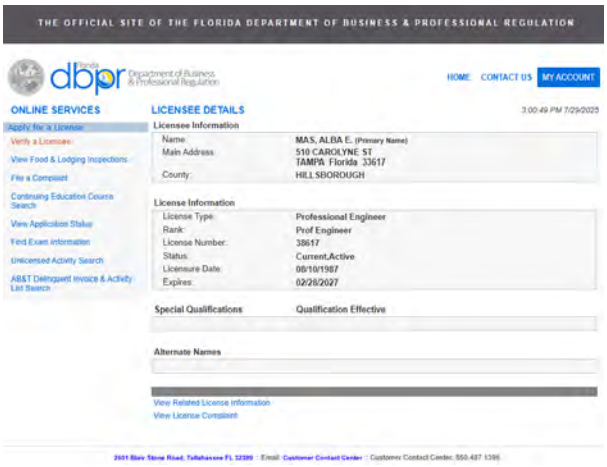
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

MORIN, MARYBETH

LICENSE NUMBER: PE57547
EXPIRATION DATE: FEBRUARY 28, 2027
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LICENSEE DETAILS
3:00:49 PM 7/29/2025

Licensee Information

Name:	MAS, ALBA E. (Primary Name)
Main Address:	510 CAROLYNE ST TAMPA Florida 33617
County:	HILLSBOROUGH

License Information

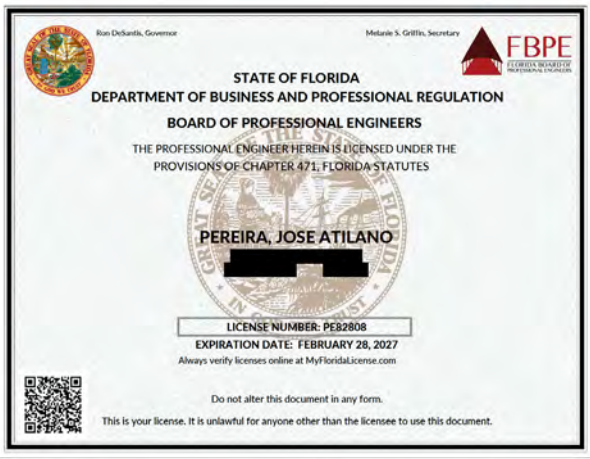
License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	38617
Status:	Current,Active
Licensure Date:	08/10/1987
Expires:	02/28/2027

Special Qualifications — Qualification Effective

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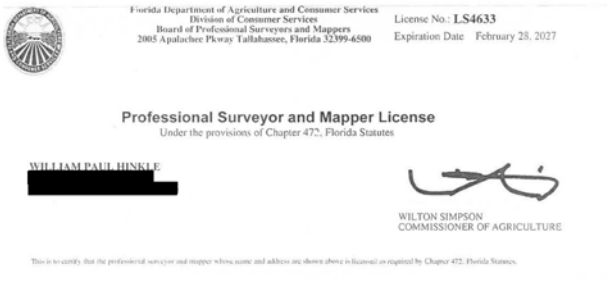
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

PEREIRA, JOSE ATILANO
[redacted]

LICENSE NUMBER: PE82808
EXPIRATION DATE: FEBRUARY 28, 2027
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Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

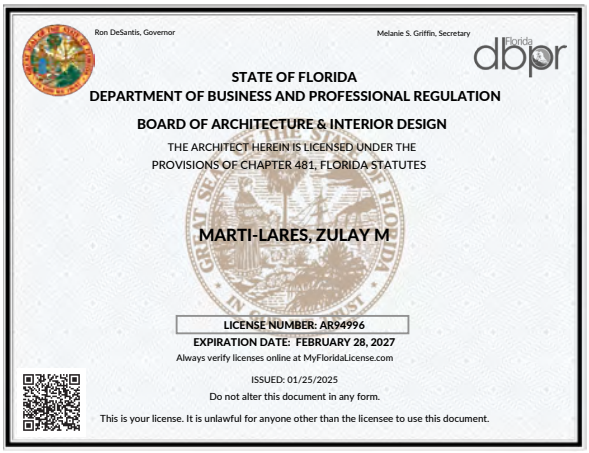
License No.: LS4633
Expiration Date February 28, 2027

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

WILLIAM PAUL HINKLE
[redacted]

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.



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
Florida dbpr

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

MARTI-LARES, ZULAY M

LICENSE NUMBER: AR94996
EXPIRATION DATE: FEBRUARY 28, 2027
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GIS Certification Institute

This certifies that

Aziza R. Baan

has met the standards for ethical conduct and professional practice as established by the GIS Certification Institute for recognition as a

Certified Geographic Information Systems (GIS) Professional (GISP)

and is therefore entitled to all the rights and privileges thereunder.

This grant of certification shall expire or be deemed inactive on 11/25/2023 unless, by that date, the individual shall have successfully completed recertification.

Certification Number 43030 Date of Initial Certification 11/25/2012

Martin Roche
Martin Roche, GISP
GISCI President

Bill Hodge, GISP
GISCI Executive Director



SECTION 2: Standard Form 330

ARCHITECT – ENGINEER QUALIFICATIONS
PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Request for Qualifications for Engineering Services for Eagle Hammock Community Development District
(City of Eagle Lake, FL)

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
August 4, 2025	N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Rey Malavé, PE Associate Vice President

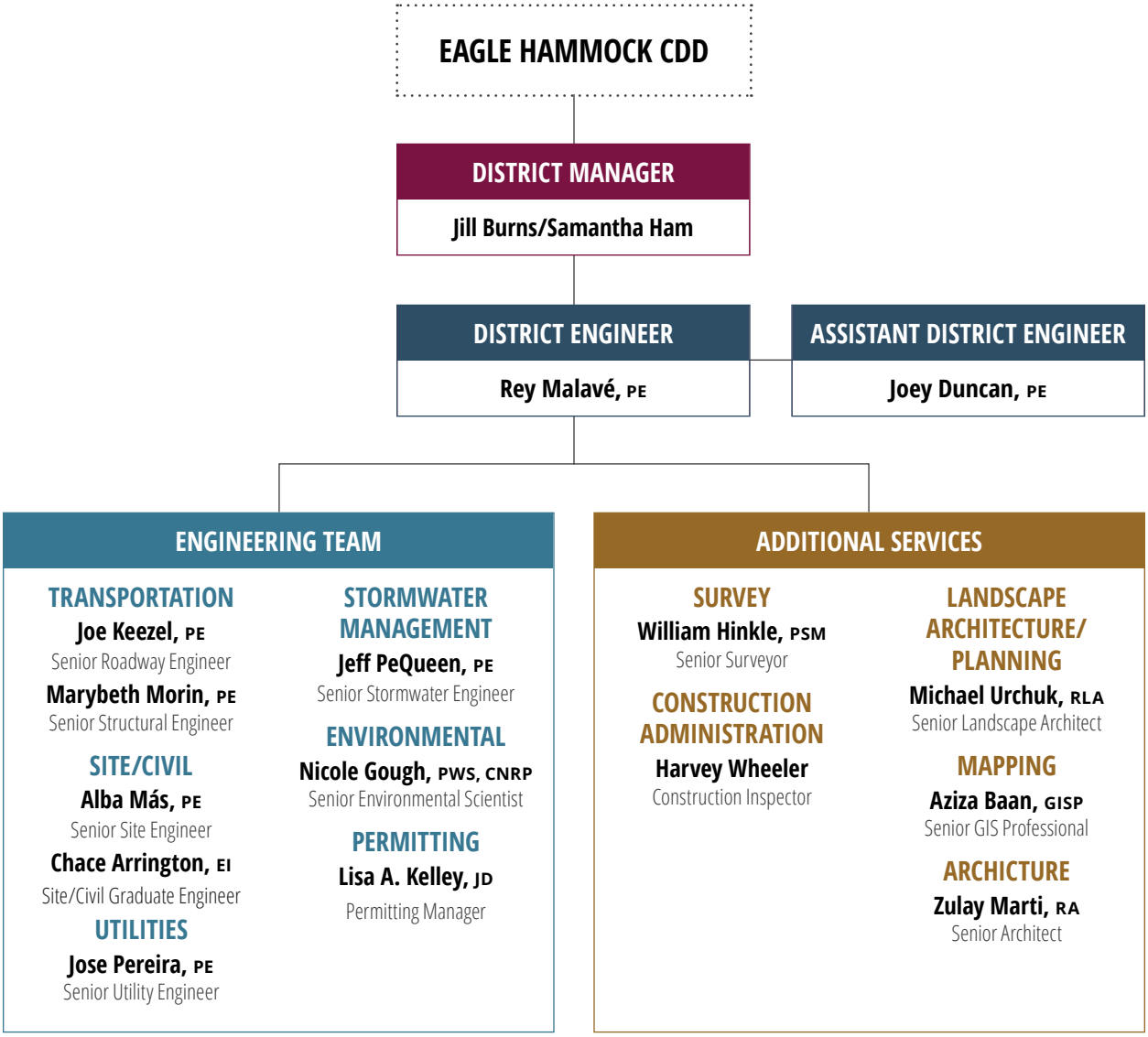
5. NAME OF FIRM
Dewberry Engineers Inc.

6. TELEPHONE NUMBER	7. FAX NUMBER	8. EMAIL ADDRESS
321.354.9656	N/A	rmalave@dewberry.com

C. PROPOSED TEAM
(Complete this section for the prime contractor and all key subcontractors.)

	(Check) PRIME	(Check) J-V PARTNER	(Check) SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	X			**Dewberry Engineers Inc.** X CHECK IF BRANCH OFFICE	800 North Magnolia Avenue, Suite 1000 Orlando, FL 32803	• District Engineer • Senior Roadway Engineer • Senior Structural Engineer • Site/Civil Graduate Engineer • Senior Environmental Scientist • Permitting Manager • Senior Surveyor • Senior Architect
b.	X			**Dewberry Engineers Inc.** X CHECK IF BRANCH OFFICE	200 West Forsyth Street, Suite 1100 Jacksonville, FL 32202	• Assistant District Engineer
c.	X			**Dewberry Engineers Inc.** X CHECK IF BRANCH OFFICE	1479 Town Center Drive Suite D214 Lakeland, FL 33803	• Senior Site Engineer • Senior Stormwater Engineer • Senior GIS Professional • Construction Inspector
d.	X			**Dewberry Engineers Inc.** X CHECK IF BRANCH OFFICE	203 Aberdeen Parkway Panama City, FL 32405	• Senior Utility Engineer
e.	X			**Dewberry Engineers Inc.** X CHECK IF BRANCH OFFICE	2610 Wycliff Road, Suite 410 Raleigh, NC 27607	• Senior Landscape Architect

D. ORGANIZATIONAL CHART OF PROPOSED TEAM



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Rey Malavé, PE	District Engineer	47	46

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
MBA/Business Administration; BS/Civil Engineering	Professional Engineer/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Rey Malavé has 46 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and other local agencies.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Dowden West CDD
(Orange County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

District Engineer. Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.

b.

(1) TITLE AND LOCATION *(City and State)*
Westside Haines City CDD
(Haines City, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

District Engineer. The Westside Haines City CDD is 613.43 acres located in Haines City, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permiting, recreational facilities, and infrastructure review reports.

c.

(1) TITLE AND LOCATION *(City and State)*
Deer Run CDD
(Bunnell, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

District Engineer. Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors. Specific assignments include planning, preparing reports and plans, surveying designs, and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities, and street lighting.

d.

(1) TITLE AND LOCATION *(City and State)*
Lakewood Ranch CDDs 1, 2, 4, 5, and 6
(Sarasota and Manatee Counties, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

District Engineer. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Joey Duncan, PE	Assistant District Engineer	43	3

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Jacksonville, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
MS/Engineering Management, BS/Civil Engineering	Professional Engineer/FL/GA; Georgia Soil and Water Conservation Commission (GSWCC)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Joey brings 43 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. **He previously served as Director of Public Works for the City of Jacksonville,** the largest city by land mass in the United States. In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of $1 billion. In 2008, he guided the launch of the Jacksonville Stormwater Utility, which effectively created a new operating division with its own capital improvement plan and $30 million in revenue. **He has also served in varying management roles at JEA,** Jacksonville's utility authority, where he notably led the planning, design, and construction of the $630 million Northside Generating Station Repowering Project, recognized by Power magazine as the 2002 Plant of the Year.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Baymeadows Improvement District (ID)** (Duval County, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

District Engineer. Baymeadows Improvement Districts an incorporated 580-acre master planned community located on Florida's First Coast in the City of Jacksonville, Florida. As the CDD Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the Citiy's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

b.

(1) TITLE AND LOCATION *(City and State)*: **Westside Haines City CDD** (Haines City, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

Assistant District Engineer. The Westside Haines City CDD is 613.43 acres located in Haines City, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/ amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permiting, recreational facilities, and infrastructure review reports.

c.

(1) TITLE AND LOCATION *(City and State)*: **Westside CDD** (Osceola County, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

Assistant District Engineer. Project is to provide general engineering and construction services for an existing CDD. Dewberry's services include water and wastewater improvements and upgrades, roadway, and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout. We also provided engineering reports for bond issuances and general consulting to the BOS of the district.

d.

(1) TITLE AND LOCATION *(City and State)*: **Water Tank Road CDD General Engineering** (Lake Hamilton, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

Assistant District Engineer. This project is to provide engineering, surveying, planning, landscaping, construction administration, environmental management, and permitting services to the Water Tank Road CDD. Dewberry also provided engineering reports for bond issuances and general consulting to the BOS of the district.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Joe Keezel, PE	Senior Roadway Engineer	29	9

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS/Environmental Engineering	Professional Engineer/FL/NC

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Joe Keezel has more than 27 years of experience designing major transportation systems and thoroughfares, working primarily on FDOT projects. He has managed several major highway projects, including a capacity project that widened a rural four-lane state highway to an urban six-lane section, replaced twin bridges, and updated drainage, signing, pavement markings, and signals. He was Project Manager for two districtwide contracts and prepared construction documents for more than 10 resurfacing, restoration, and rehabilitation projects ranging from two-lane rural to multi-lane urban. Joe also prepared several designs with limited surveys using as-built plans, right-of-way (ROW) maps and SLD's, and prepared several projects with SMART plans and letter sets, all of which have been constructed with no claims.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Lakewood Ranch CDDs 1, 2, 4, 5, and 6
(Manatee County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Roadway Engineer. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.

b.

(1) TITLE AND LOCATION *(City and State)*
West Villages ID
(Sarasota County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Roadway Engineer. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.

c.

(1) TITLE AND LOCATION *(City and State)*
Continuing Engineering Services, Roadway Design, FDOT District Five
(Multiple Counties, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2020	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Project Manager. Through our continuing services contract with District Five, Dewberry's task work orders included intersection improvements, resurfacing, lighting, signalization, and all tasks associated with highway design projects. Our traffic design services included signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies.

d.

(1) TITLE AND LOCATION *(City and State)*
General Engineering Consultant, Central Florida Expressway Authority (CFX)
(Multiple Counties, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Roadway Engineer. Dewberry currently serves as a general engineering consultant to the CFX. In order to support the delivery of CFX's $3.2 billion, five-year work plan, the scope of services that Dewberry is performing as the general engineering consultant are categorized into seven tasks: bond financing support, engineering/design support, planning support, maintenance program support, general planning, work plan support, and multimodal/transit support.

e.

(1) TITLE AND LOCATION *(City and State)*
Continuing Engineering Services, Volusia County
(Volusia County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Transportation Project Manager. Under our continuing services contracts, our services include site/civil engineering, roadway design, trail design, construction administration, environmental/permitting, landscape architecture, signal design, and surveying and mapping.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Marybeth Morin, PE	Senior Structural Engineer	29	27

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BSCE/Civil Engineering	Professional Engineer/FL/AL/GA/NC

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Marybeth Morin has 28 years of experience in the structural design of transportation structures. She is responsible for the design and plan production of projects from the preliminary stages to final design. These projects include minor grade separations, water crossings, and interchanges. She has experience in AASHTO and Florida I-Beam girders, precast-prestressed slab units, and steel I-girders. She also has experience in alternatives development, design-build work, and miscellaneous structures. Miscellaneous structures include sign structure, mast arm, noise buffer and retaining wall, box culvert, and strain pole foundation design. Marybeth is responsible for project design, coordination, and plan production.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Live Oak Lake CDD (Twin Lakes Development)
(Osceola County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2019	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Structural Engineer. Live Oak Lake CDD is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center. Marybeth was responsible for the design and overseeing the construction of the vehicular bridge that crosses the existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. The bridge is a single-span FIB-36 with spread footing, which reduces vibration and cost, MSE walls with concrete drainage ditch, and splash pads for run-off. The bridge utilizes a custom railing with stone veneer, architectural finishes, and custom planters for a high-level aesthetic result.

b.

(1) TITLE AND LOCATION *(City and State)*
Lakewood Ranch CDDs 1, 2, 4, 5, and 6
(Manatee County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Structural Engineer. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.

c.

(1) TITLE AND LOCATION *(City and State)*
Wekiva Parkway, Central Florida Expressway (CFX)
(Orange County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Structural Engineer. The Wekiva Parkway (SR 429) is an alignment, high-speed, limited access alignment in northwest Orange County. Segment 203 extends from just north of Ponkan Road to north of Kelly Park Road, a distance of approximately 2.2 miles. The project included bridge structures over the Lake Victor floodplain, a future access road, and Kelly Park Road. A partial cloverleaf interchange was provided at Kelly Park Road. The project included modifications to several local arterials and off-site stormwater management facilities.

d.

(1) TITLE AND LOCATION *(City and State)*
Suncoast Parkway 2, Section 2, FDOT Florida Turnpike Enterprise,
(Citrus County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Structural Engineer. This section of the Suncoast Parkway 2 Project was for the design of a new roadway located from south of Grover Cleveland Boulevard to north of CR 486, a distance of approximately 8.5 miles. This alignment project included a major intersection and several county road crossings traversing through heavily wooded areas, borrow pits, and subdivisions. Marybeth was responsible for bridge design and plans production.

e.

(1) TITLE AND LOCATION *(City and State)*
Big Bend Road at I-75 Interchange Design-Build
(Hillsborough County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Teamed with Skanska on this $81M design-build project, which involved the widening and reconstruction of Big Bend Road to a six-lane urban roadway from west of Covington Garden Drive to east of Simmons Loop, realignment and reconstruction of Old Big Bend Road to accommodate new interchange ramp connections with I-75, and construction of a new roundabout at the realigned intersection of Old Big Bend Road and Bullfrog Creek Road.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Alba Más, PE	Senior Site Engineer	39	5

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS/Civil Engineering; BA/Landscape Architecture	Registered Professional Engineer/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Alba has worked in Florida with the public and private sectors on stormwater, water supply, land planning, and development projects. She has significant experience in permitting, design, and project management. Alba worked for 30 years at Southwest Florida Water Management District (SWFWMD) in the regulatory division starting in the ERP program and culminating as the Division Director for all the District Regulatory Programs. In these roles, she worked on resolution of complex permitting issues and rule development for the ERP and CUP programs as well as reducing review time frames.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
McIntosh Park, City of Plant City/SWFWMD, Plant City, FL
(Hillsborough County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	Est. 2026

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Executive Engineer. The McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.

b.

(1) TITLE AND LOCATION *(City and State)*
Lake Annie Hydrological Restoration Feasibility Study, Polk Co. Parks & Natural Resources
(Polk County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021-Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Executive Engineer. The Dewberry team performed a watershed management study of the Peace Creek Canal. One of the alternatives identified in this report was to divert high flows from the Peace Creek Canal through a series of previously excavated areas to Lake Annie. These excavations could be constructed as created flow-through wetlands to improve habitat and provide water quality treatment while also providing other project benefits, including water storage and increased water levels in Lake Annie to meet the MFL. This project requires land acquisition or conservation easements to allow piped or channelized flow to reach the created wetlands and Lake Annie.

c.

(1) TITLE AND LOCATION *(City and State)*
Saddle Creek, Polk County Parks and Natural Resources/SWFWMD
(Polk County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2020	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Executive Engineer. Dewberry conducted a feasibility study as part of a cooperatively funded project to update Saddle Creek conceptual alternatives based on more recent data and assess potential water quality improvements that can be achieved by developing offline water treatment best management practices (BMPs) within the floodplain. Based on direction from the County, the development of conceptual alternatives needed to rely on gravity and could not contain any mechanical pumping or chemical treatment, two common engineering and scientific approaches to maximizing treatment efficiencies to reduce pollutant loadings.

d.

(1) TITLE AND LOCATION *(City and State)*
Turnpike Wastewater Treatment Facility Wastewater Capacity Study & Expansion Design, City of Leesburg
(Lake County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Executive Engineer. Dewberry provided services to determine the capacity needed for the next twenty years and designed the upgrades needed to accommodate the new capacity. Ms. Más was the lead engineer on the civil design and coordination with the Florida Department of Environmental Protection to obtain an Environmental Resource Permit for the existing and proposed future upgrades.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Chace Arrington, EI	Site/Civil Graduate Engineer	2	2

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS/Computer Engineering	Registered Engineering Intern/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Chace specializes in utility engineering with a focus on water and wastewater. He also holds expertise in both civil and electrical work. Prior to joinging Dewberry's Uitlity Management Team, he held positions in computer engineering.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Westside Haines City CDD
(Haines City, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Site/Civil Engineer Intern. The Westside Haines City CDD is 613.43 acres located in Haines City, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/ amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permiting, recreational facilities, and infrastructure review reports.

b.

(1) TITLE AND LOCATION *(City and State)*
Highland Meadows CDD
(Davenport, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Site/Civil Engineer Intern. Highland Meadows is a 263.5-acre master planned, residential community with development of 222 single family units. The community consists of CDD owned roadways, stormwater ponds and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements.

c.

(1) TITLE AND LOCATION *(City and State)*
Deer Run CDD
(Bunnell County, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Site/Civil Engineer Intern. Dewberry serves as the current District Engineer for this +/- 602 acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.

d.

(1) TITLE AND LOCATION *(City and State)*
Dowden West CDD
(Orange County, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Site/Civil Engineer Intern. Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.

e.

(1) TITLE AND LOCATION *(City and State)*
VillaSol CDD
(Osceola County, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Site/Civil Engineer Intern. As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Jose Pereira, PE	Senior Utility Engineer	36	32

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Panama City, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
MS/Environmental Engineering, BS/Civil Engineering	Professional Engineer/FL/LA/OK/TX

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Jose Pereira has 35 years of professional experience in the field of environmental engineering, including the design of water treatment and wastewater collection, pumping, and treatment facilities; pilot-scale and laboratory-scale treatabilities studies; and water and wastewater wet chemistry analysis. He has been actively engaged in the planning, design, construction engineering, and start-up services for numerous municipal wastewater treatment collection, pumping, and treatment systems. Many of these facilities have included innovative treatment processes such as nitrification, de-nitrification, bio-selectors, and other biological nutrient removal. To accommodate new developments, Jose has planned and designed entire wastewater collection systems that have included interceptor sewers up to 72 inches in diameter, wastewater pumping facilities, and in-system flow equalization storage basins as large as 16 million gallons.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Lakewood Ranch CDDs 1, 2, 4, 5, and 6
(Manatee County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Project Engineer. Lakewood Ranch is an unincorporated 17,500-acre community in Manatee County. Established in 1995, there is an 8,500-acre master planned community within it, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with the City/County, and approval of all development and construction activities.

b.

(1) TITLE AND LOCATION *(City and State)*
West Villages ID
(Sarasota County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Project Engineer. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.

c.

(1) TITLE AND LOCATION *(City and State)*
Highway 390 Water/Wastewater Relocation, Panama City Beach
(Panama City Beach, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2018	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Project Manager. The Panama City Water and Wastewater System Relocation Project included the relocation of the city-owned utilities that conflicted with the proposed improvements to tie into the proposed utilities for the FDOT Highway 390 Widening Project. The City was required to relocate its water and wastewater infrastructure due to the FDOT Highway 390 widening project. The project included the installation of approximately 4,400 linear feet (LF) of 12 -, 8-, 6- and 2-inch water mains, fire hydrants, valves, fittings, and new potable water services.

d.

(1) TITLE AND LOCATION *(City and State)*
Wastewater Improvements, City of Parker
(Parker, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2017	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Project Engineer. Dewberry worked with the City of Parker to inspect the city's existing wastewater system's condition and identify areas that required upgrades and replacement. Dewberry prepared a Facilities Plan with recommendations, projected costs, and priorities for improvements and assisted the City in securing funds through the SRF. The work consisted of design for approximately 7,000 LF of sewer force main replacement, 2,450 LF of directional bores, lift station upgrades, and manhole rehabilitation.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Jeff PeQueen, PE, CFM	Senior Stormwater Engineer	33	2

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Lakeland, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
MS/Biomedical Engineering; MEE/Environmental Engineering; BS/Physics	Professional Engineer/FL/AL/GA/MD/PA; Certified Floodplain Manager/FL; Certified Professional Stormwater Quality/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

As a senior professional engineer, Jeff has more than 31 years of experience in site and civil engineering. His extensive experience includes stormwater analysis and design of commercial, industrial, and residential sites including both retrofits and original design and development. His project experience ranges from individual storm sewer design to regional watershed studies. Jeff has provided on-call services for both Polk County Parks and Natural Resource and Roads & Drainage Departments, as well as a long history servicing the City of Lakeland. He has managed jointly funded projects between SWFWMD, municipalities, and surrounding counties. Further experience includes engineering and production services for assessing existing structures, proposed road improvements, proposed drainage improvements, permitting support, construction support, and as-built services for the right-of-way improvements.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
McIntosh Park, Detailed Design Plans, City of Plant City with SWFWMD
(Plant City, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Engineer. Provided technical assistance on the McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.

b.

(1) TITLE AND LOCATION *(City and State)*
Cypress Creek, Conceptual Enterprise Resource Planning (ERP), Tampa Bay Water Authority
(Pasco County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Engineer. Provided technical assistance on this project which included Water Management Plan, and the Development of a Master Drainage Plan, including a detailed existing and proposed conditions model, to obtain a comprehensive for the 62-acre facility.

c.

(1) TITLE AND LOCATION *(City and State)*
American Recovery Plan (ARPA) Lake Annie, Polk County Parks and Natural Resources
(Polk County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Engineer. Providing lead civil and stormwater engineering to project to enhance, improve and restore a former peat mining property into a high quality wetland providing water quality and wildlife benefits. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.

d.

(1) TITLE AND LOCATION *(City and State)*
ARPA Lake Hamilton, Polk County Parks and Natural Resources
(Polk County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Senior Engineer. Providing lead civil and stormwater engineering to project to enhance, and improve approximately 86 acres on the west shore of Lake Hamilton. The project is near to the headwater of the Peace Creek Canal and will include environmental enhancement, wetland creation, water quality improvement and habitat creation on two currently undeveloped parcels. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Nicole Gough, PWS	Senior Environmental Scientist	27	9

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS/Parks and Recreation/Resource Management, Specialization in NPS Level II Law Enforcement	Professional Wetland Scientist/FL Certified Prescribed Burn Manager/FL; Certified Pesticide Applicator/FL; Certified Stormwater Management Inspector; Railroad Worker's Safety Certified; Federal Red Card

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Nicole Gough has 26 years of experience in project management related to ecological evaluation, planning, permitting, and oversight of regional transportation and infrastructure projects, large agricultural projects, and land development. Nicole previously served as a wetlands biologist and regulatory reviewer for both the South Florida Water Management District (SFWMD) and SJRWMD. While working with both private and public entities, Nicole has garnered extensive permitting experience in all aspects of federal, state, and local permitting, including the National Pollutant Discharge Elimination System (NPDES). Additional expertise includes threatened and endangered species surveys, wetland determinations, biology, botany, conservation biology, ecology, emergency management, Endangered Species Act compliance for Letter of Map Revision (LOMR)/Conditional Letter of Map Revision (CLOMR), GIS data collection and mapping, preparation of technical specifications and contract documents, and stakeholder coordination/facilitation.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Narcoossee CDD (Orlando, FL)	Ongoing	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Environmental Scientist. The Narcoossee CDD is located in Orlando, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres and will construct, operate, and maintain infrastructure to support all of its communities. As the CDD Engineer, our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	Ongoing	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Environmental Scientist. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/ permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Environmental Scientist. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Walton Development, Ridgewood Lakes (Polk County, FL)	2013	2017
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Senior Environmental Scientist. Ridgewood Lakes is a proposed community of over 3,200 acres located in northeast Polk County, Florida, off US 27 and Interstate 4 and within the District's boundaries. The development plan was designed based on careful analysis of natural site features, including soils, topography, vegetation, and hydrology, with special consideration for wetlands and the preservation of existing ecosystems.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Lisa A. Kelley, JD	Permitting Manager	29	3

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
JD/Barry University School of Law; BS/University of West Florida Environmental Resources Management and Planning	Licensed Attorney State Bar/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Lisa is a subject matter expert in regulatory compliance and environmental policy. She serves as a Department Manager at Dewberry where she is responsible for efforts related to business development, policy and legislation, project funding, environmental permitting, and natural systems restoration. Lisa has worked on environmental projects in Florida for almost 30 years and is experienced in leading state and federal regulatory compliance programs, including Florida's Lead and Copper program . Her experience also includes serving as the Assistant Executive Director of the SJRWMD and the Assistant District Director for the Central District of the FDEP. During this time, she developed a deep understanding of the unique parameters and challenges presented by regulatory requirements.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Cascades at Groveland CDD (Groveland, FL)	Ongoing	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Permitting Manager. Dewberry is the CDD engineer for the Cascades at Groveland, a 752-acre master planned, residential community located in Groveland in Lake County. In addition to aiding the CDD with engineering expertise as required, our services under ongoing general engineering contracts have included a utilities master plan, obtaining entitlements and approvals for infrastructure, mass grading, design and permitting of water and sanitary sewer lines, securing bonds for the drainage system, design and construction of new roadways, and improvements to existing roadways.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Highland Meadows CDD (Davenport, FL)	Ongoing	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Permitting Manager. Highland Meadows is a 263.5-acre master planned, residential community. The development is approved as a planned development for 222 single-family unit community. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community. Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Permitting Manager. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. There is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
William Hinkle, PSM	Senior Surveyor	45	18

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
N/A	Professional Surveyor and Mapper/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

William Hinkle, a Transportation Survey Project Manager with Dewberry, has over 43 years in various types of surveying and mapping, including over 19 years with the Florida Department of Transportation (FDOT) in District One. His experience includes right-of-way maps, right-of-way control maps, mitigation site surveys, geodetic surveys, design surveys, right-of-way surveys, subsurface utility engineering surveys, and horizontal and vertical control, including utilization of electronic field book, topographic, and construction surveying. William served as District One's Location Surveyor for six years, where his responsibilities included managing three to four District-Wide Surveying and Mapping Contracts, planning, scheduling, supervising, and quality control of 45 plus or minus projects yearly of various right-of-way and design surveys. He supervised and coordinated assignments of the Survey Department's Electronic Survey section and the engineering/land surveying assignments of two to four Department field survey crews.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Dowden West CDD
(Orlando, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Survey Manager. Dowden West is a 736-acre master planned residential community consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.

b.

(1) TITLE AND LOCATION *(City and State)*
Live Oak Lake CDD (Twin Lakes Development)
(Osceola County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Survey Manager. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-feet duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/ hardscape design, assistance with the City master upsizing agreements, and construction administration.

c.

(1) TITLE AND LOCATION *(City and State)*
Lakewood Ranch CDDs 1, 2, 4, 5, and 6
(Sarasota and Manatee Counties, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Survey Manager. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.

d.

(1) TITLE AND LOCATION *(City and State)*
West Villages ID
(Sarasota County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Survey Manager. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Harvey Wheeler	Construction Inspector	26	2

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Tampa, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, State University of New York, Environmental Science and Forestry	N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Ballard Park Restroom Facility Replacement
(Melbourne, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Construction Inspector. Under a continuing contract for ARPA-funded projects, Dewberry is providing planning, design, permitting, and construction administration services for restroom and utility upgrades at Ballard Park. Project includes replacement of the building and sewer lines, a facility assessment, permitting assistance, and design of a packaged lift station and electrical control panel.

b.

(1) TITLE AND LOCATION *(City and State)*
Cypress Springs Restoration
(Vernon, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Construction Inspector. Dewberry is currently working with the NWFWMD to enhance and create less human impact while creating the best experience for visitors at Cypress Springs. Dewberry is providing the following improvements: relocating tanic stream by moving it farther away from the spring, boardwalk access from around the river and the spring, kayak launch pads to not disrupt the shoreline, restroom facilities (above the 100 yard flood plain) so that it does not harm the springs, four to five pavilions for people to BBQ, and stabilizing high traffic areas to reduce the sedimentation into the spring.

c.

(1) TITLE AND LOCATION *(City and State)*
Lift Station Rehabilitations
(Clay County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Construction Inspector. Dewberry is providing engineering design and construction administration services for the rehabilitation of four existing lift stations to meet CCUA's current construction standards.

d.

(1) TITLE AND LOCATION *(City and State)*
McIntosh Preserve Integrated Water Treatment Wetlands Phase II
(Plant City, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Construction Inspector. Design and construction of a natural area with recreational trails, wildlife viewing platform, educational signage, and 172 acres of multi-purpose constructed wetlands for natural treatment of stormwater and reclaimed water. Project increases stormwater system capacity, reducing localized flood risk while providing recreational and educational benefits for the community.

e.

(1) TITLE AND LOCATION *(City and State)*
Peace Creek Improvements and Restoration
(Polk County, FL)

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Construction Inspector. Design and construction of the restoration of historic wetlands, floodplain, and lakeside wetlands through diversion of excess surface water from Peace Creek Canal to County-owned parcels. Project included National Environmental Policy Act (NEPA) compliance documentation as it was federally funded through the American Recovery Plan Act (ARPA).

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Michael Urchuk, RLA	Senior Landscape Architect	35	9

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Raleigh, NC)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS/Landscape Architecture	Registered Landscape Architect/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Michael Urchuk has 34 years of experience and has a varied background in landscape architecture and planning. As a Project Manager, he is responsible for coordination across design disciplines and acts as a liaison between the owner, design team, and contractor. He is also responsible for coordinating design efforts and project submittals. Michael's experience as a landscape architect includes retail office, residential, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Hardscape designs include corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Michael also provides construction administration services on multiple levels including shop drawings and RFI reviews, field reports, final punch lists, and on-site project coordination meetings.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Live Oak Lake CDD (Twin Lakes Development)
(Osceola County, FL)

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Landscape Architect. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-feet duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.

b.

(1) TITLE AND LOCATION *(City and State)*
VillaSol CDD
(Osceola County, FL)

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Landscape Architect. As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.

c.

(1) TITLE AND LOCATION *(City and State)*
Narcoosee CDD
(Orlando, FL)

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Landscape Architect. The Narcoossee CDD is located in Orange County, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. Michael worked on the expanding of existing decorative walls along Dowden Roadway, as well as landscaping review.

d.

(1) TITLE AND LOCATION *(City and State)*
Lancaster Park East
(St. Cloud, FL)

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Landscape Architect. This project consists of 461 single family units and community facilities. Dewberry was tasked with designing and permitting the site layout, stormwater management facilities, utilities, grading, drainage, easement vacations, Federal Emergency Management Agency (FEMA), CLOMR, and LOMR approvals. Dewberry provided planning and entitlements, landscape/hardscape design, site/civil engineering, and construction administration.

e.

(1) TITLE AND LOCATION *(City and State)*
Roadway Operations Facility, CFX
(Orlando, FL)

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

Landscape Architect. As the General Engineering Consultant to CFX, Dewberry has provided both architectural and civil engineering services for the CFX Roadway Operations Facility. The new facility includes a 6,500 square foot office building, fueling station, small vehicle maintenance bays, warehouse, three enclosed storage buildings totaling 23,000 square feet, and a laydown yard.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Aziza Baan, GISP	Senior GIS Professional	19	3

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Lakeland, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS/Environmental Science	Geographic Information Systems Professional/FL

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Aziza serves as a GIS lead and a water resources geospatial scientist with 16 years of experience. She manages GIS tasks and is proficient in working with GIS in environmental, water resources, and civil disciplines. She specializes in stream and wetland restoration planning and design, watershed modeling, geospatial database design, mobile applications, floodplain mapping, mining reclamation, land use planning, environmental permitting, environmental risk assessments, terrain processing, and spatial and volumetric analysis. Her software proficiency includes ArcGIS Advanced, ArcGIS PRO, ArcHydro, ArcGIS Collector, ArcGIS Online, Survey123, Trimble GPS, X-Tools, ET Geowizards, CrossView, Feature Analyst, Microsoft Access, Sigma Plot, and MIKE 11 GIS. Aziza has also provided GIS training staff of various GIS experience levels.

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*
Continuing Services, Volusia County
(Volusia County, FL)

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: Ongoing | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

GIS Lead. Under our continuing services contract, Dewberry provides site/civil engineering, roadway design, trail design, coastal design services, construction administration, environmental/permitting service, landscape architecture, signal design, and surveying and mapping.

b.
(1) TITLE AND LOCATION *(City and State)*
Lakewood Ranch, Stewardship District
(Sarasota and Manatee County, FL)

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2023 | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

GIS Lead. Dewberry is currently performing engineering services for the Lakewood Ranch Stewardship District. Our services include engineering, surveying, and construction administration. These services include the design, permitting, and construction administration of over two miles of roadway.

c.
(1) TITLE AND LOCATION *(City and State)*
Cypress Creek Master Drainage Plan, Tampa Bay Water Authority
(Wesley Chapel, FL)

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: Ongoing | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

GIS Lead. Development of a master drainage plan including a detailed existing and proposed conditions model, to obtain a comprehensive ERP for the 62-acre facility.

d.
(1) TITLE AND LOCATION *(City and State)*
NeoCity Property Development, Osceola County
(Osceola County, FL)

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: Ongoing | CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

GIS Lead. This ±540-acre institutional and commercial development serves as a regionally significant surface water reservoir system for water detention, treatment, and re-use to service the surrounding urbanized area. Dewberry is responsible for leading the permitting of the development from pre-design surveys through securing permits including authorization to impact over 225 acres of USACE jurisdictional wetlands, and an additional 4 acres previously utilized for USACE wetland mitigation. Protected Species coordination involved snail kite, wood stork, indigo snake, Audubon's crested caracara and gopher tortoise.

e.
(1) TITLE AND LOCATION *(City and State)*
West Villages Improvement District
(Sarasota County, FL)

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: Ongoing | CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

X Check if project performed with current firm

GIS Lead. Dewberry acts in the general capacity of District Engineer and provides the District engineering services including but not limited to attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring the District projects; overseeing construction and/or acquisition activities; preparation of certifications, documents, and reports in furtherance of District engineering activities.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Zulay Marti, RA	Senior Architect	19	4

15. FIRM NAME AND LOCATION *(City and State)*
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BArch/Architecture; MA/Special Education, Assessment and Curriculum	Registered Architect/FL/GA/MD/VA

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Zulay is an experienced Senior Architect and Project Manager with extensive knowledge in building design, space planning, construction drawings, and construction administration. Throughout her 16-year architectural career, she has gained extensive experience in the coordination of simultaneous projects, direct client interaction, team scheduling, quality control, on-time project delivery, and construction administration. She approaches each project with a focus on aesthetics, functionality, cost and engineering as a whole. Zulay is a design professional experienced in Criminal Justice, Federal and State project building typologies in both secure and non-secure environments. Other areas of specialization include: Transportation: Executive Airport Hangars; Retail: Shopping Centers; Dining: Fast food services, ice cream parlors, restaurants with commercial kitchens; and, Wellness: Gyms.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
A/E Term Contract for Vertical Construction Projects, Volusia County (Volusia County, FL)	Ongoing	2024
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Project Manager. Continuous contract providing professional architectural and engineering task assignments for vertical construction projects. Contract #RSQ No. 20SQ-78SR. Professional disciplines include architecture, engineering, landscape architecture, and scope includes the preparation of schematic design, design documents, construction documents, construction administration, bid documents and project close out. Currently building dorms designed for the correctional facility which will be done at the end of 2024 (VCBJ West Wing Dorms).

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Public Safety Facility, City of Casselberry (Casselberry, FL)	Ongoing	2023
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Project Manager. Dewberry is providing architecture, interior design, landscape, and civil design, permitting, and construction administration services for the development of the Casselberry Public Safety Facility. The 25,900 SF, hurricane-hardened public safety command center will feature staff sleep quarters, fitness room and lockers, a media room, a community meeting room open to the public and other organizations, evidence processing and storage space, an incident command center, and training rooms. The design team was asked to develop an overall master plan the City's future Police Station with future expansion capabilities along with the future Seminole County Fire Station on the same project site. The master plan was developed to include phased construction, shared vehicular circulation, and other site amenities including garbage enclosures, stormwater retention, and monument signage.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Headquarters Safe Room, Gulf Coast Electrical Cooperative (Gulf County, FL)	2022-Ongoing	Est. 2024
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Project Manager. Dewberry is providing architecture and civil engineering for the hurricane safe room for Gulf County Electrical Cooperative in the Panhandle. The facility will feature a command center for field personnel to be deployed after a storm event. It will also incorporate an incident command center for Gulf County that will act as a remote emergency operation center. Redundancy will be built into HVAC potable water and electrical systems. The facility is designed to withstand a Category 4 hurricane.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Crisis Stabilization Center, Fredrick County (Fredrick County, MD)	Ongoing	Est. 2025
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	X Check if project performed with current firm	

Project Manager. Master concept plan, programming, design, construction documents, cost estimating, bidding process assistance, permitting and construction administration services for the interior renovation of the 11,500 SF Crisis Stabilization Center. The facility will offer a 24/7 program that is responsive to local behavioral health needs, grounded in a public health framework, and integrated into the behavioral health crisis care system in Frederick County.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **1**

21. TITLE AND LOCATION *(City and State)*

Baymeadows Improvement District (Duval County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

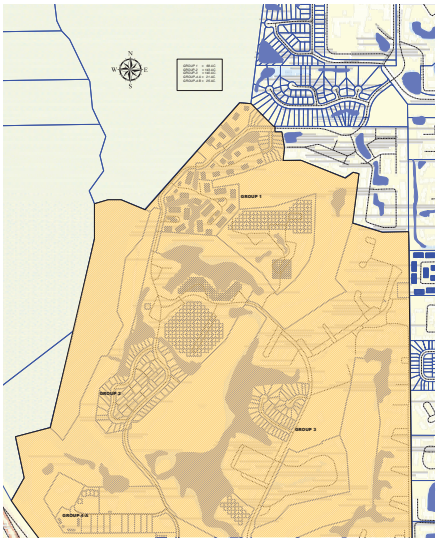
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Rizzetta Company	Lesley Gallagher, District Manager	904.436.6237

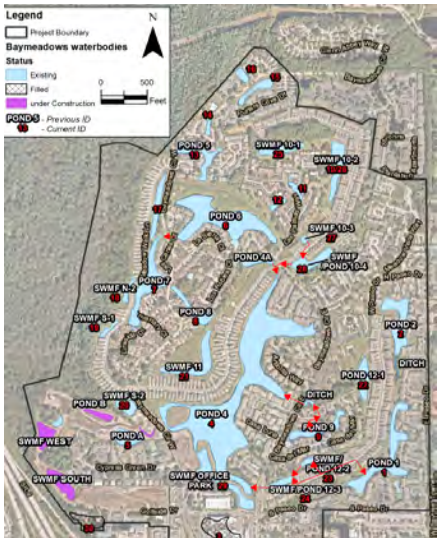
Baymeadows ID an incorporated 580-acre master planned community located in Jacksonville. The Improvement District we serve covers an existing neighborhood that was developed in 1968 as a golf course community. Those golf courses are now gone; however, the community still provides maintenance and improvement services for its existing roadways, stormwater systems, and facilities. The overall development contains commercial areas, business parks, old golf courses, and residential communities.

As the CDD Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the City's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Dewberry's first task was to work with Baymeadows Board's stormwater committee to map the community's stormwater system (ponds, collection & out falls), and prepare a maintenance and repair budget (Operations and Capital). This involved engineering field work, GIS services, and estimating services. Dewberry has also has attended board meetings (at the request of the committee) to give engineering opinions on various issues such as acceptance of a developer's turnover of ownership of additional stormwater systems.

- **CONSULTANT FEES TO DATE**
  $10,000
- **SERVICES**
  Civil Engineering
  Compliance Monitoring Construction Estimates and Administration
  Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies Design Evaluations and Analysis Drainage/ Stormwater Management Monthly Board Meeting Attendance Permitting
  Planning
  Surveying
  Utilities





SERVICES FOR BAYMEADOWS ID INCLUDED THE DEVELOPMENT OF PLANS AND GIS MAPS.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Jacksonville, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
2

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Dowden West CDD (Orlando, FL)	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Government Management Services	George Flint, District Manager/ Management Partner	407.841.5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dowden West is a 736.28-acre master planned residential community with 1,446 residential units located in the City of Orlando. The development is 10 villages within the approved planned development for Starwood, which encompasses approximately 2,558 acres and is entitled to 4,400 residential units.

As District Engineer, we have been responsible for providing the master utility design for the water, sewer, and reuse systems, in addition to master stormwater modeling for an approximately 6,500-acre watershed for the Dowden West CDD. This modeling was used for both stormwater management design and FEMA floodplain determination.

Other services include landscape architecture design for the common open spaces and community parks, the design of community roads that also include the extension of the four-lane Dowden Road through the community, boundary surveys, topographic surveys, tree surveys, and other additional surveys, as needed.

- **CONSULTANT FEES TO DATE**
  $500,000
- **SERVICES**
  Boundary Surveys
  Environmental/Permitting
  Landscape Architecture
  Roadway Design/Improvements
  Stormwater Management
  Topographic Surveys
  Tree Surveys
  Utility Design



NATURE TRAIL S/W VILLAGE N-1A.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **3**

21. TITLE AND LOCATION *(City and State)*

Lakewood Ranch CDD (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lakewood Ranch CDD	Steve Zielinski, Chief Financial/ Operating Officer	941.907.0202 x 229

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Lakewood Ranch is an unincorporated 31,000-acre master planned community located on Florida's Gulf Coast in Sarasota and Manatee Counties, established in 1995. The five CDDs we serve cover an 8,500-acre community within the larger Lakewood Ranch Development. The overall development contains A-rated schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, aquatics, and lighted tennis courts.

As the CDD Engineer for the five CDDs, Dewberry's services include engineering, surveying, permitting, owner coordination with the County's review, and approval of construction activities. Dewberry's services also include rehabilitation on landscaping, water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

- **CONSULTANT FEES TO DATE**
  $906,730
- **SERVICES**
  Civil Engineering
  Compliance Monitoring
  Construction Estimates and Administration
  Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies
  Design Evaluations and Analysis
  Drainage/Stormwater Management
  Monthly Board Meeting Attendance
  Permitting
  Planning
  Surveying
  Utilities



OVERVIEW OF LAKEWOOD RANCH ADMINISTRATION BUILDING AND COMMUNITY FACILITY.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **4**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Narcoossee CDD (Orlando, FL)	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Government Management Services	Jason Showe, District Manager, Central FL	407.841.5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Narcoossee CDD is located within the City of Orlando in Orange County, Florida, and consists of approximately 416 acres. The project has been developed with 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres. We provide services as needed for the operation and maintenance of the infrastructure of the District as well as any construction activities relating to improvements and/or repairs. Our efforts include the providing of evaluation of the yearly stormwater management systems, landscaping facilities, such as walls and plantings, roadway evaluations for maintenance, and restoration within the community and district.

Dewberry is the CDD Engineer for this project. **Narcoossee CDD is CDD Advisor, Rey Malavé's first CDD, beginning his services to Narcoosee in March of 2022. Throughout our contract with the District, we have continuously been available to come out whenever there is a need.** Our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities within the district. We also provider input as needed within the budgeting process for any repairs and maintenance issues

- **CONSULTANT FEES TO DATE**
  $475,000
- **SERVICES**
  Civil Engineering
  Construction Administration
  Development Planning
  Infrastructure Review Reports
  Landscape Architecture
  Permitting
  Stormwater Monitoring and Permit Compliance Reports
  Surveying



VIEW OF RESIDENTIAL STREET.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
5

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Deer Run CDD (Bunnell, FL)	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Government Management Services	Jim Oliver, District Manager	904.940.5850 x 415

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.

Specific assignments include planning, preparing reports and plans, surveying designs and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, and other community infrastructure provided by the District, as authorized in Chapter 190 F.S. Affiliated projects are to include engineering contract management and inspection services during construction.

Dewberry completed an irrigation system analysis to evaluate the system's hydraulic ability to provide additional irrigation zones. Also, on behalf of the CDD, Dewberry was able to address and resolve compliance coordination with the St. John's River Water Management District. Additionally, Dewberry prepared a planting plan and a vegetation management plan for conservation easement maintenance and restoration.

- **CONSULTANT FEES TO DATE**
  $120,000
- **SERVICES**
  Community Infrastructure
  Construction Administration
  Cost Estimates
  Landscaping
  Planning
  Recreational Facilities
  Reports and Plans
  Roadway Design
  Street Lighting
  Surveying Designs
  Water Management Systems and Facilities
  Water and Sewer Systems



COMMUNITY NATURE TRAIL BY THE COMMUNITY CENTER.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **6**

21. TITLE AND LOCATION *(City and State)*

West Villages Improvement District (Sarasota County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Government Management Services	William Crosley, District Manager	941.244.2805

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The overall ID contains schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, and aquatics.

As the District Engineer for the ID, Dewberry's services include engineering, surveying, permitting, owner coordination with the District's development review, and approval of construction activities. Dewberry's services also include design of all district owned irrigation improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County and or FDOT officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Additional engineering services may include attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring District projects; overseeing construction and acquisition activities; preparation of certifications, documents, and engineer's reports in furtherance of District engineering activities; and providing other engineering services as may be authorized by the Board.

- **CONSULTANT FEES TO DATE**
  $1,058,231.97
- **SERVICES**
  Water and Sewer Facilities and Infrastructure

  Stormwater Management and Drainage Facilities and Infrastructure

  Roadways

  Signalization improvements

  Recreational Facilities

  Park improvements

  Governmental Facility Improvements
  Landscape/Hardscape Design

  Signage

  Environmental Services



ENTRANCE MONUMENT SIGN ALONG WEST VILLAGES BOULEVARD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **7**

21. TITLE AND LOCATION *(City and State)*

VillaSol CDD (Kissimmee, Osceola County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2025	2025

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Governmental Management Services	Jason Showe, District Manager, Central FL	407.841.5524 x 105

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

VillaSol CDD is located in Osceola County which is just minutes from the Orlando International Airport, area attractions, and theme parks, and offers amenities like no other community in the area.

Nestled along Boggy Creek, residents have access to a boat dock where they can travel down to East Lake Toho. Resort-style amenities include a tennis court, basketball court, clubhouse, pool, and soft gate with a guard house.

Some of Dewberry's specific assignments for this project include planning, preparing reports and plans, designs and specifications for water management systems and facilities, as well as, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, other community infrastructure provided by the District, as authorized in Chapter 190 F.S., and affiliated projects to include engineering contract management and inspection services during construction.

Dewberry completed the design an implementation of a new guard house which included architecture, landscape architecture, structural analysis, and civil engineering design. Also, Dewberry is implementing a CDD inspection and rehabilitation program of the stormwater system to identify and repair defects in the stormwater conveyance system. Additionally, Dewberry conducted a pavement evaluation study to prioritize and assist the CDD in financial planning for resurfacing needs.

- **CONSULTANT FEES TO DATE**
  $375,000
- **SERVICES**
  - Community Infrastructure
  - Construction Administration
  - Cost Estimates
  - District Board Meetings
  - Landscape Architecture
  - Planning
  - Recreational Facilities Design
  - Reports and Plans
  - Roadway Design
  - Street Lighting Design
  - Surveying
  - Water Management Systems and Facilities
  - Water and Sewer Systems



TOWNHOMES WITHIN THE COMMUNITY.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **8**

21. TITLE AND LOCATION *(City and State)*

Live Oak Lake CDD (Twin Lakes Development)
(Osceola County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Governmental Management Services	Jill Burns, District Manager	407.841.5524 x 115

Live Oak Lakes CDD (Twin Lakes Development) is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. The development is situated just east of Hickory Tree Road and west of Live Oak Lake and Sardine Lake in Osceola County. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units.

A 42,000+ square foot amenity clubhouse is currently being constructed alongside the oversized pool and cabana area, which includes a bar for food and beverages. The outdoor rec space is under construction just to the south. This area was designed to include bocci ball, pickle ball, horseshoes, tennis courts, and a half basketball court. It also provides walking trails, a boat dock, and a dock for fishing.

In addition to civil engineering services, we also provided roadway design, bridge design, and signal design within the first phase. We were responsible for the roadway widening design of Hickory Tree Road, where services also included drainage and utility extensions. We extended New Nolte Road from the existing intersection east through the first phase of construction. This 150' ROW is master planned to be a four lane divided major collector road in the future.

We also designed and oversaw the construction of the vehicular bridge that crosses existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. We provided signal design for the New Nolte and Hickory Tree Road Intersection, which also includes golf cart paths and golf cart path crossings at the updated intersection.

- **CONSULTANT FEES TO DATE** $ 2.1 Million
- **SERVICES**
  Assistance with the City Master Upsizing Agreements
  Civil Engineering
  Construction Administration
  Entitlements
  Environmental/Permitting
  Landscaping/Hardscape Design
  Maintenance of Traffic Planning
  Planning
  Signal Design
  Surveying

Utilities have been master designed for the build out of the development, which will include city master transmission mains for the 24" potable water main and 24" reclaim main, along with five sanitary lift stations to service the phases of the development as they are constructed. Phase 1 of the project utilizes two sanitary lift stations, a portion of the 24" potable and reclaim mains. The first lift station is located on the west side of Hickory Tree Road. The second lift station is located along the extension of Nolte Road east of Hickory Tree Road. This lift station has been designed to accept additional flows from future phases of this development. This lift station pumps into a force main down the Nolte Road extension and connects to the existing 20" force main located within the Hickory Tree ROW.



RESIDENTIAL VIEW OF LIVE OAK LAKE CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Jacksonville, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
9

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Westside Haines City CDD (Haines City, FL)	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Governmental Management Services	Jill Burns, District Manager	407.841.5524 x 115

The Westside Haines City CDD is 613.43 acres located in Haines City, Florida. The District currently contains approximately 613.43 acres and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permits, recreational facilities, and infrastructure review reports.



HOMES WITHIN THE WESTSIDE HAINES CITY CDD.

- **CONSULTANT FEES TO DATE**
  $44,500
- **SERVICES**
  Civil Engineering
  Permitting
  Roadway Design
  Stormwater Monitoring and Permit
  Recreational Facilities
  Infrastructure Review Reports

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Jacksonville, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
10

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Highland Meadows CDD (Polk County, Davenport, FL)	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Government Management Services	Tricia Adams, District Manager	407.841.5524

Highland Meadows is a 263.5-acre master planned residential community located in the city of Davenport. The development is approved as a planned development for a 222 single-family unit community. The CDD is located on the south side of County Road 547 - Holly Hill Road and the north side of Olsen Road. The community consists of CDD owned roadways, stormwater ponds, and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.

- **CONSULTANT FEES TO DATE**
  Engineering Fee: $120,000
  Estimated Construction Cost: To be determined. Gov't is evaluating alternatives.
- **SERVICES**
  Civil Engineering
  Construction Estimates and Administration
  Coordination of Environmental
  Jurisdictional Lines and Permitting
  Due Diligence
  Permitting
  Planning
  Landscaping Plans
  Surveying



VIEW OF THE RESIDENTIAL AREA IN HIGHLAND MEADOWS CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THIS CONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Rey Malavé, PE	District Engineer	●	●	●	●	●	●	●	●	●	●
Joey Duncan, PE	Assistant District Engineer	●			●					●	
Joe Keezel, PE	Sr. Roadway Engineer		●			●					
Marybeth Morin, PE	Sr. Structural Engineer		●						●		
Alba Más, PE	Sr. Site Engineer				●	●					
Chace Arrington, EI	Site/Civil Graduate Engineer	●			●	●	●			●	●
Jose Pereira, PE	Sr. Utility Engineer		●			●					
Jeff PeQueen, PE, CFM	Sr. Stormwater Engineer										
Nicole Gough, PWS, CNRP	Sr. Environmental Scientist Survey Manager		●	●	●	●	●		●	●	
Lisa A. Kelley, JD	Permitting Manager		●	●		●			●	●	●
William Hinkle, PSM	Senior Surveyor	●	●			●			●		
Harvey Wheeler	Construction Inspector										
Michael Urchuk, RLA	Sr. Landscape Architect	●		●	●	●	●		●		
Aziza Baan, GISP	Sr. GIS Professional	●	●			●					
Zulay Marti, RA	Sr. Architect										

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*	NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*
1	Baymeadows ID	6	West Villages ID
2	Dowden West CDD	7	VillaSol CDD
3	Lakewood Ranch CDD	8	Live Oak Lakes CDD
4	Narcoossee CDD	9	Westside Haines City CDD
5	Deer Run CDD	10	Highland Meadows CDD

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

FIRM QUALIFICATIONS

Dewberry is a leading, multi-disciplined firm with a proven history of providing professional services to a wide variety of public- and private-sector clients. Established in 1956, Dewberry is headquartered in Fairfax, Virginia, with 60 locations and over 2,500+ professionals nationwide, including our local office in Orlando. Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving clients' challenges and transforming their communities.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, architecture, and land development services. Dewberry's local Orlando office includes 120 people, with 14 office locations and over 320 employees across Florida, bringing expertise, qualifications, and resources to cities and counties throughout the state. Dewberry supports large and small projects in the following primary service areas:

- Alternative delivery
- Architecture
- Building engineering
- Disaster response and emergency management
- Energy services
- Environmental services
- Geospatial services
- Mechanical, electrical, and plumbing services
- Program management
- Site/civil services
- Surveying/mapping
- Sustainability
- Transportation
- Water/wastewater/reclaimed water services

Relevant Experience

The absolute best predictor of future success is past performance, and we have a lot of experience in all areas required for this contract. Whether we are providing professional design engineering services or as a previous District Engineer, our track record speaks for itself.

Our local leadership team has planned, funded, constructed, and maintained projects in the Orlando area for over 40 years. **Serving as District Engineer is Rey Malavé, PE.** Rey has 46 years of experience in civil engineering and a diversified background in the design and permitting of infrastructure systems, including public facilities, utility systems, office buildings, commercial developments, recreational facilities, and industrial developments. He has extensive experience with permitting agencies, including FDEP, FDOT, Florida Water Management Districts, and other local agencies. **He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.**

Serving as Assistant District Engineer is Joey Duncan, PE. Joey brings 43 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. Joey will collaborate with the District Manager, attorneys, and board of directors to identify the needs of the District, provide expert technical information to facilitate problem solving and decision making by the DM and BOD. Technical and professional tasks will be clearly stated, schedule and budget finalized, and any risks to project cost or schedule will be communicated expediently to solicit feedback and ensure clear communication and quality deliverables. **He previously served as Director of Public Works for the City of Jacksonville, the largest city by land mass in the United States.** In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of $1 billion.

DEWBERRY HAS SERVED OVER 50 CDDS IN FLORIDA.

The following CDD projects are representative of our relevant project experience:

- Baymeadows Improvement District, Duval County
- Shingle Creek CDD, Osceola County
- White Clay CDD, Polk County
- Old Hickory CDD, Osceola County
- Woodland Crossing CDD, Sumter County
- Baytree CDD, Brevard County
- Cascades at Groveland CDD, Lake County
- Country Greens CDD, Lake County
- Covington Park CDD, Hillsborough County
- Deer Run CDD, Flagler County
- Dowden West CDD, Orlando
- East Park CDD, Orange County
- Greater Lakes – Sawgrass Bay CDD, Lake County
- Highland Meadows CDD, Polk County
- Lake Emma CDD, Groveland
- Lakewood Ranch CDDs 1, 2, 4, 5, 6, Sarasota and Manatee County
- Lakewood Ranch Stewardship, Sarasota and Manatee County
- Live Oak Lake CDD, Osceola County
- Montecito CDD, Brevard County
- Narcoossee CDD, Orange County

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- On-Top-of-the-World CDDs, Marion County
- Chandler Hills East CDD, Marion County
- Indigo East CDD, Marion County
- Bay Laurel Center CDD, Marion County
- Osceola Chain of Lakes, Osceola County
- Reedy Creek Improvement District, Orange and Osceola Counties
- Reunion Resort CDD, Osceola County
- Verandas CDD, Pasco County
- Viera CDD, Brevard County
- VillaSol CDD, Osceola County
- West Villages Improvement District, Sarasota County

Project Approach

We have prepared an organizational approach to fit the specific categories of the organization and operations to support both large and small engineering projects. Through our many years of serving as District Engineer, we've been successful at becoming an extension of the CDD's Project Management group, with the ability to understand project needs and proposing only on what is necessary to complete the task at hand. Our management team is committed to a quality product that is consistent with Eagle Hammock CDD's policies and procedures.

Stormwater Management Services

Our integrated stormwater management services range from large basin studies to the design of collection systems. Our team has performed analysis on various projects throughout Florida. We have designed culvert replacements to extensions on numerous roadway projects, ranging from two-lane rural widening to multi-lane expressways.

Drainage design and permitting are critical parts of any project. We will provide assistance to the District in coordination with MS4 support, total maximum daily loads, numeric nutrient criteria support, drainage, erosion and sediment control, stormwater basin modeling, assessment and evaluation drainage systems, design and construction plans for stormwater management systems, and coordination with state and federal agencies.

Assumptions and/or omissions in this area can cause significant delays in the project schedule, increase costs during construction, and even lead to possible litigation against the District. We are experienced in identifying, analyzing, and addressing drainage impacts associated with a variety of project types. Our drainage staff is knowledgeable of Water Management District criteria, and we are adept at developing creative and innovative solutions to drainage problems. We also have experience preparing flood studies with FEMA. At the heart of our approach is a thorough document review of the existing plans, USGS Quadrangle Maps, USDA Soil Survey, FEMA Flood Insurance Maps and aerial photographs. With this data in hand, we will perform a field review during the pre-scope meeting, identify all drainage and permitting issues, and discuss possible drainage solutions with the District. Existing drainage patterns, ponding concerns and erosion problems will be documented. We will contact the District's Maintenance Engineer to discuss any concerns regarding the project area.

Water/Wastewater Services

Our team can provide utility analyses of existing master systems, preparation and updates to master plans, as well as preparation of utility construction plans. Dewberry can analyze the existing utility systems and make recommendations for upgrades or replacement. We have designed numerous utility collection and transmission facilities, gravity sewers, force mains, reuse water, and potable water systems. We have also designed numerous wastewater and water pump stations. We also have experience in the transformation of septic tank systems by the installation of new sewer systems.

Transportation Services

Dewberry has provided roadway and bridge design services to numerous governmental agencies throughout Florida for over 30 years. Our projects have ranged from minor intersection improvements and milling and resurfacing of existing roadways to capacity improvements and complex, multilevel interchanges. The extensive experience of our staff in the design, preparation of construction documents, and post design services for roadways, bridges, and associated systems provides Eagle Hammock with the expertise to handle any type of transportation related assignment. Our transportation design staff, coupled with the survey, drainage, environmental, and permitting capabilities, allows us to efficiently complete any assignment, as all disciplines required are available in-house.

Traffic design may include one or more of the following items, dependent upon a specific project: signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies. We have extensive experience in these phases of the project, and we are qualified to perform all aspects of traffic engineering.

Engineering services related to structural design may be required for bridge widenings, bridge rail replacements, box culvert extensions, retaining walls, sheet piling, overhead sign structures, multi-post guide signs, signal poles, mast arms light poles, and foundations for signs, signal poles, and lighting. We have an experienced in-house staff to provide these services.

Survey and Mapping Services

Dewberry has provided continuing surveying services for many counties and municipalities throughout the State of Florida. Our large in-house survey staff, with numerous crews out of our Orlando and Jacksonville office, are well-versed in the rigors of on-call assignments and the immediate response time they require. We utilize state-of-the-art equipment to provide cost effective surveying, ROW mapping, utility designation, and subsurface utility engineering (SUE) for roadway, municipal, and civil development projects. We have extensive experience in boundary surveys, topographic design surveys, tree surveys, inventory surveys, and underground utility mapping. Our survey team has a dedicated staff of photogrammetrists who specialize in aerial photogrammetry, fixed and aerial LiDAR, and GIS mapping.

Our services for surveying and mapping may include as-built surveys, boundary surveys, eminent domain surveys, GIS, legal description preparation, plat preparation, property sketches, ROW mapping, SUE, topographic surveys, and utility surveys.

SUE technology combines geophysics, surveying, and civil

engineering to better locate underground utilities. This service helps our clients avoid costly utility conflicts and construction delays caused by inaccurately plotted utilities. Our 3D laser scanning equipment allows our survey crews to accurately collect field data comprehensively and, most importantly, safely. Dewberry is one of a select few firms in the state to have this technology.

Environmental/Permitting Services

From determining wetland lines to the understanding of current rules and regulations for water management districts, our staff has full understanding and experience in providing these services for cities and other governmental agencies. We have obtained permits with various local, state, and federal agencies for a variety of projects. We understand how to prepare permit applications, work closely with the agencies, and obtain permits for your projects. Dewberry will track the permit status for each agency, keep the District informed of the progress of all permits, and respond promptly to all requests for additional information.

As part of our efforts for the Eagle Hammock CDD, we will assist in determining the permits needed for each development project along with the anticipated schedules for obtaining each permit. Additionally, we have experience in permitting with governmental agencies such as the Water Management Districts, FDEP, Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Army Corps of Engineers (USACE), and FDOT. We have staff that consists of both engineers and environmental scientists, many of which have worked previously for various permitting agencies.

Landscape Architecture/Planning

Dewberry has extensive landscape architecture experience throughout Florida. Our project experience includes residential, retail office, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Our hardscape designs have included corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Our planning services to Eagle Hammock CDD will include presentations to CDD Commissioners and public meetings, where we would provide assistance to the District for the understanding of technical issues, proposed developments, projected roadway designs, possible ROW changes, and to provide a professional and expert opinion on issues that may be needed by the District. Dewberry can assist the District with the following planning services:

- Comprehensive planning
- Review of comprehensive plan amendments
- Preparing land development regulations, including form based codes, GIS, and mapping services
- Transportation planning
- Revitalization/redevelopment planning

Public Involvement and Outreach

Open and effective communication is essential to the successful completion of any project. It's important to develop and maintain a sense of trust and understanding with the public. This is best accomplished by developing a plan tailored to the surrounding community potentially impacted and depending on the nature and extent of the project. Outreach may include a Community Awareness Plan, which would detail the specific methods proposed and list the targeted stakeholders within a specific corridor or project study area. Other public outreach activities could include the management of a project hotline and/or stakeholder database and distributing information through a variety of notifications to local residents, property owners, schools, businesses, local officials, and other stakeholders. We have found that evaluation of all potential improvements and design concepts and sharing the results of extensive data collection early in the study process creates a level of comfort with the public in two respects:

- There is an open exchange of information; and
- A technically sound approach is being used to serve the best interests of the public.

Coordination with City staff and others will be strengthened by our team's diverse project experience and previous involvement with a variety of stakeholders. Our team is adept at planning and coordinating public workshops, and smaller homeowner associations, and group workshops.

Construction Administration/CEI

We have continually provided construction administration services to our clients on most of the projects we have designed. Dewberry understands the importance of establishing and maintaining budgets. As a project is constructed, our team must monitor the project budget and keep the District consistently informed. We have worked with many cities and counties on providing all construction services, including assistance in the preparation of bid documents, prebid meetings, pre-construction meetings, construction administration, site observation, pay application review, and approvals. We also provide shop drawing reviews and approvals per construction documents. We will provide assistance to District staff in the administration of construction contracts. Our team is currently providing these services to many municipalities across the state of Florida.

Our construction administration staff is prepared to support the District in various construction management related tasks. We routinely perform these services for both our public and private clients. Our services include:

- Construction Inspection
- Shop Drawing Review
- Pay Application Verification
- Construction Scheduling
- Utility Company Coordination
- Final Regulatory Acceptance
- Record Drawings
- Project Value Engineering
- Bid Document Preparation
- Bid Summarization and Analysis
- Contract Preparation

Task Initiation

Our Project Approach will vary due to the type of assignment; however, the important first steps in task initiation involve data gathering and scope development.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Data Gathering

This phase consists of defining the project objectives, identifying elements involved in the task, conducting a field review meeting (if required), and developing a detailed scope of services. This phase will begin once the District has identified a specific task or project. Once identified, we will coordinate with the District to obtain all existing information. This data collection effort is very important because it provides valuable information before developing the scope of services.

If applicable or desired, an on-site field review meeting will be held jointly with the District and other appropriate agencies to discuss the task objectives and identify areas of concern. Discussions regarding the project's background, scope requirements, constraints, and other relevant issues will be held to understand the overall project goals. Based on the data collection effort and the initial on-site field meeting, the specific plan elements required for the task will be identified and agreed to with the District prior to developing a scope of services.

Scope Development

A detailed scope of services, fee estimate, and schedule for each task will be developed based on the data gathering efforts and discussions. This scope and work effort will be heavily influenced by the quality of the data collected and the specific needs of each task. Man-hour estimates will be provided for each discipline involved. The scope and work effort will be prepared and negotiated quickly, so as not to affect the schedule.

Other Considerations

COST CONTROL

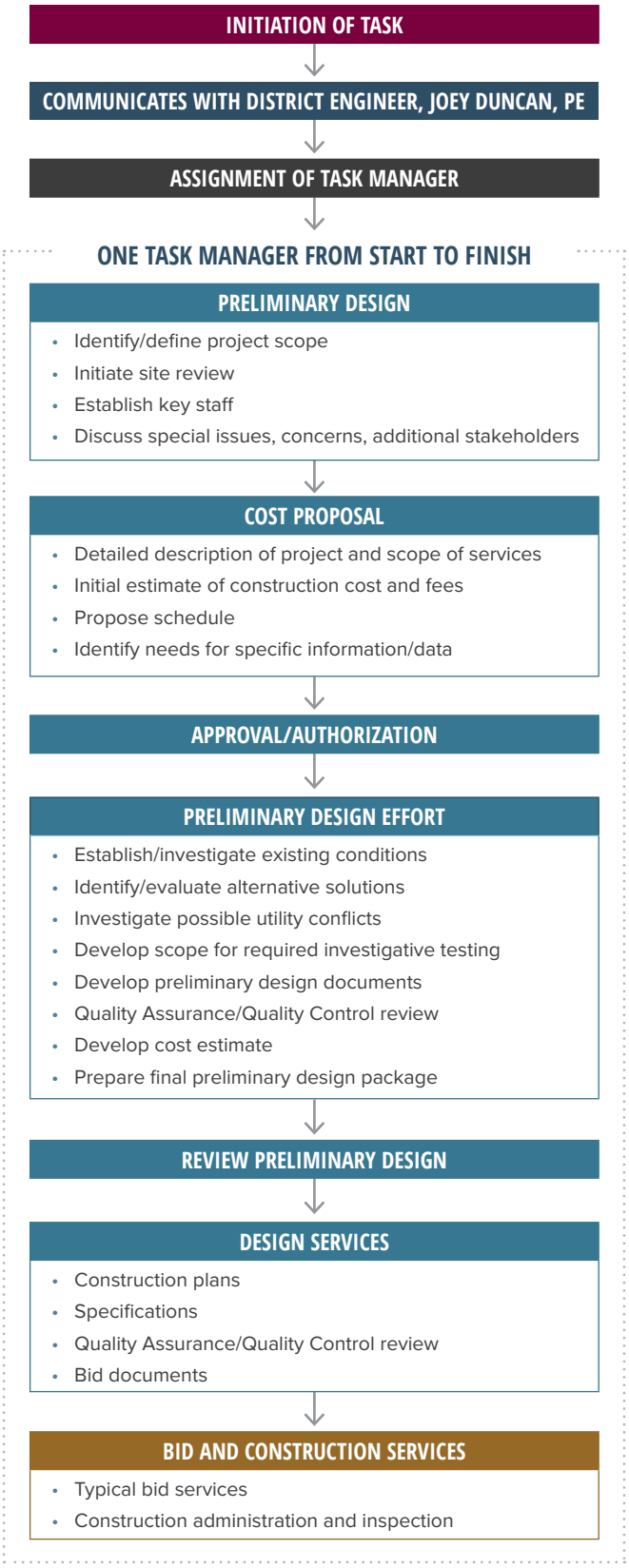
We constantly review our designs and look for ways to save our clients time and money. We exercise common sense engineering to provide practical design solutions, not merely based how things have always been done.

PROJECT COSTS

We understand the financial constraints that clients face due to budget cuts and rising construction and ROW costs. We will review all designs prepared by Dewberry or others for cost savings measures that will not affect the intention or safety of the project. Our recent experience has shown that minor changes in the design can save materials, and reduce or avoid costly business damage claims and ROW impacts. Another key to cost controls is to estimate costs early in the design process and as the design evolves, not just near the end of the design process. Early cost estimating allows for more options to be explored and provides the District with opportunities to adjust budgets as needed.

PROJECT SCHEDULE

The importance of maintaining the project schedule through the design or review process cannot be overstated. Dewberry is committed to developing and adhering to the project schedule for each assignment. This is important to us because if we fail to successfully complete any assignment on time, our ability to obtain additional assignments with Eagle Hammock will be limited. We will maintain an overall schedule of projects to help with internal and external coordination. We fully understand



H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

what is required to keep a project on schedule. Our team will use the following proven actions to control the project schedule:

- **Experienced Client Manager:** Our District Engineer, Rey Malavé, routinely manages multi-discipline projects where coordination is critical. Dewberry's wide range of in-house services ensures close coordination between disciplines, enabling us to direct our staffing resources.
- **Weekly Team Meetings:** Coordination will be ensured through weekly team meetings. These meetings will be used to track progress on individual tasks and as a planning tool.
- **Monthly Progress Reports:** Monthly progress reports will be supplied to Eagle Hammock. These reports will be an effective snapshot of the status of each assignment and will be used to identify any potential schedule issues.
- **Being Proactive:** We will be proactive (vs. reactive) on all tasks while managing the schedule Emphasis will be placed on the activity start dates to ensure timely completion.

NPDES MS4 PROGRAM SUPPORT

Having completed numerous programs for other cities and counties, we understand the MS4 Program and have the staff to assist the CDD in updates, compliance questions, and recommendations as needed in the ongoing program.

INDEPENDENT PEER REVIEW

An independent peer review is performed for each phase submittal. Dewberry's established Quality Management Program requires the review to be performed by senior-level staff not directly involved in the project to make sure quality standards are met are met on every submittal.

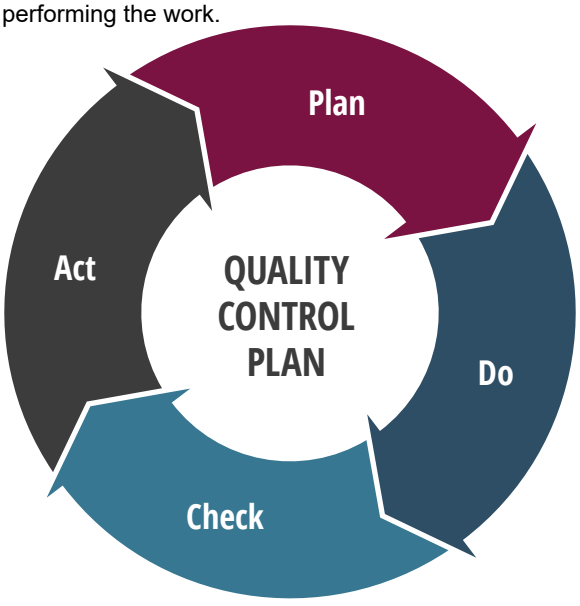
CONSTRUCTABILITY/BID-ABILITY REVIEW

Prior to the 90 and 100 percent submittals, the plans will be subjected to a constructability/bid-ability review. This review will be performed by our in-house construction administrators , who are experienced in CDD requirements.

Quality Assurance/Quality Control

Dewberry understands the value of repeat business. **Our District Engineer, Rey Malavé, PE, has 20 years of experience servicing a variety of CDDs across Florida.** Our commitment to personalized client service is such that we guarantee we will respond to each client's needs promptly and effectively. From the beginning, we recognized that functional efficiency and technical excellence must be provided as a matter of course in engineering design. Each project produced by our firm reflects this corporate commitment to excellence, and our insurance is our Quality Control Plan. Our Quality Assurance Plan and procedures are based on the philosophies that include:

- **Plan:** Quality is controlled by adequate planning, coordination, supervision, technical direction, proper definition of job requirements and procedures, and the involvement of experienced professionals.
- **Do:** Quality is achieved by individuals performing work functions carefully and "doing it right the first time."
- **Check:** Quality is verified through checking, reviewing, and supervising work activities, with documentation by objective individuals who were not directly responsible for performing the initial work.
- **Act:** Quality is ensured by having a manager perform quality assurance functions that involve monitoring and close review of the work and the procedures used in performing the work.



I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE 8.4.2025

33. NAME AND TITLE

Rey Malavé, Associate Vice President

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

1. SOLICITATION NUMBER *(IF ANY)*: ***N/A***

2a. FIRM *(or Branch Office)* NAME: **Dewberry Engineers Inc. (Orlando branch office)**		3. YEAR ESTABLISHED: 2013	4. UNIQUE ENTITY IDENTIFIER: K3WDSCEDY1V5
2b. STREET: 800 North Magnolia Avenue, Suite 1000		5. OWNERSHIP	
2c. CITY: Orlando	2d. STATE: FL / 2e. ZIP CODE: 32803-3251	a. TYPE: Corporation	
6a. POINT OF CONTACT NAME AND TITLE: Kevin E. Knudsen, PE, Vice President		b. SMALL BUSINESS STATUS: No	
6b. TELEPHONE NUMBER: 321.354.9646	6c. EMAIL ADDRESS: kknudsen@dewberry.com	7. NAME OF FIRM *(If block 2a is a branch office)*: The Dewberry Companies Inc.	
8a. FORMER FIRM NAME(S) *(If any)*: Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)		8b. YEAR ESTABLISHED: Dewberry Engineers Inc.: 2012	8c. UNIQUE ENTITY IDENTIFIER: DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	276	12
08	CADD Technician	83	8
12	Civil Engineer	340	12
16	Construction Manager	62	1
19	Ecologist/Natural Resource Specialist	17	3
20	Economists/Financial Analysts	35	4
21	Electrical Engineer	68	2
24	Environmental Scientist	54	6
30	Geologist	10	1
38	Land Surveyor	194	24
39	Landscape Architect	37	2
42	Mechanical Engineer	153	1
47	Planner: Urban/Regional	40	2
48	Program Analyst/Program Manager	30	3
56	Technical/Specification Writer	55	2
57	Structural Engineer	140	6
58	Technician/Analyst	4	1
60	Transportation Engineer	180	32
62	Water Resources Engineer	132	3
	Water/Wastewater Engineer	102	6
	Other Employees	506	
	Total	2518	131

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
B02	Bridges	4
C06	Churches; Chapels	1
C12	Communications Sys; TV; Micro	1
D04	Design-Build - Prep for RFP	1
E13	Environmental Testing & Analys	1
L02	Land Surveying	4
L10	Land Development, Residential	6
L11	Land Development, Commercial	4
L12	Land Development, Industrial	3
L13	Land Development, Public	5
R03	Railroad; Rapid Transit	1
R11	Rivers; Canal; Waterway; Flood	1
S04	Sewage Collection, Treat/Dispo	1
S10	Surveying; Platting; Mapping; Flood Plain Studies	4
S13	Storm Water Handling & Facilities	1
T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	2
T02	Testing & Inspection Services	1
T03	Traffic & Transportation Engineering	8
T04	Topographic Surveying and Mapping	3
T05	Towers (Self-Supporting & Guyed Systems)	2
W02	Water Resources; Hydrology; Ground Water	2
W03	Water Supply; Treatment and Distribution	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Donald E. Stone, Jr.

b. DATE: August 9, 2024

c. NAME AND TITLE: Donald E. Stone, Jr., Director/Executive Vice President

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

1. SOLICITATION NUMBER *(IF ANY)*:

2a. FIRM *(or Branch Office)* NAME: **Dewberry Engineers Inc. (Jacksonville branch office)**

3. YEAR ESTABLISHED: 2014

4. UNIQUE ENTITY IDENTIFIER: K3WDSCEDY1V5

2b. STREET: 200 West Forsyth Street, Suite 1100

5. OWNERSHIP

2c. CITY: Jacksonville

2d. STATE: FL

2e. ZIP CODE: 32202-4308

a. TYPE: Corporation

6a. POINT OF CONTACT NAME AND TITLE: Amy L. Tracy, Senior Associate, Market Segment Leader

b. SMALL BUSINESS STATUS: No

6b. TELEPHONE NUMBER: 904.508.9839

6c. EMAIL ADDRESS: atracy@dewberry.com

7. NAME OF FIRM *(If block 2a is a branch office)*: The Dewberry Companies Inc.

8a. FORMER FIRM NAME(S) *(If any)*: Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc.
Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)

8b. YEAR ESTABLISHED: Dewberry Engineers Inc.: 2012

8c. UNIQUE ENTITY IDENTIFIER: DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	276	1
24	Environmental Scientist	54	1
48	Program Analyst/Program Manager	30	1
	Coastal Engineer	7	1
	Water/Wastewater Engineer	102	2
	Other Employees	2049	
	Total	2518	6

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C16	Construction Surveying	1
D10	Disaster Work	1
L12	Land Development, Industrial	1
S10	Surveying; Platting; Mapping; Flood Plain Studies	2
T04	Topographic Surveying and Mapping	1
W02	Water Resources; Hydrology; Ground Water	1
W03	Water Supply; Treatment and Distribution	2

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS *(Insert revenue index number shown at right)*

a. Federal Work	1
b. Non-Federal Work	4
c. Total Work	4

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Donald E. Stone, Jr.

b. DATE: August 9, 2024

c. NAME AND TITLE: Donald E. Stone, Jr., Director/Executive Vice President

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

1. SOLICITATION NUMBER *(IF ANY)*:

2a. FIRM *(or Branch Office)* NAME: **Dewberry Engineers Inc. (Lakeland branch office)**

3. YEAR ESTABLISHED: 2021

4. UNIQUE ENTITY IDENTIFIER: K3WDSCEDY1V5

2b. STREET: 1479 Town Center Drive, Suite D214

5. OWNERSHIP

2c. CITY: Lakeland

2d. STATE: FL

2e. ZIP CODE: 33803-7974

a. TYPE: Corporation

6a. POINT OF CONTACT NAME AND TITLE: Robert Beltran, Jr., PE, Vice President

b. SMALL BUSINESS STATUS: No

6b. TELEPHONE NUMBER: 863.345.1470

6c. EMAIL ADDRESS: rbeltran@dewberry.com

7. NAME OF FIRM *(If block 2a is a branch office)*: The Dewberry Companies Inc.

8a. FORMER FIRM NAME(S) *(If any)*: Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc.
Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)

8b. YEAR ESTABLISHED: Dewberry Engineers Inc.: 2012

8c. UNIQUE ENTITY IDENTIFIER: DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	276	3
08	CADD Technician	83	3
12	Civil Engineer	340	1
15	Construction Inspector	128	1
24	Environmental Scientist	54	2
29	Geographic Information System Specialist	113	2
62	Water Resources Engineer	132	1
	Water/Wastewater Engineer	102	8
	Other Employees	1290	
	Total	2518	21

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
S13	Storm Water Handling & Fac	6
W02	Water Resources; Hydrology/ Ground Water	6
W03	Water Supply; Treatment & Distribution	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	5
c. Total Work	5

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Donald E. Stone Jr.

b. DATE: August 9, 2024

c. NAME AND TITLE: Donald E. Stone, Jr., Director/Executive Vice President

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

1. SOLICITATION NUMBER *(IF ANY)*: ***N/A***

2a. FIRM *(or Branch Office)* NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Dewberry Engineers Inc. (Panama City branch office)	2016	K3WDSCEDY1V5

2b. STREET	5. OWNERSHIP
203 Aberdeen Parkway	

2c. CITY	2d. STATE	2e. ZIP CODE	a. TYPE
Panama City	FL	32405-6457	Corporation

6a. POINT OF CONTACT NAME AND TITLE	b. SMALL BUSINESS STATUS
Jonathan Sklarski, PE, Associate Vice President	No

6b. TELEPHONE NUMBER	6c. EMAIL ADDRESS	7. NAME OF FIRM *(If block 2a is a branch office)*
850.571.1200	jsklarski@dewberry.com	The Dewberry Companies Inc.

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)	Dewberry Engineers Inc.: 2012	DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	276	2
07	Biologist	10	1
08	CADD Technician	83	3
12	Civil Engineer	340	9
15	Construction Inspector	128	6
16	Construction Manager	62	1
24	Environmental Scientist	54	2
38	Land Surveyor	194	18
62	Water Resources Engineer	132	1
	Other Employees	1239	
	Total	2518	43

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C08	Codes; Standards; Ordinances	1
C16	Construction Surveying	3
D10	Disaster Work	2
E09	Environmental Impact Studies, Assessments or Statements	2
E11	Environmental Planning	1
E12	Environmental Remediation	1
H04	Heating; Ventilating; Air Conditioning	1
H07	Highways; Streets; Airfield Paving; Parking Lots	3
H13	Hydrographic Surveying	3
L02	Land Surveying	6
L10	Land Development, Residential	5
L11	Land Development; Commercial	3
S01	Safety Engineering; Accident Studies; OSHA Studies	1
S04	Sewage Collection, Treatment and Disposal	5
S10	Surveying; Platting; Mapping; Flood Plain Studies	1
T02	Testing & Inspection Services	3
T03	Traffic & Transportation Engineering	1
W02	Water Resources; Hydrology; Ground Water	1
W03	Water Supply; Treatment and Distribution	5

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	4
b. Non-Federal Work	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Donald E. Stone, Jr.

b. DATE: April 21, 2025

c. NAME AND TITLE: Donald E. Stone, Jr., Director/Executive Vice President

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

1. SOLICITATION NUMBER *(IF ANY)*

2a. FIRM *(or Branch Office)* NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Dewberry Engineers Inc. (Raleigh branch office)	2013	K3WDSCEDY1V5

2b. STREET	5. OWNERSHIP
2610 Wycliff Road, Suite 410	

2c. CITY	2d. STATE	2e. ZIP CODE	a. TYPE
Raleigh	NC	27607-3073	Corporation

6a. POINT OF CONTACT NAME AND TITLE	b. SMALL BUSINESS STATUS
Matthew B. West, PE, LEED AP, Vice President	No

6b. TELEPHONE NUMBER	6c. EMAIL ADDRESS	7. NAME OF FIRM *(If block 2a is a branch office)*
919.424.3770	mwest@dewberry.com	The Dewberry Companies Inc.

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)	Dewberry Engineers Inc.: 2012	DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	276	18
05	Archeologist	9	1
07	Biologist	10	2
08	CADD Technician	83	4
12	Civil Engineer	340	19
15	Construction Inspector	128	2
16	Construction Manager	62	1
21	Electrical Engineer	68	32
24	Environmental Scientist	54	3
29	Geographic Information System Specialist	113	2
38	Land Surveyor	194	15
39	Landscape Architect	37	6
42	Mechanical Engineer	153	55
47	Planner: Urban/Regional	40	2
48	Program Analyst/Program Manager	30	3
49	Remote Sensing Specialist	16	1
56	Technical/Specification Writer	55	8
57	Structural Engineer	140	10
60	Transportation Engineer	180	12
62	Water Resources Engineer	132	4
	QA/QC Specialists	4	1
	Site Acquisition Specialist	12	8
	Water/Wastewater Engineer	102	13
	Other Employees	280	
	Total	2518	222

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C11	Community Facilities	3
C12	Communications Systems; TV; Microwave	4
C15	Construction Management	2
E02	Educational Facilities; Classrooms	6
E03	Electrical Studies and Design	3
E11	Environmental Planning	2
H04	Heating; Ventilating; Air Conditioning	5
H05	Health Systems Planning	2
H09	Hospital & Medical Facilities	7
I03	Industrial Waste Treatment	4
L01	Laboratories; Medical Research Facilities	3
L11	Land Development, Commercial	3
M05	Military Design Standards	4
O01	Office Buildings; Industrial Parks	2
P12	Power Generation, Transmission, Distribution	4
R04	Recreation Facilities (Parks, Marinas, Etc.)	2
S04	Sewage Collection, Treatment and Disposal	3
S09	Structural Des; Special Struct	3
S10	Surveying; Platting; Mapping; Flood Plain Studies	5
S13	Storm Water Handling & Fac	2
T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	4
T02	Testing & Inspection Services	2
T03	Traffic & Transportation Engineering	5
W02	Water Resources; Hydrology; Ground Water	4
W03	Water Supply; Treatment and Distribution	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS *(Insert revenue index number shown at right)*

a. Federal Work	6
b. Non-Federal Work	9
c. Total Work	9

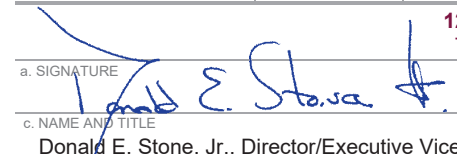
PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE



b. DATE: August 9, 2024

c. NAME AND TITLE

Donald E. Stone. Jr.. Director/Executive Vice President



SECTION 3: Qualifications and Experience

QUALIFICATIONS AND EXPERIENCE

A. Ability and Adequacy of Professional Personnel

We have carefully selected our team of professionals and technical experts to match our experience and expertise with the qualifications required. Our firm has a wide array of experience, disciplines, and resources available to provide the required services to the Eagle Hammock CDD. Our team can provide engineering design, planning management, technical, and administrative services as requested and will make a commitment to prioritize the CDD's needs.



Rey Malavé, PE
ASSISTANT DISTRICT ENGINEER

Serving as **District Engineer, Rey Malavé, PE,** has 46 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the FDEP, FDOT, SWFWMD, and other local agencies. He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.



Joey Duncan, PE
DISTRICT ENGINEER

Our **Assistant District Engineer is Joey Duncan, PE.** He has 43 years of experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. Under his leadership, the team has provided a range of experts that meet each of the needs under this contract. This experience included infrastructure review, floodplain mapping, SWMM Modeling, FEMA coordination, resiliency, water quality, and CIP development.

WHY DEWBERRY?

- OUR LAKELAND OFFICE IS LOCATED APPROXIMATELY 16 MILES FROM EAGLE HAMMOCK CDD
- LOCAL, EXPERIENCED DISTRICT ENGINEER READY TO WORK FOR YOU
- COMPREHENSIVE UNDERSTANDING OF CDD'S INFRASTRUCTURE AND OPERATIONAL NEEDS
- 320+ EMPLOYEES IN 12 OFFICES WITHIN FLORIDA, COLLABORATING TO SERVE OVER 50 CDDs IN FLORIDA
- COHESIVE GROUP OF PROFESSIONALS INTEGRATED ACROSS SERVICE AREAS TO LEVERAGE SUCCESS FOR OUR CLIENTS
- 60+ YEARS HELPING CLIENTS BUILD AND SHAPE COMMUNITIES

B. Certified Minority Business Enterprise

Although we are not MBE or WBE certified, Dewberry takes extra strides to include small, disadvantaged minority, and/or woman owned businesses for subcontracted professional services.

Dewberry is committed to developing valuable relationships with businesses that are minority, woman, disadvantaged, veteran, and LGBTQIA+-owned, and small, HubZone, and 8 (a); providing maximum practicable opportunities for suppliers that can offer innovative, competitive, cost-effective, and quality products and services. Purchasing goods and services from these businesses results in continuous improvement of our supply chain, expansion of our markets, and overall economic success of our suppliers, clients, and communities.

C. Willingness to Meet Time and Budget Requirements

Dewberry recognizes the importance of maintaining project budgets. We have a long history of providing on-schedule services and projects that fit within the client's budget. Over 85% of our work is from repeat clients, a testament to our ability to work within a budget and schedule.

The following proven actions will be used by our team to control the project budget:

- Experienced Staff: The most effective means of meeting the design budget and schedule is by using experienced staff with the knowledge, training, and equipment necessary to perform their assigned tasks. Dewberry's Project Team has these attributes.
- Construction Budget Controls: We are acutely aware of the volatile construction materials market and its impact on construction budgets. As such, we periodically update our cost data to verify that the most current unit prices are being used for the construction cost estimates.
- Project Schedule: One way we keep costs in line is by developing and maintaining a schedule for each task. We build a design quality control checking date into every schedule prior to the submittal date for all project deliverables. We have found that focusing on the submittal date often results in rushed or incomplete quality control checks of the plans. Therefore, we will schedule a quality check date at least two weeks prior to the submittal date to make sure that the process is completed. This also allows our District Engineer and team to focus on the quality control date, resulting in plenty of time for the process to work and thus further committing to the project's budget.





WE BUILD strong and lasting relationships with our clients. The caliber of our people and combining unsurpassed client service with deep subject matter expertise is what sets us apart. We operate with the highest level of ethics and transparency. Our integrity—and that of our people—is second to none. Personal commitment to our clients and standing behind our work are two central tenants of our cultural statement, "Dewberry at Work."

Our project management and organizational structure within each key service areas demonstrates our thorough understanding of the scope of this contract and our desire to meet the objectives of the project assignments.

Our senior experienced professionals are well versed in addressing their particular specialty area and have associates working under their direction to tackle any assignment from Eagle Hammock CDD efficiently. This organizational structure has a long history of success as a model that Dewberry has implemented across the country for similar CDDs and public agencies.

We will continue to develop and apply innovative concepts and techniques to design and manage all tasks effectively and efficiently. It is important to note that Dewberry is a full-service civil engineering firm that can meet your needs for any project – large or small. Dewberry can react quickly to client requests and provide all technical support under one roof.

D. Past Experience and Performance

For more than 45 years, our land development professionals have combined an unsurpassed commitment to serving Florida developers with deep subject matter expertise in a broad spectrum of professional services. We have served as District Engineer for over 50 CDDs across Florida, varying in size from 200 acres to close to 10,000 acres. We are experienced in CDDs from the creation to operations.

Our clients benefit from our local experience and presence and our familiarity with entitlement issues, plan development and review processes, and local codes and ordinances. We offer creative and cost-effective designs that transform communities.

We provide our residential clients with a range of services that include land planning, entitlement approval, infrastructure design and permitting, surveying, stormwater modeling, environmental review and permitting, sustainable design, landscape architecture, and cost and schedule estimating. We envision possibilities to enrich communities, restore environments, and manage positive change.

This table demonstrates our CDD experience throughout Florida.

CDD, LOCATION	DISTRICT ENGINEER	PLANNING	DUE DILIGENCE	CIVIL ENGINEERING	ROADWAY DESIGN	STORMWATER DESIGN	ENVIRONMENTAL/ PERMITTING	LANDSCAPE ARCHITECTURE	SURVEY	CONSTRUCTION ADMIN
Baytree CDD, Brevard County, FL	●	●		●	●	●	●			●
Cascades at Groveland CDD, Groveland, FL	●	●	●	●	●	●	●		●	●
Country Greens CDD (Sorrento Springs CDD), Lake County, FL	●	●	●	●	●	●	●	●	●	●
Covington Park CDD, Hillsborough County, FL	●	●		●	●	●	●	●	●	●
Deer Run CDD, City of Bushnell, FL	●	●	●	●	●	●	●	●	●	●
Dowden West CDD, Orange County, FL	●	●	●	●	●	●	●	●	●	●
East Park CDD, Orange County, FL	●	●		●	●	●	●		●	●
Greater Lakes - Sawgrass Bay CDD, Lake Wales, FL	●	●		●	●	●	●	●	●	●
Highland Meadows CDD, Polk County, FL	●	●		●	●	●	●	●	●	●
Lake Emma CDD, Groveland, FL	●	●	●	●	●	●	●	●	●	●
Lakewood Ranch CDDs 1, 2, 4, 5, 6, Manatee County, FL	●	●		●	●	●	●	●	●	●
Lakewood Ranch Stewardship, Manatee County, FL	●	●	●	●	●	●	●		●	●
Live Oak Lake (Twin Lakes Development) CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Montecito CDD, Brevard County, FL	●	●		●	●	●	●	●	●	●
Narcoossee CDD, Orange County, FL	●	●		●	●	●	●	●	●	●
On-Top-of-the-World CDDs, Marion County, FL	●	●	●	●	●	●	●	●	●	●
Osceola Chain of Lakes, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Reedy Creek Improvement District, Osceola County, FL	●	●		●	●	●	●		●	●
Reunion Resort CDD, Osceola County, FL	●	●	●	●	●	●	●		●	●
East 547 CDD, Polk County, FL	●	●		●	●	●	●		●	●
Eden Hills CDD, Polk County, FL	●	●		●	●	●	●		●	●
VillaSol CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
West Villages Improvement District, Sarasota County, FL	●	●	●	●	●	●	●	●	●	●

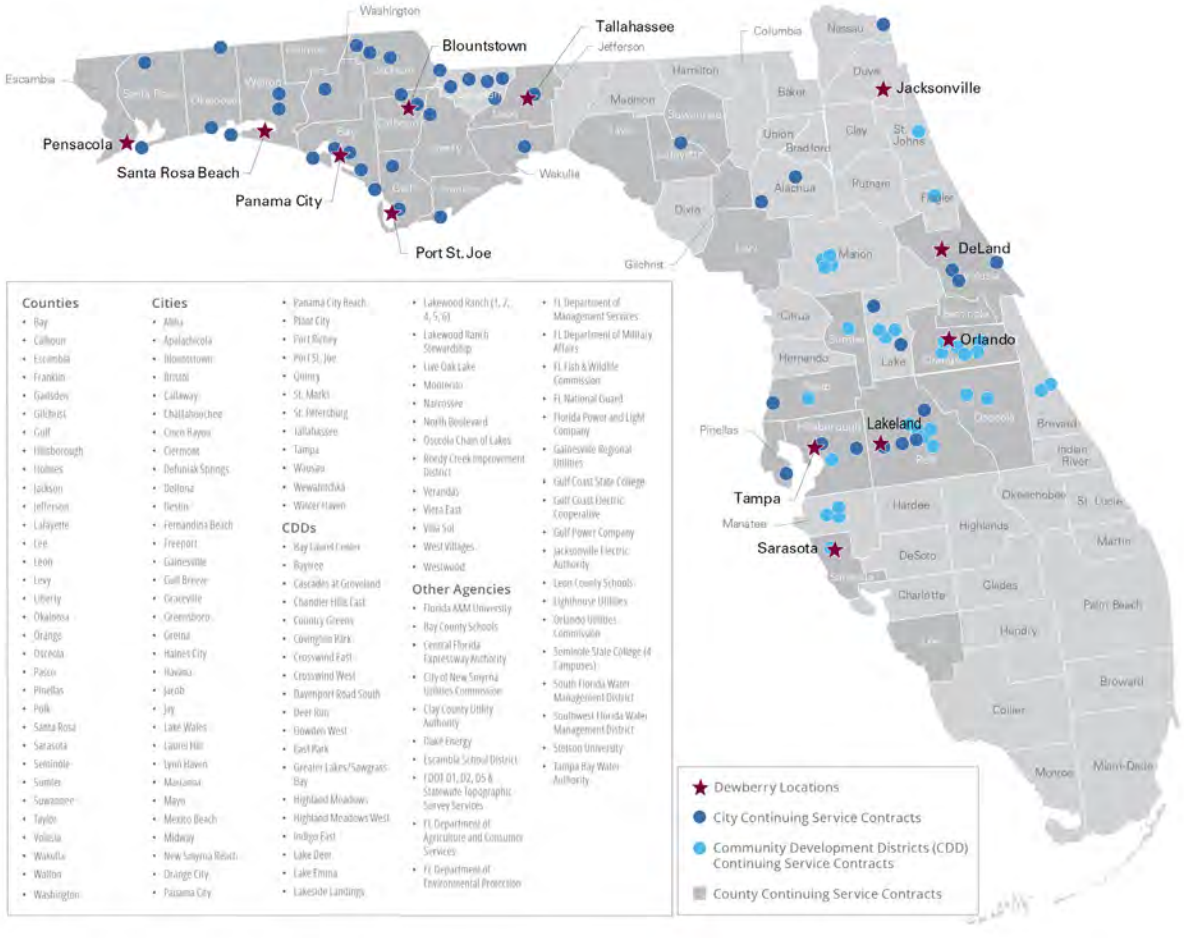
E. Geographic Location

Dewberry's headquarters are located in Fairfax, at 8401 Arlington Boulevard, Fairfax, VA 22031. Local to Eagle Hammock CDD, Dewberry has 14 office locations and over 320 employees in Florida, where we bring expertise, qualifications, and resources to clients throughout the State.

Located in our Jacksonville office, Joey and members of the project team will be responsive, make frequent visits, and be readily available for meetings, presentations, or site visits. Additionally, our project team includes local Florida staff members proposed for this contract, which leads all components of our assignments to be developed concurrently by a cohesive team.

Thanks to our extensive presence across Florida, and specifically, in Central Florida, our approach to the District's projects will combine our understanding of the various project assignments with our experience in identifying the District's needs to develop the appropriate project team for each assignment. This allows us to minimize the time needed from project request to "boots on the ground" activity.

In addition, our project team is supported by nationally-recognized subject matter experts and dedicated quality control staff who have the required capacity to provide the array of required services to Eagle Hammock CDD. This depth of organization permits us to call upon specialists and a broad base of support to satisfy diverse or manpower intensive tasks.



F. Recent, Current, and Projected Workloads

Dewberry has an excellent track record of meeting time and budget requirements on the projects we highlighted in this response and are committed to meeting the goals of the Eagle Hammock CDD.

Our team, supported by a strong in-house team of infrastructure design specialists, planners, surveyors, environmental scientists, ROW mappers, roadway engineers, MOT engineers, and construction inspection personnel. As such, Dewberry has the capacity to address all of the District's needs throughout the term of this contract.

Due to the capacity and availability of our proposed staff, we can commit our dedicated team members for these important projects. Our proposed District Engineer has 40% availability.

G. Volume of Work

We have not had work assigned to us yet with the Eagle Hammock CDD, but Dewberry has extensive working experience with numerous CDDs. As demonstrated throughout our proposal, we currently serve as the District Engineer for over 50 CDDs in Florida, which allows us to provide Eagle Hammock with the unique experience, familiarity, and understanding of the type of services that will be requested.



SWEETBAY COMMUNITY DEVELOPMENT DISTRICT.



Dewberry®

www.dewberry.com

SECTION D

STATEMENT OF QUALIFICATIONS

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT









Submitted July 31, 2025

Governmental Management Services-Central Florida, LLC
c/o Jill Burns/Samantha Ham
219 E. Livingston Street
Orlando, Florida 32801

Submitted by:

RAYL
ENGINEERING &
SURVEYING, LLC

810 East Main Street
Bartow, FL 33830
863-537-7901
admin@raylengineering.com
www.raylengineering.com

July 31, 2025

Governmental Management Services-Central Florida, LLC
c/o Jill Burns/Samantha Ham
219 E. Livingston Street
Orlando, Florida 32801

RE: REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Ms. Burns and Ms. Ham,

Rayl Engineering & Surveying, LLC and our respective team members are pleased to present to the Selection Committee this response to the above referenced Request for Qualifications. We are confident that no other team can bring the project understanding, expertise, and experience to this RFQ that we do.

Rayl Engineering & Surveying, LLC appreciates the opportunity to submit a response to this RFQ for Professional Engineering Services for the Eagle Hammock Community Development District and looks forward to your favorable evaluation.

Sincerely,

Alan L. Rayl, PE, PSM
Rayl Engineering & Surveying, LLC

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4 ORGANIZATIONAL CHART OF RAYL ENGINEERING & SURVEYING, LLC

5 LICENSES AND INSURANCE

SECTION A *Ability and Adequacy of Professional Personnel*

Rayl Engineering & Surveying, LLC is an S Corp business and has been since being founded in August of 2009. Our office is located at 810 E Main Street, Bartow, FL 33380.

Alan L. Rayl, PE, PSM is the Owner and solely in charge of all management decisions. Alan opened the firm after being with other firms in the Tampa Bay and Central Florida markets since 1987. During the economic downturn, Alan also held the position of Polk County Engineer in the Land Development Division of the Office of Planning and Development. Alan Rayl is involved in all aspects of all Engineering & Surveying projects as well as Client and customer service. Alan Rayl will be personally involved in all engineering and construction related tasks.

Our team is made up of nine (9) employees all located in our Bartow office. Among those are a dual licensed Professional Engineer & Surveyor, a licensed Professional Engineer, one licensed Engineering Intern (EIs), three CAD Design Technicians, and three clerical/administrative staff members.

We provide private sector land development engineering design and permitting across Central Florida, as well as public sector consulting to many of Polk County municipalities. Our clientele includes local developers and businesses, multiple Community Development Districts and Property Owner's Associations/Homeowner's Associations, National Home Builders, the cities of Mulberry and Fort Meade, and the Town of Dundee. Our in-house services include general civil engineering and land surveying services. When needed, local specialty sub-consultants are utilized on a per-project basis.

Please see *Appendix 1* and *Appendix 2* for Rayl Engineering & Surveying, LLC's corporate resume, as well as all employee resumes.

SECTION B *Certified Minority Business Enterprise*

Rayl Engineering and Surveying, LLC is not a certified Minority Business Enterprise.

SECTION C *Willingness to Meet Time and Budget Requirements*

Our success is a byproduct of our Client's success. This comes from our ability to provide responsive, timely service with the greatest amount of Professional expertise and care for fees that meet our Client's budget expectations. Having served as the primary engineering consultant for other Community Development Districts, we have an intimate understanding of the needs, strengths, and challenges that these entities face.

By not keeping a large in-house staff or high overhead, we can pass on these efficiencies to our Clients to bring their projects to fruition.

SECTION D *Consultant's Past Experience and Performance*

Rayl Engineering and Surveying, LLC has extensive experience in the Polk County area and is the current District Engineer for the Lake Ashton, Lake Ashton II, Silverleaf, Poinciana West, and Towne Park Community Development Districts. We have previously worked with Highland Estates, Highland Meadows, and Stuart Crossing Community Development Districts, as well.

We have provided a variety of services to the Lake Ashton CDDs including a pavement and curbline assessment and inventory, Pickleball court design and permitting, pond repair recommendations, and more.

Pavement and Curbline Assessment and Inventory – Rayl Engineering and Surveying, LLC reviewed all of the pavement and curbline conditions within Lake Ashton II CDD. The assessment noted any broken or sunken pavement and/or areas with impaired function. Once assessed, Rayl Engineering and Surveying, LLC compiled a recommended repair list. A Pavement Condition Index assessment was completed to score the condition of the road network. Each roadway was given a score based off of condition factors. Once scored, the roads were assigned a recommended action. This assessment resulted in a 200+ page report for the I CDD to utilize in making budgeting, maintenance, and capital improvement decisions.









SECTION D *Consultant's Past Performance*

Lake Ashton II CDD Pickleball Courts and Parking Lot – Serving as District Engineer for the Lake Ashton II Community Development District we have worked on numerous projects including the design, permitting, and development of two new Pickleball courts and ancillary parking lot at their existing Health and Fitness Center.



Lake Ashton II CDD Pond Repair – Recommend and supervise maintenance and repairs to over 30 stormwater ponds as part of the Lake Ashton II CDD Master Surface Water Management System. Once repairs were completed, the project received a permit compliant certification from SWFWMD.

Lake Ashton II CDD SWFWMD Permit Certifications – Ongoing monitoring of Surface Water Management System as part of continued required SWFWMD certifications.



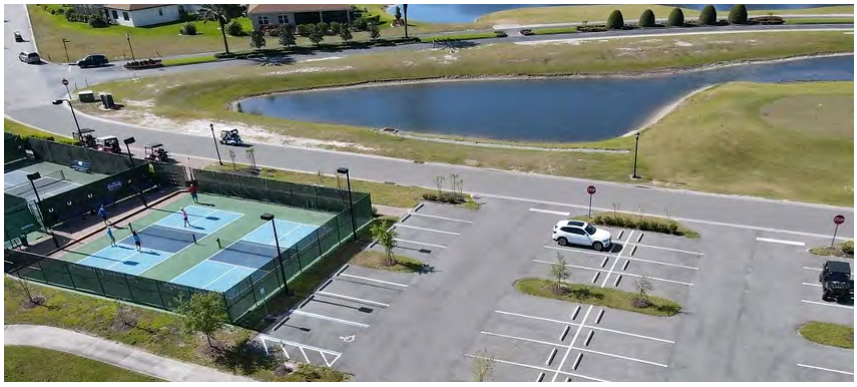
Traditions Subdivision, Winter Haven **–** Served both the developer (Lennar) and the HOA with miscellaneous services including flooding remediation and shoreline enhancement projects.

Towne Park CDD – District Engineer for the 585-acre development east of County Line Road in the City of Lakeland, Polk County.

Lake Ashton CDD – District Engineer – Rayl Engineering & Surveying, LLC was the preferred consultant to replace Dewberry as District Engineers for Lake Ashton in 2019 and has been serving in that capacity since.



Polk County BOCC (2012 – 2015) – Served as Polk County Engineer in charge of review and approval of all development projects within Polk County. Consultant's designs were reviewed by staff for compliance with the Polk County Comprehensive Plan, the Land Development Code, and the Utilities Code.



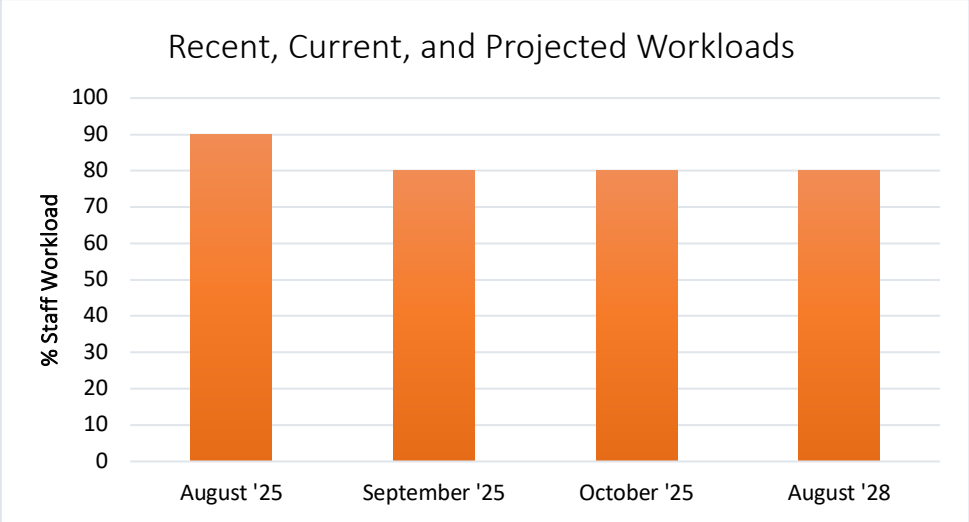


SECTION E *Geographic Location*

Since being founded in 2009, Rayl Engineering & Surveying, LLC has been headquartered in Bartow, FL. The owner of Rayl Engineering & Surveying, LLC, Alan L. Rayl, is available at all times via phone, email, or text. When sub-consultants are needed to provide specialized expertise (Geotechnical, Environmental, etc.) local professionals are used to the greatest degree practicable.

SECTION F *Recent, Current, and Projected Workloads*

Rayl Engineering and Surveying, LLC is currently at 90% of workload capacity for August and has a projected workload capacity of 80% for September, October, and November. Rayl Engineering and Surveying, LLC is adequately staffed for current and future expected workload. We also have the ability to partner with other consultants if special circumstances warrant.



SECTION G *Volume of Work Previously Awarded to Consultant by CDD*

Rayl Engineering and Surveying, LLC has not been awarded any work by the Eagle Hammock Community Development District to date.

RAYL
ENGINEERING &
SURVEYING, LLC

Appendix 1

Corporate Resume

810 East Main Street • Bartow, FL 33830 • 863-537-7901 • admin@raylengineering.com
www.raylengineering.com

CORPORATE RESUME CONTINUED

EXPERTISE

Rayl Engineering & Surveying, LLC was formed in August 2009 by Alan L. Rayl, PE, PSM. Since that time, our firm has provided professional services to numerous public and private sector clients across Central Florida and the Midwest. Our clientele includes local developers and businesses, multiple Community Development Districts and Property Owner's Associations/Homeowner's Associations, National Home Builders, the cities of Mulberry and Fort Meade, and the Town of Dundee.

Our firm believes heavily in community involvement. We volunteer. We participate. We get to know our Clients and their priorities. This provides a personal investment for us and makes us part of the communities we serve.

SERVICES

Rayl Engineering & Surveying, LLC offers a comprehensive set of Civil Engineering and Land Surveying services that include:

- Residential Civil Engineering Design and Permitting
- Commercial Civil Engineering Design and Permitting
- Construction Administration
- Land Surveying
- Feasibility Studies and Conceptual Plans
- Due Diligence Investigation
- Site Forensic Evaluations and Remediation Designs
- Expert Witness Research and Testimony
- CDD District Engineer Services
    - RFQ/RFP Preparation
- Site Plan Review Services
    - SWFWMD Compliance Solutions

EXPERIENCE

The following are projects performed by Rayl Engineering and Surveying, LLC and/or by its principal, Alan Rayl, PE, PSM.

Storm Sewer Evaluation and Repairs - Lake Ashton CDD
Rayl Engineering and Surveying, LLC coordinated a comprehensive inspection and assessment of the Turnberry Lane storm sewer system. The evaluation included prioritization of repairs and selection of appropriate rehabilitation methods to protect the existing infrastructure and prevent future failures. Our team's approach emphasized long-term resilience and cost-effective solutions.

Emergency Roadway Collapse - Lake Ashton II CDD
Following the collapse of a community roadway, Rayl Engineering and Surveying, LLC responded immediately to assess and mitigate the failure. On-site investigations and utility data analysis led to the identification of a failing 30" storm sewer pipe as the source of the problem. Rayl Engineering coordinated a dive team and CCTV inspections to confirm the location and cause of erosion, enabling prompt design and repair planning to restore safe access for community residents.

Wetland Staking - Lake Ashton CDD
To support wetland preservation and compliance with regulatory permits, Rayl Engineering and Surveying, LLC completed the staking of approximately 3,000 linear feet of wetland boundary. The delineation ensured the platted conservation area was clearly marked to prevent encroachments and violations of permit conditions, aiding both environmental stewardship and community liability.

Pavement Condition Inventory - Lake Ashton CDD and Lake Ashton II CDD
conducted a detailed Pavement Condition Inventory for all roadways within both districts. This evaluation provided a data-driven foundation for future roadway rehabilitation planning and budget forecasting. The inventory considered factors such as surface degradation, structural failures, and drainage impacts, enabling the districts to prioritize capital improvements efficiently.

CORPORATE RESUME CONTINUED

Surface Water Management System Inspections - Lake Ashton CDD and Lake Ashton II CDD

To support compliance with SWFWMD permit conditions, Rayl Engineering and Surveying, LLC performs regular inspections of the community's surface water management systems. Our deliverables include detailed inspection reports, identification of defects, and repair recommendations. We also provide engineering design and coordination for follow-up work such as bank restorations, control structure maintenance, and drainage system repairs, ensuring systems remain fully operational and in regulatory compliance.

Water Use Permit Management - Lake Ashton II CDD

Rayl Engineering and Surveying, LLC provides ongoing management of the irrigation Water Use Permit for the district's two 18-hole golf courses. Services include monthly and annual reporting to SWFWMD, coordination of permit compliance activities, and management of additional submittal requirements. Our proactive approach ensures uninterrupted irrigation operations while maintaining full regulatory compliance.

Appendix 2

Rayl Engineering & Surveying, LLC
Employee Resumes

810 East Main Street • Bartow, FL 33830 • 863-537-7901 • admin@raylengineering.com
www.raylengineering.com

Alan L. Rayl, PE, PSM

President/Owner



Alan Rayl has been a Registered Professional Engineer in the State of Florida since 1991 and has also been a Registered Professional Surveyor and Mapper in Florida since 1997. Alan founded Rayl Engineering and Surveying, LLC on August 24, 2009.

Professional Registrations

Florida Registered Professional Engineer #44116
Georgia Registered Professional Engineer #28580
Indiana Registered Professional Engineer #920107
Florida Registered Professional Surveyor and Mapper #5736
FDEP Certified Stormwater Inspector #5386

Education

Bachelor of Science, Civil Engineering - Purdue University 1987

Special Qualifications

- Former County Engineer for Polk County Land Development Division
- More than 35 years of experience, encompassing commercial, residential, municipal, and transportation facilities in the Midwest, South and Central Florida, and the Caribbean.
- Experience managing and performing all types of public and private land development projects, from initial appraisals and master planning through preparation and design of construction documents, construction observation, and certifications.
- Direct experience with regulatory programs of local municipalities and Counties and the State of Florida Water Management District, as well as the Florida Department of Environmental Protection, FEMA, and the U.S. Army Corps of Engineers affecting stormwater, water and sewer utilities, and wetlands.

Professional Organizations and Memberships

Commissioner, City of Bartow CRA, 2009-2017; Chairman, 2011-2012, 2012-2013, 2016-2017
Florida Stormwater Association, Conference Committee Member (2016-2021)
Florida Redevelopment Association, Committee Member (2019)
Past Member, International Council of Shopping Centers
Polk County Builder's Association, (Member (2009-present), Board Member, (2019- 2022), 1st Vice President 2021, Governmental Affairs Co-Chair (2010-2011), Chair (2019-2021), President-Elect 2022, ***President 2023***
Member, Polk County Utility Code Update Stakeholders Committee (2010-2011)
Member, City of Lakeland Subdivision Code Update Committee, 2011
Member, City of Bartow Gateways Project Committee, 2011
Member, City of Bartow Focus Group, 2020 - present
Graduate, Leadership Bartow, Class XIII, 2008-2010
Graduate, Leadership Polk, Class IV, 2010-2011
Leadership Polk Alumni Association, Steering Committee, 2011-2020; Membership Committee Chair, 2016-2020
Bone Valley SAS Focus Group
ACE Mentor Volunteer (2018)
Polk County School Board Volunteer
Florida Surveying and Mapping Society, Ridge Chapter
Lake Wales Area Chamber of Commerce, Member
Greater Mulberry Chamber of Commerce, Board Member, 2008-2016; President, 2012
Dundee Area Chamber of Commerce, Board Member, 2019
Fort Meade Chamber of Commerce, Member
Hardee County Chamber of Commerce, Member
Bartow Chamber of Commerce, Member; Board Member, 2016-2020
Mainstreet Bartow, Member
Florida Engineering Society, Ridge Chapter, State Director (2010), ***Engineer of the Year (2010)***, President, (2009-2010 & 2015-2016), Vice President (2008-2009), ***Engineer of the Year (2023)***

Garrett Posten, PE

Vice President of Engineering



Garrett Posten has been employed with Rayl Engineering and Surveying, LLC since September of 2020.

Professional Registrations

Florida Registered Professional Engineer #98652
Qualified Stormwater Management Inspector, Inspector Number 49541

Education

- Master of Science, Engineering Management - Missouri University of Science and Technology 2020 - 2022
- Bachelor of Science, Civil Engineering - Missouri University of Science and Technology 2019

Special Qualifications

- Experienced in floodplain structures, municipal water and sewer, and stormwater systems.
- Experienced in drainage modeling and flood studies
- Experienced in designing and creating drawings in AutoCAD.
- Experienced in designing apartment complexes, car washes, subdivisions, and multifamily projects.
- Experienced with Community Development Districts including meetings, handling bid requests for CDD projects, coordination with contractors, board members, and residents, as well as community project scheduling.

Professional Organizations and Memberships

- Member of Florida Engineering Society
- Bartow Leadership, Class XX Graduate

Project Experience

Lake Ashton I CDD - Handles bid requests for CDD projects, coordination with contractors, board members, and residents, as well as community project scheduling. Handles SWFWMD permitting for Water Use Permits and Environmental Resource Permits.

Lake Ashton II CDD - Handles bid requests for CDD projects, coordination with contractors, board members, and residents, as well as community project scheduling. Handles SWFWMD permitting for Water Use Permits and Environmental Resource Permits.

Bubble Down Car Wash – Assists in design and permitting of numerous Bubble Down Car Washes in Florida.

RAYL ENGINEERING & SURVEYING, LLC

Caleb Wingo, EI

Project Engineer



Caleb Wingo has been employed as a Project Engineer with Rayl Engineering and Surveying, LLC since January 2023.

Professional Registrations

Engineer Intern #1100026664

Education

- Bachelor Of Science Degree In Mechanical Engineering - Florida Polytechnic University, December 2019

Special Qualifications

- Experienced in designing and creating drawings in AutoCAD
- Experienced in drainage modeling and flood studies
- Experienced in Roadway design
- Experienced in WaterCAD modeling and simulations

Project Experience

- Project Engineer on numerous projects with a Citrus Plant including drainage design, building design, and pressurized water system design
- Performed calculations and written reports for numerous projects
- Performed site visits for survey and drainage work
- Reviewing projects for the Town of Dundee in various stages to ensure that they meet the Town code requirements (PSP, CSP, etc.)

Viviana Rosado
Sr. Design Technician



Viviana Rosado has been employed as a CAD Technician with Rayl Engineering and Surveying, LLC since June of 2019.

Education
Drafting and CAD, Course Study Diploma - Manati, Puerto Rico, US

Special Qualifications
- Over 25 years experience preparing construction plans, both residential and commercial, in Auto CAD.
- Experienced in construction inspection and estimate preparation.

Project Experience

Tampa Telecom Park – Preparation of Master Site Plan, Preliminary Plat, Master Grading, Master Drainage Plan, and more for the 6 out parcel commercial development in Temple Terrace.

KRC Gun Range – Prepared preliminary plans for a 55-acre private gun range and tactical training center. This project is made up of 15+ shooting ranges, RV sites, cabins, meeting center, and more.

Crosstown Properties – Worked on the preliminary plans for a multi-parcel commercial development in Brandon, Florida.

USF Federal Credit Union – Designed construction plans for a new Credit Union branch in Telecom Park that is located in Temple Terrace, Florida.

Nutrien AG - Prepared site construction plans for an 80,000 square foot dry fertilizer storage and handling facility in Mulberry, Florida.

Bubble Down – Designed construction plans for 10+ new car washes

Alafia Utilities - Designed plans for the extension of 3+ miles of potable water, reclaimed water, and sanitary sewer forcemain to serve new development in Mulberry.

Missing Link – Prepared plans for 500 +/- acre mitigation bank in Northeast Polk County

Haines City Gas Station - Designed construction plans for a new gas station located in Haines City

Woody DeJesus
Senior Designer

Woody DeJesus has been employed with Rayl Engineering and Surveying, LLC since March of 2025.

Education

Associative In Arts Degree, Emphasis in Civil Engineering - Hillsborough Community College 2007
Associates Degree In Specialized Technology Mechanical Drafting - Thaddeus Stevens State School of Technology, 1982
Mastbaum Area Vocational Technical High School, Mechanical Drafting - 1980

Special Qualifications

- Over 25 years of experience preparing construction plans, both residential and commercial, in Auto CAD.
- Experienced in construction inspection and estimate preparation.
- Experienced in preparing legal descriptions, easements, deeds, plot surveys, and more

Project Experience

Previous Experience as a Designer for a local municipality – Contributed to the design and construction of above- and below-ground utilities, park layouts, and small architectural projects. Completed GPS surveying using Topcon equipment, assisting the public, creating maps and plot surveys, updating city limits, preparing property descriptions, and managing permits, easements, and deeds.

Extensive experience in subdivision and commercial site design, ensuring compliance with local, county, and state regulations. Responsibilities have included the design of road layouts (both onsite and offsite), drainage systems, utility and pipe networks, landscaping, and comprehensive water, sewer, and stormwater plan and profile development.

RAYL ENGINEERING & SURVEYING, LLC

Janet Taylor
Sr. Design *Technician*



Janet Taylor has been employed with Rayl Engineering and Surveying, LLC since December of 2021.

Education
Architectural Drafting Diploma, Ridge Vo-Tech, Winter Haven Florida

Special Qualifications
- Over 34 years experience preparing construction plans, both residential and commercial
- Over 20 years experience using AutoCAD
- Experienced in construction inspection and estimate preparation.

Project Experience
- Checked proposed Plats for Sol Vista & Crystal Lake Preserve.
- Wrote Description & made map of proposed R/W for Lake Marie Drive, & for new lots at Lake Walker.
- Prepared construction plans for Dundee Splash Park, & 490-unit apartment complex in Bartow
- Prepared site plan for apartment complex in Arcadia
- Wrote descriptions & prepared map of new parcels at shopping center
- Prepared map for new lots in Frostproof for conservation subdivision
- Prepared construction plans for wedding venue project
- Prepared construction plans for apartment complex project in Lakeland

Kayla Derrick

Director of Business Operations



Kayla Derrick has been employed with Rayl Engineering and Surveying, LLC since 2018. Kayla has over 10 years of Administrative experience and over 6 years of experience in the engineering and land development field.

Education

- Master of Business Administration, Human Resource Management – Lynn University, 2017
- Bachelor of Science, Business Management and Supervision - South Florida State College, 2016
- Associate in Arts, Business Management - South Florida State College, 2013

Professional Organizations and Memberships

- State of Florida Notary Public – Commission Number HH 328171 Exp. 11/08/2026
- Alumni of Leadership Lake Wales, Class 21
- Member of the International Society of Baccalaureate Scholars

Responsibilities

- Responsible for day-to-day business operations
- Manage AP and AR accounts
- Drafting correspondence and presentations
- Assist company President with preparation of detailed technical reports, studies, and presentations
- Perform processing of payroll and employee benefits
- Complete project submittals to all permitting agencies including SWFWMD, DEP, and local Cities and Counties

D'Lise Rayl

Executive Administrator



D'Lise Rayl has been employed as an Executive Administrator with Rayl Engineering and Surveying, LLC since 2020. D'Lise has over 30 years of experience in the Administrative field.

Experience

- Previous Polk County Board of County Commissioners/Land Development Division/Development Coordinator II
    - Responsible for conducting operations and procedures related to the development review process.
    - Managed and tracked development projects through various programs and software.
    - Scheduled and/or attended pre-construction or other development related meetings, upon request.
    - Coordinated with inspectors to finalize projects upon completion of site work.
    - Coordinated with the building, codes and utilities departments on items required for projects.
    - Communicated with property owners, engineers, architects and other county personnel regarding projects.

Responsibilities

- Responsible for day-to-day business operations
- Drafting correspondence and presentations
- Assist in project submittals to all permitting agencies including SWFWMD, DEP, and local Cities and Counties

Valerie Wheatley

Administrative Assistant



Valerie Wheatley has been employed as an Administrative Assistant with Rayl Engineering and Surveying, LLC since July 2023. Valerie has over 10 years of experience as an Administrative Assistant and over 4 years of experience in the permitting and land development field.

Professional Organizations and Memberships

- State of Florida Notary Public – Commission Number HH 176207 Exp. 9/19/2025

Responsibilities

- Responsible for assisting with day-to-day business operations
- Drafting correspondence and presentations
- Assist with preparation of detailed technical reports, studies, and presentations
- Assist with project submittals to all permitting agencies including SWFWMD, DEP, and local Cities and Counties.
- Reviewing & uploading documents via permit portals through Polk County, City of Lakeland, SWFWMD, CSX & Project Dox, etc.
- Completing School concurrency's, Legal Ad's/ Affidavits, & DOH/DEP forms, for permitting purposes.

RAYL
ENGINEERING &
SURVEYING, LLC

Appendix 3

Form 330

810 East Main Street • Bartow, FL 33830 • 863-537-7901 • admin@raylengineering.com
www.raylengineering.com

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE EAGLE HAMMOCK CDD

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
July 21, 2025	

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Alan L. Rayl, Owner / President

5. NAME OF FIRM

Rayl Engineering and Surveying, LLC

6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
863-537-7901	N/A	alan@raylengineering.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check) PRIME	(Check) J-V PARTNER	(Check) SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	✓			Rayl Engineering and Surveying, LLC ☐ CHECK IF BRANCH OFFICE	810 East Main Street, Bartow, FL 33830	Civil Engineering Consultant
b.				☐ CHECK IF BRANCH OFFICE		
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM ☑ *(Attached)*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Alan L. Rayl	Principal in Charge / Project Manager	40	16 years

15. FIRM NAME AND LOCATION *(City and State)*

Rayl Engineering and Surveying, LLC, Bartow, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Science, Civil Engineering - Purdue University 1987	Florida Registered Professional Engineer #44116 Georgia Registered Professional Engineer #28580 Indiana Registered Professional Engineer #920107 Florida Registered Professional Surveyor and Mapper #5736

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Florida Engineering Society; Florida Surveying and Mapping Society; Florida Stormwater Association; Florida Redevelopment Association; Polk County Builders Association; Mulberry, Winter Haven, Fort Meade & Bartow Chamber; More on resume.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lake Ashton II Pavement and Curbline Assessment and Inventory Lake Ashton II CDD, Winter Haven, Florida	2019	2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☑ Check if project performed with current firm

Surveyed all of the pavement and curbline within Lake Ashton II CDD. The assessment noted any broken or sunken areas of pavement and/or areas with impaired function. A pavement condition assessment was completed to rate the condition of the surface of the road network. Roads were scored and assigned a recommended action.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lake Ashton II Pickleball Lake Ashton II CDD, Winter Haven, Florida	2018	2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☑ Check if project performed with current firm

Design, permitting, and development of two new Pickleball courts and ancillary parking lot at their existing Health and Fitness Center.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lake Ashton I Pavement and Curbline Assessment and Inventory *Lake Ashton I CDD, Lake Wales, Florida*	2020	Current

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☑ Check if project performed with current firm

Surveyed all of the pavement and curbline within Lake Ashton II CDD. The assessment noted any broken or sunken areas of pavement and/or areas with impaired function. A pavement condition assessment was completed to rate the condition of the surface of the road network. Roads were scored and assigned a recommended action.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Traditions Subdivision *Winter Haven, Florida*	2017	2017

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☑ Check if project performed with current firm

Served both the developer (Lennar) and the HOA with miscellaneous services including flooding remediation and shoreline enhancement.

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lime Avenue Drainage Issues Lime Avenue, Dundee, Florida	2019	2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☑ Check if project performed with current firm

Surveyed the existing conditions in the affected areas including roadway edge of pavement, driveways, driveway culverts, swales, storm structures and other related features. Created a construction plan and design for remediating the conditions causing the flooding. Provided construction phase services.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 1

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Towne Park Community Development District, Lakeland, Florida	2022-Current	2022-Current

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Towne Park Community Development	Tricia Adams, District Manager	863-241-8050

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Coordinated evaluation and acceptance of 13.3 miles of public roadways for acceptance by the City of Lakeland. Included rehabilitation and repaving, construction observation, certification, pay request review and evaluation, performance and warranty bond coordination, and final inspection for acceptance.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 2

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Pavement and Curbline Assessment and Inventory Lake Ashton II CDD, Winter Haven, Florida	2019	2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lake Ashton II CDD	Christine Wells, Community Director	863-324-5457

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Rayl Engineering and Surveying, LLC reviewed all of the pavement and curbline conditions within Lake Ashton II CDD. The assessment noted any broken or sunken pavement and/or areas with impaired function. Once assessed, Rayl Engineering and Surveying, LLC compiled a recommended repair list. A Pavement Condition Index assessment was completed to score the condition of the road network. Each roadway was given a score based off of condition factors. Once scored, the roads were assigned a recommended action. This assessment resulted in a 200+ page report for the Lake Ashton II CDD to utilize in making budgeting, maintenance, and capital improvement decisions.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 3

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lake Ashton II Pickleball Courts and Parking Lot, Winter Haven, Florida	2017-2018	2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lake Ashton II CDD	Jim Mecsics, Chair	703-282-9714

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Serving as District Engineer for the Lake Ashton II Community Development District we have worked on numerous projects including the design, permitting, and development of two new Pickleball courts and ancillary parking lot at their existing Health and Fitness Center.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 4

21. TITLE AND LOCATION *(City and State)*: Lake Ashton II Pond Repair, Winter Haven, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2015-2017	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lake Ashton II CDD	Jim Mecsics, Chair	703-282-9714

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Recommend and supervise maintenance and repairs to over 30 stormwater ponds as part of the Lake Ashton II CDD Master Surface Water Management System. Once repairs were completed, the project received a permit compliant certification from SWFWMD. Repairs included slope restoration and stabilization, vegetation removal, and repairs/ construction of multiple sidedrain filtration systems including filter fabric, filter media, perforated pipe repair and replacement, cleanout reconstruction and new installations of ballast to complete the system(s).

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 5

21. TITLE AND LOCATION *(City and State)*: Lake Ashton II SWFWMD Certifications and Compliance, Winter Haven

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2019	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lake Ashton II CDD	Jim Mecsics, Chair	703-282-9714

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Ongoing monitoring of Surface Water Management System Irrigation Systems as part of continued required SWFWMD certifications. Coordinate with SWFWMD regarding water use permit renewals and compliance.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 6

21. TITLE AND LOCATION *(City and State)*: Lake Marie Water Line, Dundee, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2018	Pending

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Town of Dundee	Tandra Davis, Town Manager	863-438-8330

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Coordinated miscellaneous paving and drainage projects throughout Town. Coordinated with Town staff to design and permit the construction of 1,228 linear feet of 10" water line to replace an existing transite asbestos water line currently serving the Lake Marie Park, the Town Community Center, and adjacent residential neighborhoods.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
7

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Lime Avenue Drainage Investigation, Dundee, Florida	2018 - Present	2019 - Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Town of Dundee	Tandra Davis, Town Manager	863-438-8330

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Surveyed the existing conditions in the affected areas including roadway, driveways, driveway culverts, swales, storm structures and other related features. Created a construction plan and design for remediating the conditions causing the flooding. This included driveway culvert maintenance, establishment of roadside swales with positive outfall, installation of new driveway culverts in areas where they do not currently exist, and other related improvements. Construction Phase services included staking, inspection, observation, as-built and record drawing preparation, and certifications of construction.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 8

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Pavement and Curbline Assessment and Inventory Lake Ashton I CDD, Winter Haven, Florida	2019	2020-Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lake Ashton I CDD	Bob Plummer, Former Chair	260-820-0389

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Rayl Engineering and Surveying, LLC reviewed all of the pavement and curbline conditions within Lake Ashton II CDD. The assessment noted any broken or sunken pavement and/or areas with impaired function. Once assessed, Rayl Engineering and Surveying, LLC compiled a recommended repair list. A Pavement Condition Index assessment was completed to score the condition of the road network. Each roadway was given a score based off of condition factors. Once scored, the roads were assigned a recommended action. This assessment resulted in a 200+ page report for the Lake Ashton II CDD to utilize in making budgeting, maintenance, and capital improvement decisions.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 9

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Telecom, Temple Terrace, Florida	2017 to Present	2018 to 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
JT Enterprises II	Joe Taggart, Sr.	813-230-6555

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Rayl Engineering and Surveying, LLC provided master infrastructure plan, permitting, and construction services to the 6 out parcel commercial development in Temple Terrace, Florida. Coordination with US Army Corps of Engineers, Department of Transportation, Hillsborough County, Department of Environmental Protection, City of Temple Terrace, and SWFWMD.

Rayl Engineering & Surveying also provided the following services:

1. Coordinate with the Client's Geotechnical consultant for the Master Plan/Mass Grading design.
2. Review extent of muck removal/unsuitable soils to be addressed during Master Plan/Mass Grading design.
3. Coordinate with the Client's Traffic consultant for the Fletcher Avenue and internal cross access connections.
4. Prepare Erosion Control and SWPP Plan as part of Construction plan set.
5. Prepare Drainage Calculations demonstrating compliance with previously established impervious surface thresholds in the existing master drainage system.
6. Prepare Master Site Plan/Preliminary Plat.
7. Prepare Master Grading and Master Drainage Plan.
8. Prepare cut/fill calculations, including any muck removal per recommendations of the Geotechnical consultant.
9. Prepare Master Utility Plans for extension of onsite sanitary sewer and potable water systems.
10. Submit for Construction Plan approval from the City of Temple Terrace
11. Submit for ERP approval (permit modification) from the Southwest Florida Water Management District.
12. Submit for a driveway connection permit from Hillsborough County for the Fletcher Avenue connection.
13. Submit for an FDEP potable water system permit through the Hillsborough County Health Department.
14. Submit for an FDEP wastewater system permit through the Hillsborough County EPC.
15. Provide responses to review comments in support of permit issuance.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 10

21. TITLE AND LOCATION *(City and State)*: Traditions, Winter Haven Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2017 to 2018	2017 to 2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lennar and Traditions HOA	Keith Malcuit	813-414-3749

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Provided Due Diligence survey, assessment, and evaluation of infrastructure prior to the HOA taking ownership of those assets. Additionally, in cooperation with Traditions Environmental Consultant, provided engineering plans and permitting for the 1.28 acre Lake Ruby shoreline enhancement project.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Rayl Engineering and Surveying, LLC	Bartow, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THIS CONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Alan L. Rayl, PE, PSM	Principal in Charge / Project Manager	X	X	X	X	X	X	X	X	X	X
Garrett R. Posten, PE	Project Manager	X				X			X		

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*	NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*
1	Towne Park CDD	6	Lake Marie Water Line
2	Lake Ashton II Pavement & Curbline Assessment	7	Lime Avenue Drainage
3	Lake Ashton II Pickleball Courts & Parking Lot	8	Lake Ashton I Pavement & Curbline Assessment
4	Lake Ashton II Pond Repair	9	Telecom
5	Lake Ashton II SWFWMD Certifications	10	Traditions Dundee

H. ADDITIONAL INFORMATION

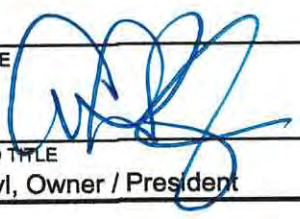
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

See RFQ Response.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

8/1/2025

33. NAME AND TITLE

Alan L. Rayl, Owner / President

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*:

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (*or Branch Office*) NAME: Rayl Engineering and Surveying, LLC	3. YEAR ESTABLISHED: 2009 / 4. UNIQUE ENTITY IDENTIFIER: 27-0914050
2b. STREET: 810 East Main Street	5. OWNERSHIP
2c. CITY: Bartow / 2d. STATE: FL / 2e. ZIP CODE: 33830	a. TYPE: S Corporation
6a. POINT OF CONTACT NAME AND TITLE: Alan L. Rayl, Owner / President	b. SMALL BUSINESS STATUS: N/A
6b. TELEPHONE NUMBER: 863-537-7901 / 6c. E-MAIL ADDRESS: alan@raylengineering.com	7. NAME OF FIRM *(If Block 2a is a Branch Office)*

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
12/38	Civil Engineer/Land Surveyor	1	
08	CADD Technician	3	
02	Administrative	3	
12	Civil Engineer	2	
	Other Employees		
	Total	9	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
-	See Attached Sheet	

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	3
c. Total Work	3

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

b. DATE: 8/1/2025

c. NAME AND TITLE: Alan L. Rayl, Owner / President

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	Description	b. Experience	c. Revenue Index Number (see below)
A03	Agricultural Development; Grain Storage; Farm Mechanization	Multiple Examples	1
C08	Codes; Standards; Ordinances	Multiple Examples	1
C10	Commercial Building (low rise) ; Shopping Centers	Multiple Examples	1
C16	Commercial Building (low rise) ; Shopping Centers	Multiple Examples	1
C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	Multiple Examples	1
E11	Environmental Planning	Multiple Examples	1
E12	Environmental Remediation	Multiple Examples	1
H07	Highways; Streets; Airfield Paving; Parking Lots	Multiple Examples	1
H09	Hospital & Medical Facilities	Multiple Examples	1
H10	Hotels; Motels	Multiple Examples	1
H11	Housing (Residential, Multi-Family; Apartments; Condominiums)	Multiple Examples	1
I06	Irrigation; Drainage	Multiple Examples	1
L02	Land Surveying	Multiple Examples	1
O01	Office Buildings; Industrial Parks	Multiple Examples	1
P05	Planning (Community, Regional, Areawide and State)	Multiple Examples	1
P06	Planning (Site, Installation, and Project)	Multiple Examples	1
R04	Recreation Facilities (Parks, Marinas, Etc.)	Multiple Examples	1
R11	Rivers; Canals; Waterways; Flood Control	Multiple Examples	1
S04	Sewage Collection, Treatment and Disposal	Multiple Examples	1
S10	Surveying; Platting; Mapping; Flood Plain Studies	Multiple Examples	1
S13	Storm Water Handling & Facilities	Multiple Examples	1
T04	Topographic Surveying and Mapping	Multiple Examples	1
U03	Utilities (Gas and Steam)	Multiple Examples	1
W01	Warehouses & Depots	Multiple Examples	1
W03	Water Supply; Treatment and Distribution	Multiple Examples	1
Z01	Zoning; Land Use Studies	Multiple Examples	1

Appendix 4

Organizational Chart of Rayl Engineering & Surveying, LLC

810 East Main Street • Bartow, FL 33830 • 863-537-7901 • admin@raylengineering.com
www.raylengineering.com

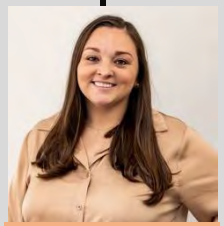
Organizational Chart Of Rayl Engineering & Surveying, LLC



Alan L. Rayl, PE, PSM
Owner/President



Garrett Posten, PE
Vice President of Engineering / Project Engineer



Kayla Derrick
Director of Business Operations



D'Lise Rayl
Executive Administrator



Caleb Wingo, EI
Project Engineer



Valerie Wheatley
Administrative Assistant



Viviana Rosado
Sr. Design Technician



Janet Taylor
Sr. Design Technician



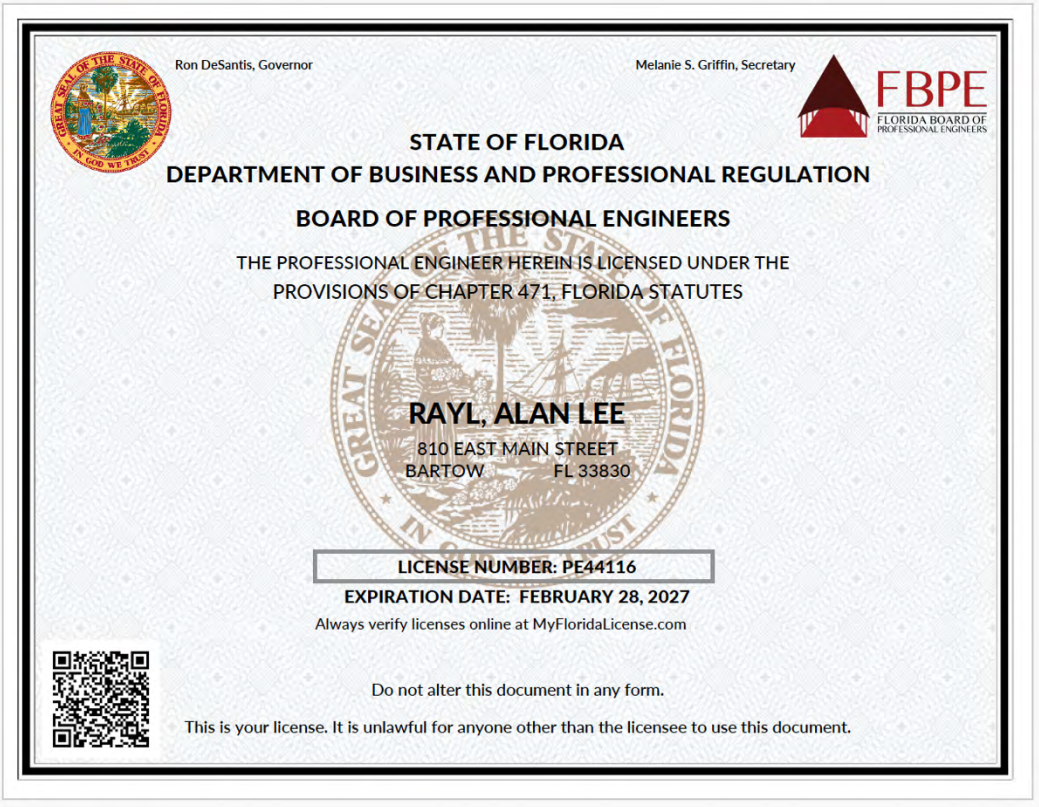
Woody DeJesus
Senior Designer

Appendix 5

Licenses and Insurance

810 East Main Street • Bartow, FL 33830 • 863-537-7901 • admin@raylengineering.com
www.raylengineering.com

RAYL
ENGINEERING & SURVEYING, LLC



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

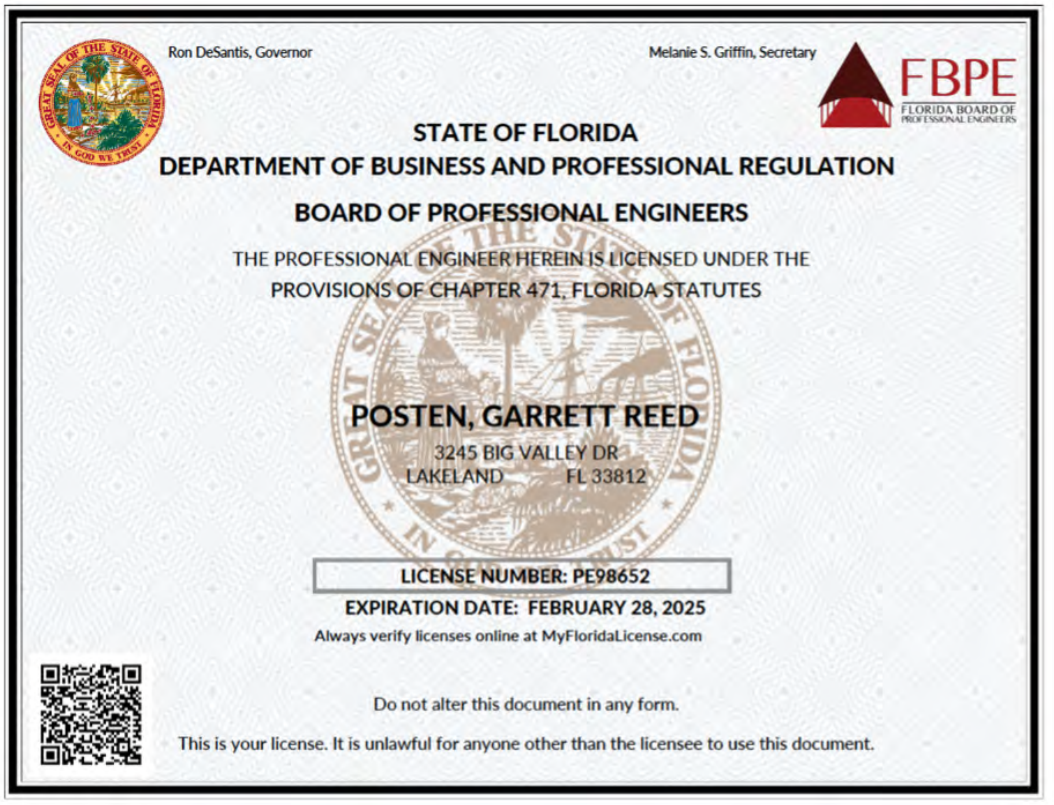
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

RAYL, ALAN LEE
810 EAST MAIN STREET
BARTOW FL 33830

LICENSE NUMBER: PE44116
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

POSTEN, GARRETT REED
3245 BIG VALLEY DR
LAKELAND FL 33812

LICENSE NUMBER: PE98652
EXPIRATION DATE: FEBRUARY 28, 2025
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

RAYL ENGINEERING & SURVEYING, LLC

LICENSEE DETAILS

1:03:49 PM 7/31/2025

Licensee Information

Name:	**WINGO, CALEB WILSON (Primary Name)**
Main Address:	**3560 RAINTREE TER** **LAKELAND Florida 33803**
County:	**POLK**

License Information

License Type:	**Engineering Intern**
Rank:	**Eng Intern**
License Number:	**1100026664**
Status:	**Current**
Licensure Date:	**04/24/2023**
Expires:	

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

License No.: LS5736
Expiration Date February 28, 2027

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

ALAN LEE RAYL
810 E MAIN ST
BARTOW, FL 33830-4939

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

License No.: LB7770
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

RAYL ENGINEERING AND SURVEYING LLC
810 E MAIN ST
BARTOW, FL 33830-4939

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.

RAYL
ENGINEERING & SURVEYING, LLC

LICENSEE DETAILS

11:34:06 AM 8/31/2023

Licensee Information

Name:	RAYL ENGINEERING AND SURVEYING, LLC (Primary Name)
Main Address:	810 EAST MAIN STREET BARTOW Florida 33830
County:	POLK

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	28820
Status:	Current
Licensure Date:	09/24/2009
Expires:	

City of Bartow, Florida
BUSINESS TAX RECEIPT

810 E MAIN ST
LOCATION OF BUSINESS

This Business Tax Receipt is to be displayed conspicuously at the location of business, and is not transferable or assignable.

ALAN RAYL
RAYL ENGINEERING & SURVEYING
810 E MAIN STREET
BARTOW FL 33830

EXPIRATION DATE 9/30/2025

DATE ISSUED	TAX RECEIPT #
7/03/2024	02056

BUSINESS TAX RECEIPT FOR
ENGINEERS

City Manager
City Clerk

A Business Tax Receipt is hereby issued by the city of Bartow, Florida to the following party to engage in or manage the business, profession or occupation shown, pursuant to the indicated subsection of Bartow code section 70-36 for the Tax Receipt year.

POLK COUNTY LOCAL BUSINESS TAX RECEIPT
ACCOUNT NO. 209427 **CLASS:** B+ **EXPIRES:** 09/30/2025

OWNER NAME	LOCATION
ALAN L RAYL	810 E MAIN ST BARTOW

BUSINESS NAME AND MAILING ADDRESS
RAYL ENGINEERING & SURVEYING LLC
RAYL ENGINEERING & SURVEYING LLC
810 E MAIN ST
BARTOW, FL 33830

CODE	ACTIVITY TYPE
540190	PROFESSIONAL ENGINEER
540250	SURVEYOR MAPPER

PROFESSIONAL LICENSE (IF APPLICABLE)
DOACS-LB7770

OFFICE OF JOE G. TEDDER, CFC * TAX COLLECTOR

THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT THE BUSINESS LOCATION

PAID - 2514847 07/24/2024 HSP TP 57.75 RAYL ENGINEERING & SURVEYING LLC

RAYL ENGINEERING & SURVEYING, LLC

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/8/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hatcher Insurance, LLC
PO Box 540689
Orlando FL 32854

CONTACT NAME: Michelle Benitez
PHONE (A/C, No, Ext): 352-565-5813 FAX (A/C, No):
E-MAIL ADDRESS: mbenitez@hatcherins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Underwriters Ins. Co.	30104
INSURER B : Nutmeg Insurance Company	39608
INSURER C : Hartford Casualty Insurance Co	29424
INSURER D : Underwriters At Lloyd's London	15642
INSURER E :	
INSURER F :	

INSURED RAYLENG-01
Rayl Engineering & Surveying, LLC
810 E Main Street
Bartow FL 33830

COVERAGES **CERTIFICATE NUMBER:** 1167724307 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			21SBAAX0ADR	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			21UECDQ7325	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 1,000,000
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			21SBAAX0ADR	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED X RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			21WECAX0ATL	5/1/2025	5/1/2026	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	PROFESSIONAL LIABILITY			ANE532703825	5/1/2025	5/1/2026	AGGREGATE	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Alan Rayl is excluded from worker's compensation coverage.

CERTIFICATE HOLDER

FOR INFORMATIONAL PURPOSES ONLY
NOT FOR DISTRIBUTION

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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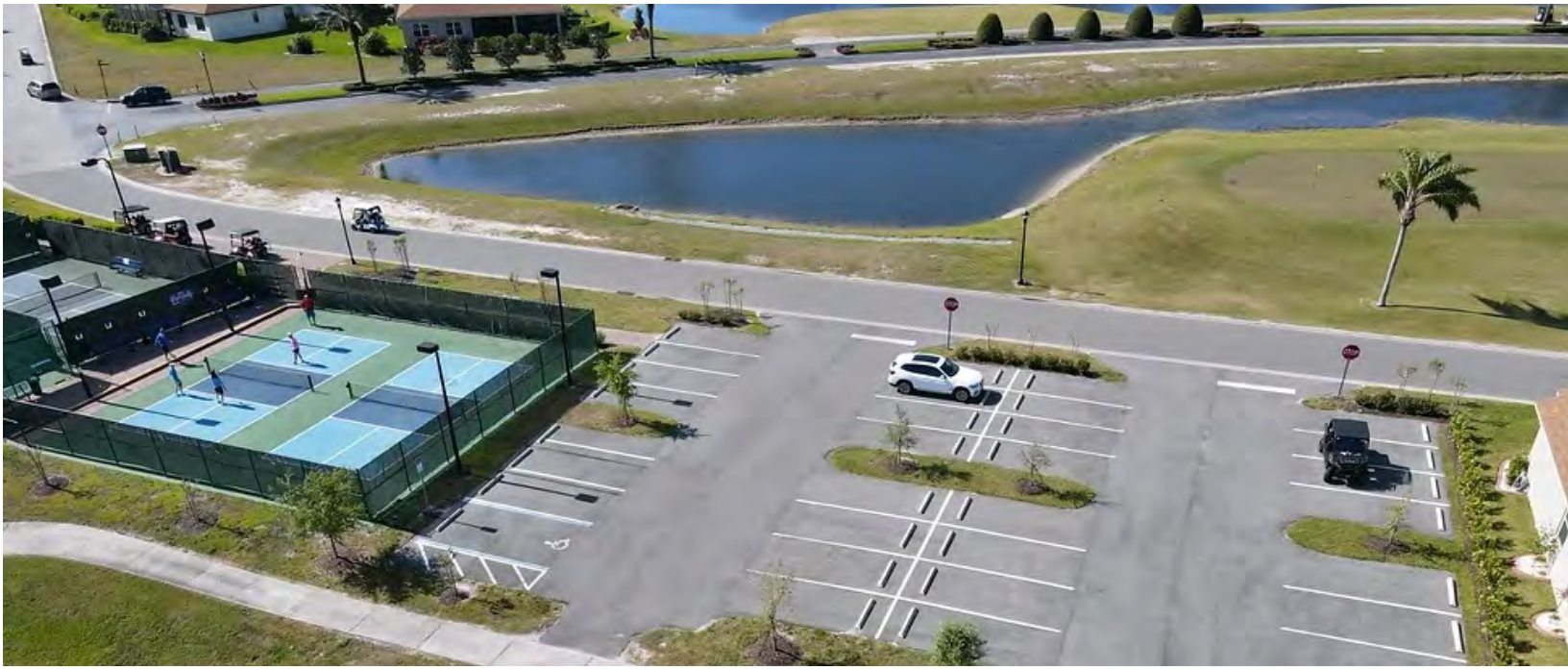
RAYL
ENGINEERING &
SURVEYING, LLC

810 East Main Street

Bartow, FL 33830

Phone: 863-537-7901

www.raylengineering.com



Eagle Hammock Community Development District
Engineer RFQ Ranking Sheet

	Ability and Adequacy of Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	Total Score	Ranking
	25 Points	25 Points	20 Points	15 Points	5 Points	5 Points	5 Points		
Alliant Engineering, Inc.									
DCCM North America, LLC									
Dewberry Engineers, Inc.									
Rayl Engineering & Surveying, LLC									

SECTION IX

SECTION C

Item will be provided under separate cover.

SECTION D

SECTION 2

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

(7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

SUGGESTED REVISION TO ACCESS CARD VERBIAGE

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

(7) **Access Cards.** Access Cards will be issued to each Household upon registering for amenity access with the District after closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

SECTION 3

Eagle Hammock
Community Development District

Summary of Check Register

June 24, 2025 to August 27, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	7/2/25	123-125	$	4,467.44
	7/16/25	126-133	$	13,348.04
	7/23/25	134	$	26,300.00
	8/7/25	135-139	$	2,349.00
	8/13/25	140-145	$	15,602.40
	8/20/25	146-148	$	5,842.31
			$	67,909.19
	Supervisors July 2025			
	Milton R. Andrade	50005	$	134.70
	Bent A. Elliott	50006	$	184.70
	Garret J. Parkinson	50007	$	184.70
	Kareyann R. Ellison	50008	$	184.70
	Brian P. Walsh	50009	$	184.70
			$	873.50
		Total Amount	**$**	**68,782.69**

*** CHECK DATES 06/24/2025 - 08/27/2025 *** EAGLE HAMMOCK - GENERAL FUND
BANK B GENERAL FUND - 4816

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/02/25	00020	6/25/25	15332	202506	330-57200-48201		*	1,150.00		
			MNTHLY CLEAN SVC- JUN25							
						CLEAN STAR SERVICES OF CENTRAL FL			1,150.00	000123
7/02/25	00017	6/24/25	112904	202506	330-57200-48000		*	226.94		
			ACCESS/CAMERA LABOR							
						CURRENT DEMANDS ELECTRICAL			226.94	000124
7/02/25	00010	5/30/25	18346	202505	320-53800-46201		*	790.00		
			PLANT/MULCH REPLACEMENT							
		6/04/25	18345	202506	320-53800-46201		*	2,300.50		
			TREE/MULCH REPLACEMENT							
						PRINCE & SONS INC.			3,090.50	000125
7/16/25	00025	6/09/25	42884	202506	330-57200-48100		*	120.00		
			PEST CONTROL JUN25							
						ALL AMERICAN LAWN & TREE			120.00	000126
7/16/25	00008	6/30/25	19823	202506	320-53800-47000		*	700.00		
			POND MAINTENANCE JUN25							
						AQUATIC WEED MANAGEMENT, INC			700.00	000127
7/16/25	00027	7/11/25	07112025	202507	300-20700-10000		*	882.56		
			ASSESS TRANSFER S2022							
						EAGLE HAMMOCK CDD C/O US BANK			882.56	000128
7/16/25	00032	6/30/25	00071969	202506	310-51300-48000		*	699.94		
			NOT OF HEARING 7/10/25							
						GANNETT MEDIA CORP DBA GANNETT			699.94	000129
7/16/25	00001	7/01/25	108	202507	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT JUL25							
		7/01/25	109	202507	310-51300-34000		*	3,246.25		
			MANAGEMENT FEES JUL25							
		7/01/25	109	202507	310-51300-35200		*	105.00		
			WEBSITE ADMIN JUL25							
		7/01/25	109	202507	310-51300-35100		*	157.50		
			INFORMATION TECH JUL25							
		7/01/25	109	202507	310-51300-31300		*	437.50		
			DISSEM AGENT SVCS JUL25							
		7/01/25	109	202507	330-57200-49200		*	479.17		
			AMENITY ACCESS JUL25							
		7/01/25	109	202507	310-51300-51000		*	.33		
			OFFICE SUPPLIES JUL25							
		7/01/25	109	202507	310-51300-42000		*	23.79		
			POSTAGE JUL25							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,699.54	000130

*** CHECK DATES 06/24/2025 - 08/27/2025 *** EAGLE HAMMOCK - GENERAL FUND
BANK B GENERAL FUND - 4816

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/16/25	00038	5/30/25	9	202505	330-57200-48000			*	690.00		
			AMENITY PRESSURE WASH								
							GOVERNMENTAL MANAGEMENT SERVICES-			690.00	000131
7/16/25	00023	7/01/25	28031	202507	330-57200-46300			*	1,350.00		
			POOL MAINTENANCE JUL25								
							MCDONNELL CORPORATION DBA RESORT			1,350.00	000132
7/16/25	00010	7/01/25	18759	202507	320-53800-46200			*	3,206.00		
			LANDSCAPE MAINT JUL25								
							PRINCE & SONS INC.			3,206.00	000133
7/23/25	00041	7/23/25	07232025	202507	300-58100-10000			*	26,300.00		
			FY25 CAPITAL RESERVE FY25								
							EAGLE HAMMOCK CDD C/O BANK UNITED			26,300.00	000134
8/07/25	00025	7/21/25	43746	202507	330-57200-48100			*	120.00		
			PEST CONTROL JUL25								
							ALL AMERICAN LAWN & TREE			120.00	000135
8/07/25	00008	7/25/25	20010	202507	320-53800-47000			*	700.00		
			LAKE MAINTENANCE JUL25								
							AQUATIC WEED MANAGEMENT, INC			700.00	000136
8/07/25	00020	7/24/25	15570	202507	330-57200-48201			*	1,150.00		
			CLEANING SVCS JUL25								
							CLEAN STAR SERVICES OF CENTRAL FL			1,150.00	000137
8/07/25	00006	7/15/25	12731	202506	310-51300-31500			*	139.00		
			GENERAL COUNSEL- JUN25								
							KILINSKI VAN WYK PLLC			139.00	000138
8/07/25	00023	7/17/25	28199	202507	330-57200-48000			*	240.00		
			NEW TORO VALVE/RESERVOIR								
							MCDONNELL CORPORATION DBA RESORT			240.00	000139
8/13/25	00026	8/08/25	7383-08-	202508	310-51300-31300			*	450.00		
			SPECIAL ASSESS BOND S2022								
							AMTEC			450.00	000140
8/13/25	00032	7/31/25	00072509	202507	310-51300-48000			*	713.71		
			RFQ ENGINEER SVCS 8/4/25								
							GANNETT MEDIA CORP DBA GANNETT			713.71	000141
8/13/25	00001	8/01/25	110	202508	320-53800-34000			*	1,250.00		
			FIELD MANAGEMENT AUG25								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/25	111	202508	310-51300-34000				*	3,246.25		
			MANAGEMENT FEES AUG25									
		8/01/25	111	202508	310-51300-35200				*	105.00		
			WEBSITE ADMIN AUG25									
		8/01/25	111	202508	310-51300-35100				*	157.50		
			INFORMATION TECH AUG25									
		8/01/25	111	202508	310-51300-31300				*	437.50		
			DISSEM AGENT SVCS AUG25									
		8/01/25	111	202508	330-57200-49200				*	479.17		
			AMENITY ACCESS AUG25									
		8/01/25	111	202508	310-51300-51000				*	3.16		
			OFFICE SUPPLIES AUG25									
		8/01/25	111	202508	310-51300-42000				*	43.48		
			POSTAGE AUG25									
								GOVERNMENTAL MANAGEMENT SERVICES-CF			5,722.06	000142
8/13/25	00023	8/01/25	28378	202508	330-57200-46300				*	1,350.00		
			POOL MAINTENANCE AUG25									
		8/01/25	28499	202508	330-57200-48000				*	120.00		
			INSTALL NEW RESERVOIR									
								MCDONNELL CORPORATION DBA RESORT			1,470.00	000143
8/13/25	00010	8/01/25	19322	202508	320-53800-46200				*	3,206.00		
			LANDSCAPE MAINT AUG25									
								PRINCE & SONS INC.			3,206.00	000144
8/13/25	00024	7/25/25	7839493	202507	310-51300-32300				*	1,010.16		
			TRUSTEE FEES FY25									
		7/25/25	7839493	202507	300-15500-10000				*	3,030.47		
			TRUSTEE FEES FY26									
								US BANK			4,040.63	000145
8/20/25	00018	8/11/25	90112043	202508	310-51300-32200				*	3,600.00		
			AUDIT SERVICES FY24									
								DIBARTOLOMEO MCBEE HARTLEY & BARNES			3,600.00	000146
8/20/25	00006	8/11/25	12844	202507	310-51300-31500				*	1,647.31		
			DISTRICT COUNSEL JUL25									
								KILINSKI VAN WYK PLLC			1,647.31	000147
8/20/25	00023	8/07/25	28533	202508	330-57200-48000				*	595.00		
			RPLC BROKEN TILE ON POOL									
								MCDONNELL CORPORATION DBA RESORT			595.00	000148
								TOTAL FOR BANK B		67,909.19		

*** CHECK DATES 06/24/2025 - 08/27/2025 *** EAGLE HAMMOCK - GENERAL FUND
BANK B GENERAL FUND - 4816

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

TOTAL FOR REGISTER 67,909.19

SECTION 4

Eagle Hammock

Community Development District

Unaudited Financial Reporting

July 31, 2025

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Eagle Hammock
Community Development District
Combined Balance Sheet
July 31, 2025

	General Fund	Debt Service Fund	Capital Reserve	Total Governmental Fund
Assets:				
Operating Account	$ 52,772	$ -	$ -	$ 52,772
State Board of Administration	$ 273,257	$ -	$ -	$ 273,257
Capital Reserve - Bank United	$ -	$ -	$ 26,311	$ 26,311
Prepaid Items	$ 3,030	$ -	$ -	$ 3,030
Investments:				
Series 2022			$ -	
Reserve	$ -	$ 97,678	$ -	$ 97,678
Revenue	$ -	$ 151,504	$ -	$ 151,504
Prepayment	$ -	$ 193	$ -	$ 193
Total Assets	**$ 329,059**	**$ 249,375**	**$ 26,311**	**$ 604,745**
Liabilities:				
Accounts Payable	$ 8,751	$ -	$ -	$ 8,751
Total Liabilities	**$ 8,751**	**$ -**	**$ -**	**$ 8,751**
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	$ 3,030	$ -	$ -	$ 3,030
Restricted for:				
Debt Service	$ -	$ 249,375	$ -	$ 249,375
Capital Reserves	$ -	$ -	$ 26,311	$ 26,311
Unassigned	$ 317,278	$ -	$ -	$ 317,278
Total Fund Balances	**$ 320,308**	**$ 249,375**	**$ 26,311**	**$ 595,994**
Total Liabilities & Fund Balance	$ 329,059	$ 249,375	$ 26,311	$ 604,745

Eagle Hammock

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Assessments	$ 377,298	$ 377,298	$ 379,072	$ 1,773
Interest	$ -	$ -	$ 4,557	$ 4,557
Total Revenues	**$ 377,298**	**$ 377,298**	**$ 383,628**	**$ 6,330**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 3,000	$ 7,000
FICA Expense	$ -	$ -	$ 153	$ (153)
Engineering	$ 12,500	$ 10,417	$ 788	$ 9,629
Attorney	$ 12,500	$ 10,417	$ 7,908	$ 2,509
Annual Audit	$ 4,000	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,250	$ 4,475	$ 4,475	$ -
Reamortization Schedule	$ -	$ -	$ 250	$ (250)
Trustee Fees	$ 4,041	$ 4,041	$ 4,041	$ -
Management Fees	$ 38,955	$ 32,463	$ 32,463	$ -
Information Technology	$ 1,890	$ 1,575	$ 1,575	$ -
Website Maintenance	$ 1,260	$ 1,050	$ 1,050	$ -
Postage & Delivery	$ 1,000	$ 833	$ 507	$ 326
Insurance	$ 5,951	$ 5,951	$ 5,537	$ 414
Copies	$ 500	$ 417	$ 15	$ 402
Legal Advertising	$ 5,000	$ 4,167	$ 2,725	$ 1,442
Contingency	$ 2,500	$ 2,083	$ 471	$ 1,612
Office Supplies	$ -	$ -	$ 9	$ (9)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 113,222**	**$ 93,313**	**$ 70,390**	**$ 22,923**

Eagle Hammock

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Operation and Maintenance				
Field Expenses				
Property Insurance	$ 10,100	$ 10,100	$ 6,452	$ 3,648
Field Management	$ 15,000	$ 12,500	$ 12,500	$ -
Landscape Maintenance	$ 47,500	$ 39,583	$ 32,060	$ 7,523
Landscape Replacement	$ 12,000	$ 10,000	$ 3,091	$ 6,910
Lake Maintenance	$ 8,400	$ 7,000	$ 7,000	$ -
Streetlights	$ 39,766	$ 33,138	$ 24,204	$ 8,935
Electric	$ 2,500	$ 2,083	$ 257	$ 1,827
Water and Sewer	$ 2,500	$ 2,083	$ 767	$ 1,317
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,083	$ -	$ 2,083
Irrigation Repairs	$ 5,000	$ 4,167	$ 166	$ 4,001
General Field Repairs & Maintenance	$ 12,500	$ 10,417	$ 3,623	$ 6,794
Contingency	$ 5,000	$ 4,167	$ -	$ 4,167
Subtotal Field Expenditures:	**$ 162,766**	**$ 137,322**	**$ 90,118**	**$ 47,203**
Amenity Expenditures				
Amenity - Electric	$ 8,000	$ 6,667	$ 5,285	$ 1,382
Amenity - Water	$ 10,000	$ 8,333	$ 6,147	$ 2,187
Internet	$ 2,000	$ 1,667	$ 1,100	$ 567
Pest Control	$ 1,760	$ 1,760	$ 1,090	$ 670
Janitorial Service	$ 5,700	$ 4,750	$ 9,898	$ (5,148)
Security Services	$ 5,000	$ 4,167	$ 2,177	$ 1,990
Pool Maintenance	$ 16,800	$ 14,000	$ 13,955	$ 45
Amenity Repairs & Maintenance	$ 12,500	$ 10,417	$ 5,741	$ 4,675
Amenity Access Management	$ 5,750	$ 4,792	$ 4,792	$ -
Contingency	$ 7,500	$ 6,250	$ 1,705	$ 4,545
Subtotal Amenity Expenditures	**$ 75,010**	**$ 62,802**	**$ 51,889**	**$ 10,912**
Total Expenditures	**$ 350,998**	**$ 293,436**	**$ 212,397**	**$ 81,039**
Excess (Deficiency) of Revenues over Expenditures	$ 26,300		$ 171,231	
Other Financing Sources/(Uses)				
Transfer Out - Capital Reserve	$ (26,300)	$ (26,300)	$ (26,300)	$ -
Total Other Financing Sources/(Uses)	**$ (26,300)**		**$ (26,300)**	
Net Change in Fund Balance	**$ -**		**$ 144,931**	
Fund Balance - Beginning	$ -		$ 175,377	
Fund Balance - Ending	$ -		$ 320,308	

Eagle Hammock

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Assessments - On Roll	$ 207,561	$ 207,561	$ 201,037	$ (6,524)
Assessments - Prepayment	$ -	$ -	$ 45,027	$ 45,027
Interest	$ -	$ -	$ 8,968	$ 8,968
Total Revenues	**$ 207,561**	**$ 207,561**	**$ 255,033**	**$ 47,471**
Expenditures:				
Interest - 11/01	$ 75,900	$ 75,900	$ 76,150	$ (250)
Special Call - 11/01	$ -	$ -	$ 15,000	$ (15,000)
Special Call - 02/01	$ -	$ -	$ 20,000	$ (20,000)
Principal - 05/01	$ 50,000	$ 50,000	$ 45,000	$ 5,000
Interest - 05/01	$ 75,900	$ 75,900	$ 74,997	$ 903
Special Call - 05/01	$ -	$ -	$ 35,000	$ (35,000)
Total Expenditures	**$ 201,801**	**$ 201,800**	**$ 266,147**	**$ (64,347)**
Net Change in Fund Balance	**$ 5,760**		**$ (11,114)**	
Fund Balance - Beginning	$ 316,268		$ 260,490	
Fund Balance - Ending	$ 322,029		$ 249,375	

Eagle Hammock

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest Income	$ -	$ -	$ 11	$ 11
Total Revenues	**$ -**	**$ -**	**$ 11**	**$ 11**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ -	$ -	$ 11	$ 11
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 26,300	$ 26,300	$ 26,300	$ -
Total Other Financing Sources/(Uses)	**$ 26,300**	**$ 26,300**	**$ 26,300**	**$ -**
Net Change in Fund Balance	$ 26,300		$ 26,311	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 26,300		$ 26,311	

Eagle Hammock

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments	$ (4,057)	$ 7,266	$ 354,562	$ 4,194	$ 6,808	$ 8,032	$ 602	$ -	$ 1,664	$ -	$ -	$ -	$ 379,072
Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,045	$ 1,203	$ 1,165	$ 1,144	$ -	$ -	$ 4,557
Total Revenues	**$ (4,057)**	**$ 7,266**	**$ 354,562**	**$ 4,194**	**$ 6,808**	**$ 8,182**	**$ 1,497**	**$ 1,203**	**$ 2,829**	**$ 1,144**	**$ -**	**$ -**	**$ 383,628**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 400	$ 600	$ -	$ 1,000	$ -	$ -	$ 3,000
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ 31	$ 46	$ -	$ 77	$ -	$ -	$ 153
Engineering	$ -	$ 525	$ -	$ -	$ -	$ -	$ 263	$ -	$ -	$ -	$ -	$ -	$ 788
Attorney	$ 328	$ 1,648	$ 273	$ 488	$ 167	$ 564	$ 2,195	$ 460	$ 139	$ 1,647	$ -	$ -	$ 7,908
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 438	$ 438	$ 438	$ 538	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ -	$ -	$ 4,475
Reamortization Schedule	$ -	$ -	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -	$ -	$ 250
Trustee Fees	$ 3,030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,010	$ -	$ -	$ 4,041
Management Fees	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ -	$ -	$ 32,463
Information Technology	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ -	$ -	$ 1,575
Website Maintenance **	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ 1,050
Postage & Delivery	$ 64	$ 6	$ 78	$ 108	$ 81	$ 80	$ 13	$ 13	$ 39	$ 24	$ -	$ -	$ 507
Insurance	$ 5,537	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,537
Copies	$ -	$ -	$ -	$ -	$ -	$ 15	$ -	$ -	$ -	$ -	$ -	$ -	$ 15
Legal Advertising	$ 957	$ -	$ 354	$ -	$ -	$ -	$ -	$ -	$ 700	$ 714	$ -	$ -	$ 2,725
Contingency	$ 139	$ 47	$ 39	$ 39	$ 42	$ 42	$ 42	$ 42	$ 41	$ -	$ -	$ -	$ 471
Office Supplies	$ 1	$ 0	$ 3	$ 0	$ 0	$ 0	$ 0	$ 3	$ 0	$ 0	$ -	$ -	$ 9
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 19,428**	**$ 7,172**	**$ 4,693**	**$ 4,681**	**$ 4,237**	**$ 4,646**	**$ 7,139**	**$ 5,110**	**$ 4,866**	**$ 8,418**	**$ -**	**$ -**	**$ 70,390**

Eagle Hammock

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operation and Maintenance													
Field Expenses													
Property Insurance	$ 6,452	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,452
Field Management	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ 12,500
Landscape Maintenance	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ -	$ -	$ 32,060
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 790	$ 2,301	$ -	$ -	$ -	$ 3,091
Lake Maintenance	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ -	$ -	$ 7,000
Streetlights	$ 2,451	$ 2,451	$ 2,451	$ 2,356	$ 2,406	$ 2,398	$ 2,422	$ 2,422	$ 2,422	$ 2,426	$ -	$ -	$ 24,204
Electric	$ 29	$ 27	$ 28	$ 27	$ 26	$ 23	$ 23	$ 23	$ 25	$ 24	$ -	$ -	$ 257
Water and Sewer	$ 40	$ 46	$ 46	$ 41	$ 381	$ 44	$ 40	$ 40	$ 45	$ 45	$ -	$ -	$ 767
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ 166	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 166
General Repairs & Maintenance	$ -	$ 398	$ 1,227	$ 550	$ 749	$ -	$ 700	$ -	$ -	$ -	$ -	$ -	$ 3,623
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Field Expenditures:	**$ 14,128**	**$ 8,244**	**$ 8,907**	**$ 8,130**	**$ 8,718**	**$ 7,621**	**$ 8,341**	**$ 8,431**	**$ 9,948**	**$ 7,650**	**$ -**	**$ -**	**$ 90,118**
Amenity Expenditures													
Amenity - Electric	$ 522	$ 1,222	$ 506	$ 402	$ 389	$ 339	$ 411	$ 427	$ 520	$ 547	$ -	$ -	$ 5,285
Amenity - Water	$ 567	$ -	$ 178	$ 522	$ 788	$ 796	$ 580	$ 865	$ 707	$ 1,144	$ -	$ -	$ 6,147
Internet	$ 100	$ 100	$ 100	$ 100	$ 100	$ 120	$ 120	$ 120	$ 120	$ 120	$ -	$ -	$ 1,100
Pest Control	$ -	$ 185	$ 120	$ 120	$ -	$ 120	$ 120	$ 185	$ 120	$ 120	$ -	$ -	$ 1,090
Janitorial Service	$ 845	$ 835	$ 845	$ 845	$ 855	$ 1,125	$ 1,078	$ 1,170	$ 1,150	$ 1,150	$ -	$ -	$ 9,898
Security Services	$ 357	$ -	$ -	$ -	$ -	$ -	$ 220	$ 1,600	$ -	$ -	$ -	$ -	$ 2,177
Pool Maintenance	$ 1,350	$ 1,525	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,630	$ 1,350	$ 1,350	$ -	$ -	$ 13,955
Amenity Repairs & Maintenance	$ 1,153	$ -	$ 335	$ 374	$ 210	$ 2,212	$ 300	$ 690	$ 227	$ 240	$ -	$ -	$ 5,741
Amenity Access Management	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ -	$ -	$ 4,792
Contingency	$ -	$ -	$ -	$ -	$ 1,705	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,705
Total Amenity Expenditures	**$ 5,374**	**$ 4,346**	**$ 3,912**	**$ 4,193**	**$ 5,876**	**$ 6,541**	**$ 4,657**	**$ 7,166**	**$ 4,674**	**$ 5,150**	**$ -**	**$ -**	**$ 51,889**
Total Expenditures	**$ 38,929**	**$ 19,762**	**$ 17,512**	**$ 17,004**	**$ 18,831**	**$ 18,808**	**$ 20,138**	**$ 20,707**	**$ 19,488**	**$ 21,218**	**$ -**	**$ -**	**$ 212,397**
Excess (Deficiency) of Revenues over Expenditures	$ (42,986)	$ (12,496)	$ 337,049	$ (12,809)	$ (12,022)	$ (10,626)	$ (18,641)	$ (19,504)	$ (16,659)	$ (20,075)	$ -	$ -	$ 171,231
Other Financing Sources/(Uses)													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,300	$ -	$ -	$ 26,300
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,300**	**$ -**	**$ -**	**$ 26,300**
Net Change in Fund Balance	**$ (42,986)**	**$ (12,496)**	**$ 337,049**	**$ (12,809)**	**$ (12,022)**	**$ (10,626)**	**$ (18,641)**	**$ (19,504)**	**$ (16,659)**	**$ (46,375)**	**$ -**	**$ -**	**$ 144,931**

EAGLE HAMMOCK

Community Development District

Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.375%, 4.875%, 5.375%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$99,950	
RESERVE FUND BALANCE	$97,678	
BONDS OUTSTANDING - 07/08/2022		$3,800,000
LESS: Principal Payment - 05/01/23		($55,000)
LESS: Special Call - 05/01/23		($30,000)
LESS: Special Call - 08/01/23		($70,000)
LESS: Special Call - 11/01/23		($365,000)
LESS: Special Call - 02/01/24		($120,000)
LESS: Principal Payment - 05/01/24		($50,000)
LESS: Special Call - 05/01/24		($75,000)
LESS: Special Call - 08/01/24		($155,000)
LESS: Special Call - 11/01/24		($15,000)
LESS: Special Call - 02/01/25		($20,000)
LESS: Principal Payment - 05/01/25		($45,000)
LESS: Special Call - 05/01/25		($35,000)
CURRENT BONDS OUTSTANDING		**$2,765,000**

Eagle Hammock

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	$ 405,695.91	$ 215,157.46	$ 620,853.37
Net Assessments	$ 377,297.20	$ 200,096.44	$ 577,393.63

								65%	35%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Property Appraiser*	*Net Receipts*	*General Fund*	*Debt Service*	*Total*
10/23/24	1% Admin Fee	$ -	$ -	$ -	$ -	$ (6,208.53)	$ -	$ (4,056.96)	$ (2,151.57)	$ (6,208.53)
11/13/24	10/21/24	$ 684.61	$ (35.94)	$ (12.97)	$ -	$ -	$ 635.70	$ 415.40	$ 220.30	$ 635.70
11/19/24	11/01-11/07/24	$ 3,085.14	$ (123.42)	$ (59.23)	$ -	$ -	$ 2,902.49	$ 1,896.63	$ 1,005.86	$ 2,902.49
11/26/24	11/08-11/15/24	$ 8,058.66	$ (322.35)	$ (154.73)	$ -	$ -	$ 7,581.58	$ 4,954.17	$ 2,627.41	$ 7,581.58
12/6/24	11/16-11/26/24	$ 151,843.45	$ (6,073.73)	$ (2,915.39)	$ -	$ -	$ 142,854.33	$ 93,348.00	$ 49,506.33	$ 142,854.33
12/20/24	11/27-11/30/24	$ 371,065.56	$ (14,842.81)	$ (7,124.46)	$ -	$ -	$ 349,098.29	$ 228,117.87	$ 120,980.42	$ 349,098.29
12/27/24	12/1-12/15/24	$ 53,359.09	$ (1,677.85)	$ (1,033.62)	$ -	$ -	$ 50,647.62	$ 33,095.63	$ 17,551.99	$ 50,647.62
1/10/25	12/16-12/31/24	$ 6,752.14	$ (202.58)	$ (130.99)	$ -	$ -	$ 6,418.57	$ 4,194.21	$ 2,224.36	$ 6,418.57
2/3/25	10/1-12/31/25	$ -	$ -	$ -	$ 865.62	$ -	$ 865.62	$ 565.64	$ 299.98	$ 865.62
2/10/25	1/1-1/31/25	$ 9,947.04	$ (198.94)	$ (194.96)	$ -	$ -	$ 9,553.14	$ 6,242.49	$ 3,310.65	$ 9,553.14
3/7/25	2/1-2/28/25	$ 12,669.85	$ (126.72)	$ (250.86)	$ -	$ -	$ 12,292.27	$ 8,032.37	$ 4,259.90	$ 12,292.27
4/11/25	3/1-3/31/25	$ 901.07	$ -	$ (18.02)	$ -	$ -	$ 883.05	$ 577.03	$ 306.02	$ 883.05
4/30/25	1/1-3/31/25	$ -	$ -	$ -	$ 38.19	$ -	$ 38.19	$ 24.96	$ 13.23	$ 38.19
6/23/25	6/2/25	$ 2,598.67	$ -	$ (51.97)	$ -	$ -	$ 2,546.70	$ 1,664.14	$ 882.56	$ 2,546.70
	Total	$ 620,965.28	$ (23,604.34)	$ (11,947.20)	$ 903.81	$ (6,208.53)	$ 586,317.55	$ 379,071.58	$ 201,037.44	$ 580,109.02

102%	Net Percent Collected
0	Balance Remaining to Collect