

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**February 11, 2026**

**BOARD OF SUPERVISORS**

**REGULAR  
MEETING AGENDA**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

**TSR Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**  
<https://tsrcdd.com/>

February 4, 2026

Board of Supervisors  
TSR Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

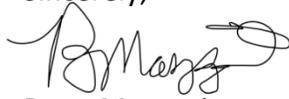
The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on February 11, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Monthly Landscaping Community Updates [Sunscape/Juniper]
4. Monthly Aquatics Community Update [Premier Lakes]
5. Presentation of Reserve Advisors, LLC Reserve Study
6. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
  - A. Affidavit of Publication
  - B. RFQ Package
  - C. Respondents
    - I. Alliant Engineering, Inc.
    - II. Brletic Dvorak, Inc. (BDI Engineering)
    - III. BGE, Inc.
  - D. Competitive Selection Criteria/Ranking
  - E. Award of Contract
7. Continued Discussion Items
  - A. Landscape Maintenance Yard

- B. Garden Renewal Project
  - C. Bridge Replacement and Rangeland Blvd Extension
  - 8. Discussion: Repair of Heart Pine Avenue Roundabout
  - 9. Acceptance of Unaudited Financial Statements as of December 31, 2025
  - 10. Approval of Minutes
    - A. January 14, 2026 Workshop
    - B. January 14, 2026 Regular Meeting
  - 11. Action & Completed Items
  - 12. Staff Reports
    - A. District Counsel: *Kutak Rock, LLP*
    - B. District Engineer: *Johnson Engineering, Inc.*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - Operations Report
      - Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
      - NEXT MEETING DATE: March 11, 2026 at 5:30 PM
        - QUORUM CHECK
- |        |                       |                          |           |                          |       |                          |    |
|--------|-----------------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | KEVIN KURTZ           | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 2 | WILLIAM DAVID JACKSON | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 3 | KAREN ANDERSON        | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 4 | MATT BRUNO            | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 5 | MARY COMELLA          | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
  - 13. Supervisors' Requests
  - 14. Public Comments *(non-agenda items)* [3 minutes per person]
  - 15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 813-399-0865 or Chuck Adams at 239-464-7114.

Sincerely,

A handwritten signature in black ink, appearing to read "Barry Mazzoni". The signature is fluid and cursive, with a large initial "B" and a stylized "M".

Barry Mazzoni  
District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

# TSR Community Development District

November 21, 2025 • Odessa, FL

FULL RESERVE STUDY



TSR Community Development District  
Odessa, Florida

Dear Board of Directors of TSR Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of TSR Community Development District in Odessa, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, November 21, 2025.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a “Level I Full Reserve Study.”

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help TSR Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on January 19, 2026 by

*Reserve Advisors, LLC*

Visual Inspection and Report by: Taylor J. Bleistein, RS<sup>1</sup>  
Review by: Tamara S. Samhouri, RS, Quality Assurance Engineer  
Alan M. Ebert, RS, PRA<sup>2</sup>, Director of Quality Assurance



1 RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

2 PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



**NEW TO RESERVE STUDIES?**



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QUICK START GUIDE**

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# 1. RESERVE STUDY EXECUTIVE SUMMARY

**Client:** TSR Community Development District (TSR)

**Location:** Odessa, Florida

**Reference:** 253064

**Property Basics:** TSR Community Development District is a planned unit development which is responsible for the common elements shared by 2,589 units. The community was built in 2014.

**Reserve Components Identified:** 38 Reserve Components.

**Inspection Date:** November 21, 2025.

**Funding Goal:** The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2055 due to the replacement of the sidewalks and erosion control measures to the pond shorelines.

**Methodology:** We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.7% future Inflation Rate for estimating Future Replacement Costs

**Sources for Local Costs of Replacement:** Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

**Unaudited Cash Status of Reserve Fund:**

- \$0 as of December 31, 2025
- The District did not budget Reserve Contributions in 2025.

**Project Prioritization:** We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the District prioritize the following projects in the next five years based on the conditions identified:

- Concrete Sidewalks, Partial
- Ponds, Erosion Control, Partial
- Concrete Streets, Partial
- Asphalt Pavement, Total Replacement, Walking Paths, Inspections and Capital Repairs
- Pool Finish, Plaster, Whitfield Park

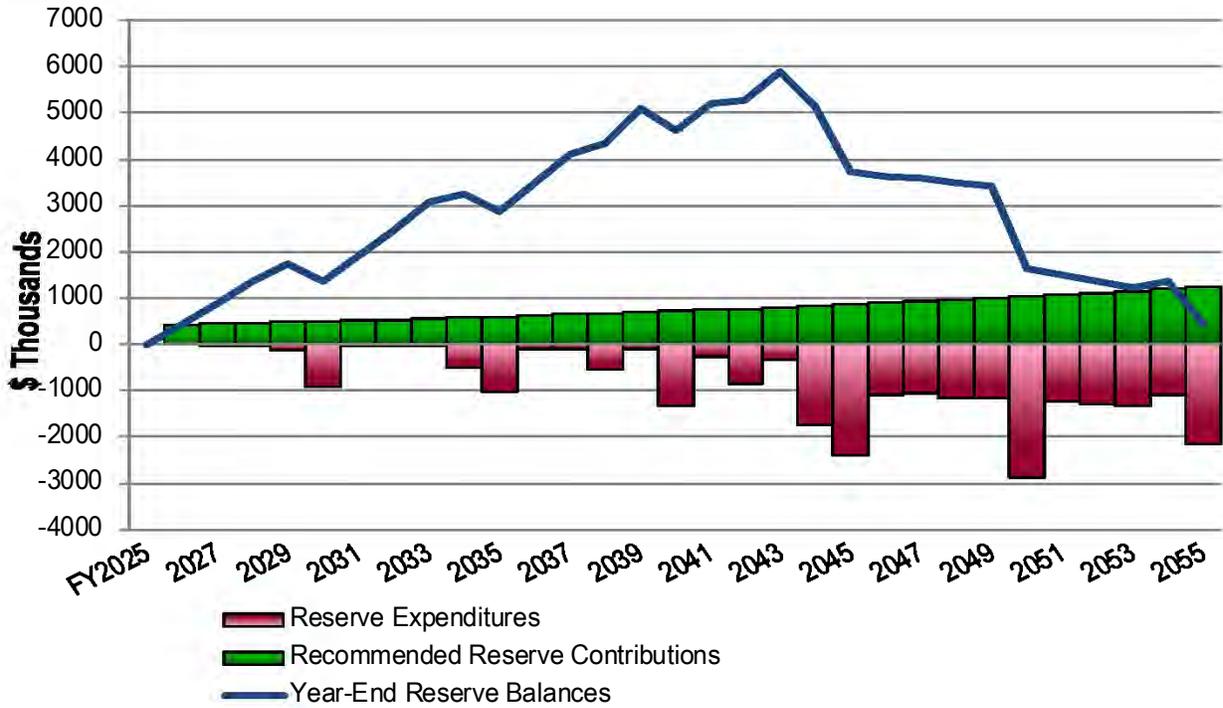
**Recommended Reserve Funding:** We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase Reserve Contributions to \$431,400 in 2026
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- 2026 Reserve Contribution of \$431,100 is equivalent to an average monthly contribution of \$13.88 per owner.



**TSR**  
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2026	431,400	437,224	2036	620,600	3,473,166	2046	892,500	3,614,726
2027	447,400	884,758	2037	643,600	4,113,277	2047	925,500	3,579,571
2028	464,000	1,350,655	2038	667,400	4,362,039	2048	959,700	3,481,479
2029	481,200	1,749,881	2039	692,100	5,085,724	2049	995,200	3,415,699
2030	499,000	1,378,033	2040	717,700	4,607,219	2050	1,032,000	1,627,118
2031	517,500	1,904,436	2041	744,300	5,217,709	2051	1,070,200	1,508,605
2032	536,600	2,462,843	2042	771,800	5,270,859	2052	1,109,800	1,365,476
2033	556,500	3,079,121	2043	800,400	5,894,584	2053	1,150,900	1,229,097
2034	577,100	3,234,167	2044	830,000	5,124,773	2054	1,193,500	1,354,307
2035	598,500	2,879,056	2045	860,700	3,720,176	2055	1,237,700	444,151





## 2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

### TSR Community Development District

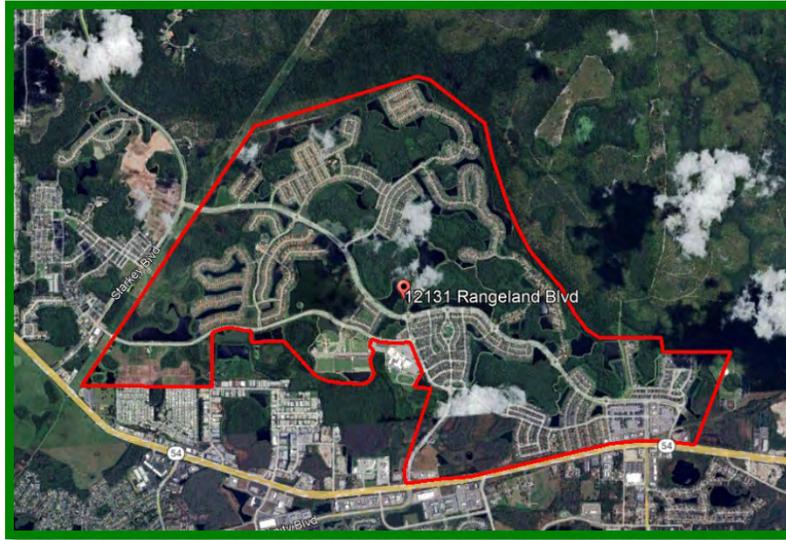
#### Odessa, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, November 21, 2025.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

## IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the District and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board to conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- TSR responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

## Excluded Components

for  
TSR

**Community Development District**

Odessa, Florida

<b>Operating Budget Components</b>
<p>Repairs normally funded through the Operating Budget and Expenditures less than \$6,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)</p> <p>The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.</p>
<ul style="list-style-type: none"> <li>• Catch Basins, Landscape</li> <li>• Irrigation System, Controls and Maintenance</li> <li>• Landscape</li> <li>• Paint Finishes, Touch Up</li> <li>• Signage, Street and Traffic</li> <li>• Site Furniture</li> <li>• Walls, Façade, Stucco, Common Buildings</li> </ul>

<b>Long-Lived Components</b>		
<p>These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.</p>	<b>Useful Life</b>	<b>Estimated Cost</b>
• Electrical System, Common Buildings	to 70+	N/A
• Foundation, Common Buildings	Indeterminate	N/A
• Pipes, Interior Building, Domestic Water, Sanitary Waste and Vent, Common Buildings	to 80+	N/A
• Ponds, Inlet and Outlet Structures	Indeterminate	N/A
• Pool Decks and Structures	to 60	N/A
• Structural Frames, Common Buildings	Indeterminate	N/A
• Valves, Large Diameter	Indeterminate	N/A
• Windows and Doors, Common Buildings	45 to 55	N/A

<b>Owners Responsibility Components</b>
<p>Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.</p>
<ul style="list-style-type: none"> <li>• Homes and Lots</li> </ul>

## **Excluded Components**

for

TSR

Community Development District

Odessa, Florida

### **Others Responsibility Components**

Certain items have been designated as the responsibility of Others to repair or replace.

- Asphalt Pavement Street Systems, Excluding Parking Areas<sup>1</sup>
- Lift Station<sup>1</sup>
- Light Poles and Fixtures<sup>1</sup>

<sup>1</sup> County

### 3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

#### Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
  - useful life
  - remaining useful life
- 2025 local cost of replacement
  - Per unit
  - Per phase
  - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

#### Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

#### Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

# RESERVE EXPENDITURES

**TSR**  
**Community Development District**  
 Odessa, Florida

**Explanatory Notes:**

- 1) **3.7%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2025** is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040		
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																			
<b>Property Site Elements</b>																													
4.020	17,100	17,100	Square Yards	Asphalt Pavement, Patch Repairs	2030	3 to 5	5	1.40	23,940	23,940	0.9%						28,709										38,393		
4.040	17,100	17,100	Square Yards	Asphalt Pavement, Mill and Overlay, Parking Areas	2034	15 to 20	9	15.00	256,500	256,500	4.4%										355,710								
4.079	25,000	25,000	Square Yards	Asphalt Pavement, Total Replacement, Walking Paths, Inspections and Capital Repairs	2030	3 to 5	5	2.00	50,000	50,000	1.6%						59,960					71,905							
4.080	25,000	5,000	Square Yards	Asphalt Pavement, Walking Paths, Total Replacement, Phased	2040	to 30	15 to 19	25.00	125,000	625,000	4.7%																215,572		
4.140	636,000	21,200	Square Feet	Concrete Sidewalks, Partial	2030	to 65	5 to 30+	12.00	254,400	7,632,000	12.1%						305,078					365,851					438,731		
4.180	219,000	10,950	Square Feet	Concrete Streets, Partial	2030	to 55	5 to 30+	13.00	142,350	2,847,000	6.8%						170,707					204,713					245,493		
4.420	1,084	108	Zones	Irrigation System, Phased	2044	to 40+	19 to 28	4,100.00	444,440	4,444,400	42.1%																		
4.599	2	1	Each	Maintenance Vehicles, Gators, Phased	2028	to 10	3 to 7	15,000.00	15,000	30,000	0.6%																24,056		
4.660	1	1	Allowance	Playground Equipment, Albritton Park	2042	15 to 20	17	223,000.00	223,000	223,000	1.7%																		
4.661	1	1	Allowance	Playground Equipment, Cunningham Park	2040	15 to 20	15	8,000.00	8,000	8,000	0.1%																	13,797	
4.662	1	1	Allowance	Playground Equipment, Homestead Park	2038	15 to 20	13	265,000.00	265,000	265,000	1.7%																	424,981	
4.663	1	1	Allowance	Playground Equipment, Whitfield Park	2037	15 to 20	12	57,000.00	57,000	57,000	0.4%																	88,150	
4.710	173,000	5,190	Linear Feet	Ponds, Erosion Control, Partial	2030	to 15	5 to 30+	46.00	238,740	7,958,000	11.4%						286,298					343,331					411,724		
4.800	1	1	Allowance	Signage, Renovation	2034	15 to 20	9	40,000.00	40,000	40,000	0.7%																	55,471	
<b>Common Building Elements</b>																													
5.070	4	1	Each	Air Handling Units, Split System, Pool Areas and Cunningham Park, Phased	2031	10 to 15	6 to 9	10,500.00	10,500	42,000	0.7%																	13,058 13,541 14,042 14,561	
5.600	120	120	Squares	Roofs, Metal, Common Areas	2044	to 30	19	1,700.00	204,000	204,000	1.6%																		
5.720	2	1	Allowance	Security System, Access System, Phased	2029	10 to 15	4 to 11	18,000.00	18,000	36,000	0.5%																	26,843	
5.721	2	1	Allowance	Security System, Surveillance System, Phased	2029	10 to 15	4 to 11	16,000.00	16,000	32,000	0.5%																	23,861	
<b>Pool Elements</b>																													
6.200	3,600	3,600	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs, Albritton Park	2032	8 to 12	7	2.00	7,200	7,200	0.2%																	9,285	
6.201	5,000	5,000	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs, Homestead Park	2028	8 to 12	3	2.00	10,000	10,000	0.2%																	16,037	
6.202	5,300	5,300	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs, Whitfield Park	2027	8 to 12	2	2.00	10,600	10,600	0.2%																	16,393	
6.400	500	500	Linear Feet	Fence, Aluminum, Albritton Park	2047	to 25	22	40.00	20,000	20,000	0.2%																		
6.401	580	580	Linear Feet	Fence, Aluminum, Homestead Park	2043	to 25	18	40.00	23,200	23,200	0.2%																		
6.402	430	430	Linear Feet	Fence, Aluminum, Whitfield Park	2042	to 25	17	40.00	17,200	17,200	0.1%																		
6.500	1	1	Allowance	Furniture, Albritton Park	2034	to 12	9	21,500.00	21,500	21,500	0.3%																	29,816	
6.501	1	1	Allowance	Furniture, Homestead Park	2030	to 12	5	21,500.00	21,500	21,500	0.5%																	25,783	
6.502	1	1	Allowance	Furniture, Whitfield Park	2029	to 12	4	23,000.00	23,000	23,000	0.5%																	26,598	
6.600	2	1	Allowance	Mechanical Equipment, Albritton Park, Phased	2036	to 15	11 to 18	10,500.00	10,500	21,000	0.2%																	15,659	
6.601	2	1	Allowance	Mechanical Equipment, Homestead Park, Phased	2032	to 15	7 to 14	10,500.00	10,500	21,000	0.3%																	17,462	
6.602	2	1	Allowance	Mechanical Equipment, Whitfield Park, Phased	2031	to 15	6 to 13	17,500.00	17,500	35,000	0.5%																	28,065	
6.800	2,280	2,280	Square Feet	Pool Finish, Plaster, Albritton Park	2034	8 to 12	9	16.00	36,480	36,480	0.9%																	50,590	
6.801	2,140	2,140	Square Feet	Pool Finish, Plaster, Homestead Park	2035	8 to 12	10	16.00	34,240	34,240	0.9%																	49,240	
6.802	2,350	2,350	Square Feet	Pool Finish, Plaster, Whitfield Park	2029	8 to 12	4	16.00	37,600	37,600	0.8%																		62,530

# RESERVE EXPENDITURES

## TSR Community Development District Odessa, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	26 2051	27 2052	28 2053	29 2054	30 2055
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																
<b>Property Site Elements</b>																										
4.020	17,100	17,100	Square Yards	Asphalt Pavement, Patch Repairs	2030	3 to 5	5	1.40	23,940	23,940	0.9%		44,398				51,343				59,374					
4.040	17,100	17,100	Square Yards	Asphalt Pavement, Mill and Overlay, Parking Areas	2034	15 to 20	9	15.00	256,500	256,500	4.4%														735,650	
4.079	25,000	25,000	Square Yards	Asphalt Pavement, Total Replacement, Walking Paths, Inspections and Capital Repairs	2030	3 to 5	5	2.00	50,000	50,000	1.6%										124,005					148,707
4.080	25,000	5,000	Square Yards	Asphalt Pavement, Walking Paths, Total Replacement, Phased	2040	to 30	15 to 19	25.00	125,000	625,000	4.7%	223,548	231,819	240,396	249,291											
4.140	636,000	21,200	Square Feet	Concrete Sidewalks, Partial	2030	to 65	5 to 30+	12.00	254,400	7,632,000	12.1%					526,129					630,937					756,623
4.180	219,000	10,950	Square Feet	Concrete Streets, Partial	2030	to 55	5 to 30+	13.00	142,350	2,847,000	6.8%					294,396					353,042					423,370
4.420	1,084	108	Zones	Irrigation System, Phased	2044	to 40+	19 to 28	4,100.00	444,440	4,444,400	42.1%				886,359	919,154	953,163	988,430	1,025,002	1,062,927	1,102,255	1,143,038	1,185,331	1,229,188		
4.599	2	1	Each	Maintenance Vehicles, Gators, Phased	2028	to 10	3 to 7	15,000.00	15,000	30,000	0.6%		27,818					34,594					40,005			
4.660	1	1	Allowance	Playground Equipment, Albritton Park	2042	15 to 20	17	223,000.00	223,000	223,000	1.7%		413,565													
4.661	1	1	Allowance	Playground Equipment, Cunningham Park	2040	15 to 20	15	8,000.00	8,000	8,000	0.1%															
4.662	1	1	Allowance	Playground Equipment, Homestead Park	2038	15 to 20	13	265,000.00	265,000	265,000	1.7%															
4.663	1	1	Allowance	Playground Equipment, Whitfield Park	2037	15 to 20	12	57,000.00	57,000	57,000	0.4%															
4.710	173,000	5,190	Linear Feet	Ponds, Erosion Control, Partial	2030	to 15	5 to 30+	46.00	238,740	7,958,000	11.4%					493,742					592,099					710,048
4.800	1	1	Allowance	Signage, Renovation	2034	15 to 20	9	40,000.00	40,000	40,000	0.7%														114,721	
<b>Common Building Elements</b>																										
5.070	4	1	Each	Air Handling Units, Split System, Pool Areas and Cunningham Park, Phased	2031	10 to 15	6 to 9	10,500.00	10,500	42,000	0.7%			20,193	20,940	21,715	22,519									31,229
5.600	120	120	Squares	Roofs, Metal, Common Areas	2044	to 30	19	1,700.00	204,000	204,000	1.6%				406,843											
5.720	2	1	Allowance	Security System, Access System, Phased	2029	10 to 15	4 to 11	18,000.00	18,000	36,000	0.5%				35,898							46,294				
5.721	2	1	Allowance	Security System, Surveillance System, Phased	2029	10 to 15	4 to 11	16,000.00	16,000	32,000	0.5%				31,909							41,150				
<b>Pool Elements</b>																										
6.200	3,600	3,600	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs, Albritton Park	2032	8 to 12	7	2.00	7,200	7,200	0.2%		13,353										19,203			
6.201	5,000	5,000	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs, Homestead Park	2028	8 to 12	3	2.00	10,000	10,000	0.2%								23,063							
6.202	5,300	5,300	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs, Whitfield Park	2027	8 to 12	2	2.00	10,600	10,600	0.2%						23,574									
6.400	500	500	Linear Feet	Fence, Aluminum, Albritton Park	2047	to 25	22	40.00	20,000	20,000	0.2%							44,480								
6.401	580	580	Linear Feet	Fence, Aluminum, Homestead Park	2043	to 25	18	40.00	23,200	23,200	0.2%			44,618												
6.402	430	430	Linear Feet	Fence, Aluminum, Whitfield Park	2042	to 25	17	40.00	17,200	17,200	0.1%		31,898													
6.500	1	1	Allowance	Furniture, Albritton Park	2034	to 12	9	21,500.00	21,500	21,500	0.3%						46,110									
6.501	1	1	Allowance	Furniture, Homestead Park	2030	to 12	5	21,500.00	21,500	21,500	0.5%		39,873												61,663	
6.502	1	1	Allowance	Furniture, Whitfield Park	2029	to 12	4	23,000.00	23,000	23,000	0.5%	41,133											63,611			
6.600	2	1	Allowance	Mechanical Equipment, Albritton Park, Phased	2036	to 15	11 to 18	10,500.00	10,500	21,000	0.2%			20,193							26,041					
6.601	2	1	Allowance	Mechanical Equipment, Homestead Park, Phased	2032	to 15	7 to 14	10,500.00	10,500	21,000	0.3%						22,519							29,040		
6.602	2	1	Allowance	Mechanical Equipment, Whitfield Park, Phased	2031	to 15	6 to 13	17,500.00	17,500	35,000	0.5%					36,192						46,673				
6.800	2,280	2,280	Square Feet	Pool Finish, Plaster, Albritton Park	2034	8 to 12	9	16.00	36,480	36,480	0.9%				72,753										104,626	
6.801	2,140	2,140	Square Feet	Pool Finish, Plaster, Homestead Park	2035	8 to 12	10	16.00	34,240	34,240	0.9%					70,812										101,835
6.802	2,350	2,350	Square Feet	Pool Finish, Plaster, Whitfield Park	2029	8 to 12	4	16.00	37,600	37,600	0.8%							89,924								

## RESERVE EXPENDITURES

**TSR**  
**Community Development District**  
 Odessa, Florida

**Explanatory Notes:**

- 1) **3.7%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2025** is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																	
6.803	240	240	Linear Feet	Pool Finish, Tile, Albritton Park	2044	15 to 25	19	39.00	9,360	9,360	0.1%																
6.804	260	260	Linear Feet	Pool Finish, Tile, Homestead Park	2045	15 to 25	20	39.00	10,140	10,140	0.1%																
6.805	220	220	Linear Feet	Pool Finish, Tile, Whitfield Park	2039	15 to 25	14	39.00	8,580	8,580	0.1%															14,269	
6.950	6	6	Each	Water Features	2029	to 15	4	2,000.00	12,000	12,000	0.2%				13,877												
6.960	1,500	1,500	Square Feet	Water Features, Splash Pads, Whitfield Park	2030	4 to 6	5	20.00	30,000	30,000	1.2%						35,976							44,739			
		1 Allowance		<b>Reserve Study Update with Site Visit</b>	2027	to 2	2	5,650.00	5,650	5,650	0.0%			6,076													
<b>Anticipated Expenditures, By Year (\$24,915,086 over 30 years)</b>												0	0	17,475	27,879	123,274	912,512	34,820	36,366	14,042	506,148	1,035,040	111,102	104,542	531,531	94,261	1,325,316

## RESERVE EXPENDITURES

**TSR**  
**Community Development District**  
 Odessa, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
6.803	240	240	Linear Feet	Pool Finish, Tile, Albritton Park	2044	15 to 25	19	39.00	9,360	9,360	0.1%				18,667											
6.804	260	260	Linear Feet	Pool Finish, Tile, Homestead Park	2045	15 to 25	20	39.00	10,140	10,140	0.1%					20,971										
6.805	220	220	Linear Feet	Pool Finish, Tile, Whitfield Park	2039	15 to 25	14	39.00	8,580	8,580	0.1%															
6.950	6	6	Each	Water Features	2029	to 15	4	2,000.00	12,000	12,000	0.2%				23,932											
6.960	1,500	1,500	Square Feet	Water Features, Splash Pads, Whitfield Park	2030	4 to 6	5	20.00	30,000	30,000	1.2%		55,637						69,188						86,041	
		1	Allowance	Reserve Study Update with Site Visit	2027	to 2	2	5,650.00	5,650	5,650	0.0%															
<b>Anticipated Expenditures, By Year (\$24,915,086 over 30 years)</b>												264,680	858,361	325,400	1,746,592	2,383,112	1,095,652	1,056,484	1,151,847	1,152,851	2,887,752	1,230,482	1,291,212	1,321,839	1,102,701	2,171,813

# RESERVE FUNDING PLAN

## CASH FLOW ANALYSIS

### TSR

#### Community Development District

Odessa, Florida

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	(Note 1)	0	0	437,224	884,758	1,350,655	1,749,881	1,378,033	1,904,436	2,462,843	3,079,121	3,234,167	2,879,056	3,473,166	4,113,277	4,362,039	5,085,724
Total Recommended Reserve Contributions	(Note 2)	0	431,400	447,400	464,000	481,200	499,000	517,500	536,600	556,500	577,100	598,500	620,600	643,600	667,400	692,100	717,700
Estimated Interest Earned, During Year	(Note 3)	0	5,824	17,609	29,776	41,300	41,664	43,723	58,173	73,820	84,094	81,429	84,613	101,053	112,893	125,846	129,112
Anticipated Expenditures, By Year		0	0	(17,475)	(27,879)	(123,274)	(912,512)	(34,820)	(36,366)	(14,042)	(506,148)	(1,035,040)	(111,102)	(104,542)	(531,531)	(94,261)	(1,325,316)
Anticipated Reserves at Year End		\$0	\$437,224	\$884,758	\$1,350,655	\$1,749,881	\$1,378,033	\$1,904,436	\$2,462,843	\$3,079,121	\$3,234,167	\$2,879,056	\$3,473,166	\$4,113,277	\$4,362,039	\$5,085,724	\$4,607,219

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year		4,607,219	5,217,709	5,270,859	5,894,584	5,124,773	3,720,176	3,614,726	3,579,571	3,481,479	3,415,699	1,627,118	1,508,605	1,365,476	1,229,097	1,354,307
Total Recommended Reserve Contributions		744,300	771,800	800,400	830,000	860,700	892,500	925,500	959,700	995,200	1,032,000	1,070,200	1,109,800	1,150,900	1,193,500	1,237,700
Estimated Interest Earned, During Year		130,870	139,710	148,726	146,780	117,816	97,702	95,829	94,054	91,872	67,171	41,768	38,283	34,560	34,411	23,956
Anticipated Expenditures, By Year		(264,680)	(858,361)	(325,400)	(1,746,592)	(2,383,112)	(1,095,652)	(1,056,484)	(1,151,847)	(1,152,851)	(2,887,752)	(1,230,482)	(1,291,212)	(1,321,839)	(1,102,701)	(2,171,813)
Anticipated Reserves at Year End		\$5,217,709	\$5,270,859	\$5,894,584	\$5,124,773	\$3,720,176	\$3,614,726	\$3,579,571	\$3,481,479	\$3,415,699	\$1,627,118	\$1,508,605	\$1,365,476	\$1,229,097	\$1,354,307	\$444,151

(NOTES 4&5)

#### Explanatory Notes:

- 1) Year 2025 ending reserves are as of December 31, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves
- 4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

## FIVE-YEAR OUTLOOK

**TSR**  
**Community Development District**  
 Odessa, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030
<b><u>Property Site Elements</u></b>							
4.020	Asphalt Pavement, Patch Repairs						28,709
4.079	Asphalt Pavement, Total Replacement, Walking Paths, Inspections and Capital Repairs						59,960
4.140	Concrete Sidewalks, Partial						305,078
4.180	Concrete Streets, Partial						170,707
4.599	Maintenance Vehicles, Gators, Phased				16,727		
4.710	Ponds, Erosion Control, Partial						286,298
<b><u>Common Building Elements</u></b>							
5.720	Security System, Access System, Phased					20,816	
5.721	Security System, Surveillance System, Phased					18,503	
<b><u>Pool Elements</u></b>							
6.201	Concrete Deck, Inspections, Partial Replacements and Repairs, Homestead Park				11,152		
6.202	Concrete Deck, Inspections, Partial Replacements and Repairs, Whitfield Park			11,399			
6.501	Furniture, Homestead Park						25,783
6.502	Furniture, Whitfield Park					26,598	
6.802	Pool Finish, Plaster, Whitfield Park					43,481	
6.950	Water Features					13,877	
6.960	Water Features, Splash Pads, Whitfield Park						35,976
	<b>Reserve Study Update with Site Visit</b>			6,076			
<b>Anticipated Expenditures, By Year (\$1,081,140 over 5 years)</b>		0	0	17,475	27,879	123,274	912,512

## 4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

### Property Site Elements

#### Asphalt Pavement

---

**Line Items:** 4.020 and 4.040

**Quantity:** Approximately 17,150 square yards the parking areas and at the Cunningham Park parking lot

**History:**

- Repaving: Original
- Repairs: Original

**Condition:** Good overall



Pavement overview at parking areas



Pavement overview at Cunningham Park parking lot



**Pavement overview at Cunningham Park parking lot**

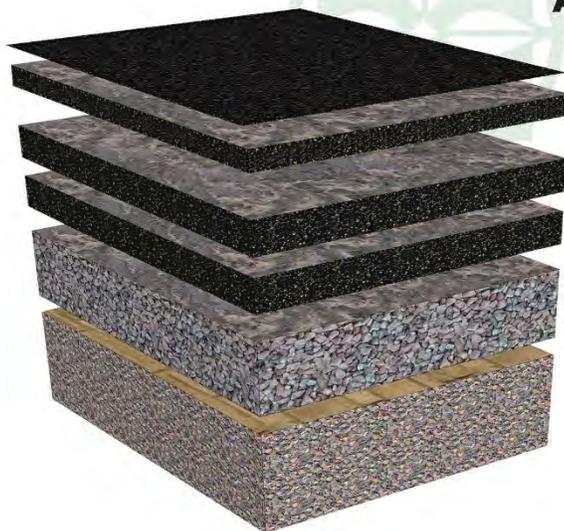


**Pavement overview at parking areas**

**Useful Life:** 15- to 20-years with the benefit of patch repairs events every three- to five-years

**Component Detail Notes:** Patch repairs are conducted at areas exhibiting settlement, potholes, or excessive cracking. These conditions typically occur near high traffic areas, catch basins, and pavement edges.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at TSR:



## ASPHALT DIAGRAM

**Sealcoat or Wearing Surface**

**Asphalt Overlay** Not to Exceed 1.5 inch Thickness per Lift or Layer

**Original Pavement** Inspected and milled until sound pavement is found, usually comprised of two layers

**Compacted Crushed Stone or Aggregate Base**

**Subbase of Undisturbed Native Soils** Compacted to 95% dry density

The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at TSR.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
  - Repair areas which could cause vehicular damage such as potholes
- As needed:
  - Perform crack repairs and patching

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

## **Asphalt Pavement, Walking Paths**

---

**Line Item:** 4.080

**Quantity:** Approximately 25,000 square yards

**History:** Original

**Condition:** Good to fair overall with isolated cracks evident



**Asphalt pavement walking path**



**Asphalt pavement walking path**



**Walking path cracks**



**Walking path cracks**



**Asphalt pavement walking path**



**Asphalt pavement walking path**



**Walking path cracks**

**Useful Life:** Up to 30 years with the benefit of timely crack repairs and patching, and the need to maintain a safe pedestrian surface

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Concrete Sidewalks

---

**Line Item:** 4.140

**Quantity:** Approximately 636,000 square feet throughout the community

**Condition:** Good to fair overall with isolated concrete cracks evident



**Concrete sidewalk**



**Concrete sidewalk**



**Concrete sidewalk**



**Concrete sidewalk**



**Concrete sidewalk**



**Concrete sidewalk**



**Sidewalk cracks**



**Concrete sidewalk**

**Useful Life:** Up to 65 years although interim deterioration of areas is common

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair major cracks, spalls and trip hazards
  - Mark with orange safety paint prior to replacement or repair
  - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

**Priority:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 127,200 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years.

## Concrete Streets

---

**Line Item:** 4.180

**Quantity:** Approximately 219,000 square feet at the alleyways

**Condition:** Good to fair overall with isolated cracks and damage evident



**Concrete streets overview**



**Concrete damage**



**Street cracks**



**Concrete streets overview**



**Street cracks**



**Concrete streets overview**

**Useful Life:** Up to 55 years although interim deterioration of areas is common

**Component Detail Notes:** During cold weather, concrete streets contract causing joints to widen which allows for the accumulation of debris. During warm weather, the pavement expands and the joints narrow. Accumulated incompressible debris in the joints produces high compressive stresses at the adjoining faces of the joints. These compressive stresses can cause spalling of the concrete along the joints. In addition, coarse aggregates used in concrete pavement are susceptible to disintegration ("D" cracking) from repeated freeze and thaw cycles. The disintegration and spalling associated with these stresses typically occurs at open, unsealed pavement joints due to moisture and debris accumulation in the joints. For these reasons, we recommend the District seal all concrete street joints to maximize the useful life of the concrete.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair failed or deteriorated joint sealant as needed
  - Inspect and repair major cracks, spalls and trip hazards
  - Mark with orange safety paint prior to replacement or repair

**Priority:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 65,700 square feet of concrete streets, or thirty percent (30%) of the total, will require replacement during the next 30 years.

## **Irrigation System**

---

**Line Item:** 4.420

**Quantity:** 1,084 zones

**History:** Original

**Condition:** Satisfactory operational condition and Management and the Board do not report any deficiencies

**Useful Life:** Up to and sometimes beyond 40 years

**Component Detail Notes:** Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

TSR should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The District should fund these ongoing seasonal repairs through the operating budget.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Conduct seasonal repairs which include valve repairs, controller repairs, partial head replacements and pipe repairs
  - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Maintenance Vehicles, Gators

---

**Line Item:** 4.599

**Quantity:** Two maintenance vehicles

**History:** One vehicle is original; Management informs us the District plans to replace it in the near term. The other vehicle was replaced in 2023.

**Condition:** Reported satisfactory



**Maintenance vehicle**

**Useful Life:** Up to 10 years

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Playground Equipment

---

**Line Items:** 4.660 through 4.663

**Quantity:** Playground equipment includes the following elements:

- Playsets and swings
- Safety surface

**History:** Replaced in 2017.

**Condition:** Good overall



**Playground equipment overview**



**Playground equipment overview**



**Playground equipment overview**



**Playground equipment overview**



**Playground equipment overview**



**Chipped wood**



**Playground equipment overview**



**Playground equipment overview**

**Useful Life:** 15- to 20-years

**Component Detail Notes:** Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the District learn more about the specific requirements of playground equipment at [PlaygroundSafety.org](http://PlaygroundSafety.org). We recommend the use of a specialist for the design or replacement of the playground equipment environment.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair loose connections and fasteners or damaged elements
  - Inspect for safety hazards and adequate coverage of ground surface cover

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface and border.

## **Ponds, Erosion Control**

---

**Line Item:** 4.710

**Quantity:** Approximately 173,000 linear feet of natural vegetation shorelines

**History:** Original

**Condition:** Good overall



**Pond overview**



**Pond shoreline**



**Pond shoreline**



**Pond overview**



**Pond shoreline**



**Pond shoreline**



**Pond overview**



**Pond shoreline**



**Pond shoreline**



**Pond overview**



**Pond shoreline**



**Pond shoreline**

**Useful Life:** Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

**Component Detail Notes:** The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shorelines will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District plan to install a combination of plantings and rip rap around the ponds along 5,190 linear feet, or approximately three percent (3%), of the shorelines per event.

## Signage

---

**Line Item:** 4.800

**Quantity:** The property identification signage includes the following elements:

- Signage
- Letters
- Masonry

**History:** Original

**Condition:** Good to fair overall with isolated finish deterioration and damage evident



**Entrance monument**



**Finish deterioration**



**Sign damage**

**Useful Life:** 15- to 20-years

**Component Detail Notes:** Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair damage, vandalism and loose components
  - Verify lighting is working properly
  - Touch-up paint finish applications if applicable

**Priority:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repairs to the masonry and replacement of the remaining components listed above.

## Common Building Elements

### Air Handling and Condensing Units, Split Systems

---

**Line Item:** 5.070

**Quantity:** Four split systems

**History:** Replaced from 2019 through 2023.

**Condition:** Reported satisfactory with operational deficiencies



**Split system condensing unit**

**Useful Life:** 10- to 15-years

**Component Detail Notes:** A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior air handling unit. The condensing units have cooling capacities of four-tons.

**Preventative Maintenance Notes:** We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Lubricate motors and bearings
  - Change or clean air filters as needed
  - Inspect condenser base and piping insulation
  - Inspect base pan, coil, cabinet and clear obstructions as necessary

- Annually:
  - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
  - Inspect and clean accessible ductwork as needed
  - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

## Roof, Metal

---

**Line Item:** 5.600

**Quantity:** Approximately 120 squares<sup>1</sup>

**History:** Original

**Condition:** Good overall with no significant deterioration evident from our visual inspection from the ground. Management and the Board do not report a history of leaks



Common metal roof overview



Common metal roof overview

<sup>1</sup> We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



**Common metal roof overview**



**Common metal roof overview**

**Useful Life:** Up to 30 years

**Preventative Maintenance Notes:** We recommend the District maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Record any areas of water infiltration, flashing deterioration, damage or loose fasteners
  - Implement repairs as needed if issues are reoccurring
  - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation
  - Clear valleys of debris
  - Periodic cleaning at areas with organic growth

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Security System

---

**Line Items:** 5.720 and 5.721

**Quantity:** TSR utilizes the following security system components:

- Automated proximity reader system (25 access points)
- Cameras (20)
- Multiplexer (1)
- Recorder (1)

**History:** Original

**Condition:** Reported satisfactory with operational deficiencies



**Access control point**



**Security system camera**

**Useful Life:** 10- to 15-years

**Preventative Maintenance Notes:** We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
  - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
  - Check recording equipment for proper operation
  - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
  - Check exposed wiring and cables for wear, proper connections and signal transmission
  - Check power connections, and if applicable, functionality of battery power supply systems

**Priority:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The District should anticipate replacement of up to fifty percent (50%) of the security system components per event.

## Pool Elements

### Concrete Decks

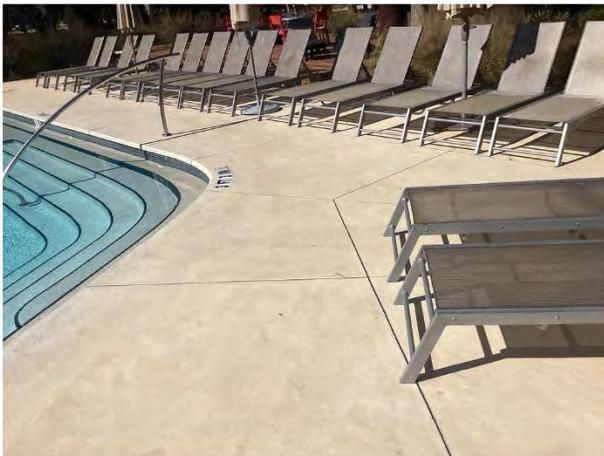
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**Line Items:** 6.200 through 6.202

**Quantity and History:**

- Albritton Park: Approximately 3,630 square feet and original to 2022
- Homestead Park: Approximately 5,040 square feet and original to 2018
- Whitfield Park: Approximately 5,330 square feet and original to 2017

**Condition:** Good to fair overall with isolated concrete cracks evident



Concrete pool deck overview at Albritton park



Concrete pool deck overview at Albritton park



Concrete cracks at Albritton park



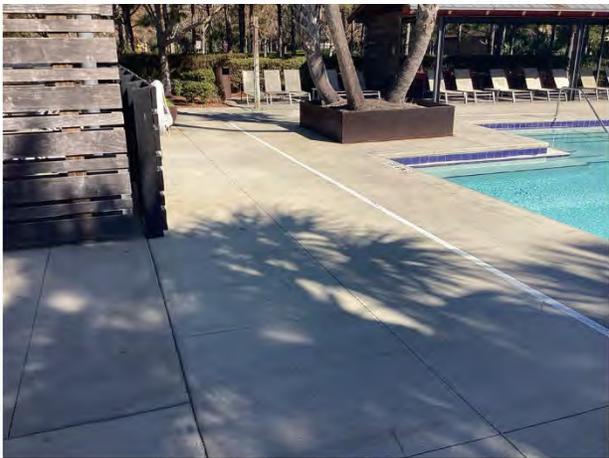
Concrete cracks at Albritton park



**Concrete pool deck overview at Homestead park**



**Concrete pool deck overview at Homestead park**



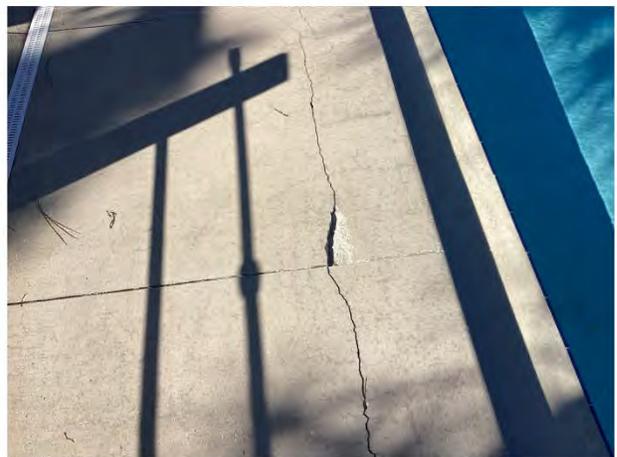
**Concrete pool deck overview at Whitfield park**



**Concrete pool deck overview at Whitfield park**



**Concrete cracks at Whitfield park**



**Concrete damage at Whitfield park**

**Useful Life:** The useful life of a concrete pool deck is up to 60 years or more with timely repairs. We recommend the District conduct inspections, partial replacements and repairs to the deck every 8- to 12-years.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Inspect and repair large cracks, trip hazards, and possible safety hazards
  - Inspect and repair pool coping for cracks, settlement, heaves or sealant deterioration
  - Repair concrete spalling
  - Schedule periodic pressure cleanings as needed

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District budget for the following per event:

- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Caulk replacement

## Fences, Aluminum

---

**Line Items:** 6.400 through 6.402

**Quantity and History:**

- Albritton Park: Approximately 500 linear feet and original to 2022
- Homestead Park: Approximately 580 linear feet and original to 2018
- Whitfield Park: Approximately 430 linear feet and original to 2017

**Condition:** Good overall



Aluminum pool fence



Aluminum pool fence



**Aluminum pool fence**



**Aluminum pool fence**

**Useful Life:** Up to 25 years

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair loose fasteners or sections, and damage
  - Repair leaning sections and clear vegetation from fence areas which could cause damage

**Priority:** Not recommended to defer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## **Furniture**

---

**Line Items:** 6.500 through 6.502

**Quantity:** The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Ladders and life safety equipment

**History:** The furniture at Albritton Park is original to 2022, the furniture at Homestead Park is original to 2018 and the furniture at Whitfield Park is original to 2017

**Condition:** Good overall



**Pool furniture overview**



**Pool furniture overview**

**Useful Life:** Up to 12 years

**Priority:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

## **Mechanical Equipment**

---

**Line Items:** 6.600 through 6.602

**Quantity:** The mechanical equipment includes the following:

- Automatic chlorinator and controls
- Electrical panel
- Interconnected pipe, fittings and valves
- Pumps and filters

**History:** The pool mechanical equipment at Albritton park is original to 2022, the pool mechanical equipment at Homestead Park is original to 2018 and the pool mechanical equipment at Whitfield Park is original to 2017

**Condition:** Reported satisfactory with operational deficiencies



**Pool mechanical equipment**



**Pool mechanical equipment**

**Useful Life:** Up to 15 years

**Preventative Maintenance Notes:** The status of preventative maintenance was unavailable to us during our inspection. We recommend the District maintain a maintenance contract with a qualified professional and follow the manufacturer's specific recommended maintenance and local, state and/or federal inspection guidelines.

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the *Reserve Expenditures* table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to fifty percent (50%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

## **Pool Finishes, Plaster and Tile**

---

**Line Items:** 6.800 through 6.805

**Quantity and History:**

- Albritton Park: Approximately 2,280 square feet of horizontal surface area and approximately 240 linear feet of tile. The plaster and tile was replaced in 2024
- Homestead Park: Approximately 2,140 square feet of horizontal surface area and approximately 260 linear feet of tile. The plaster and tile was replaced in 2025
- Whitfield Park: Approximately 2,350 square feet of horizontal surface area and approximately 220 linear feet of tile. The plaster and tile is original to 2019

**Condition:** Good overall



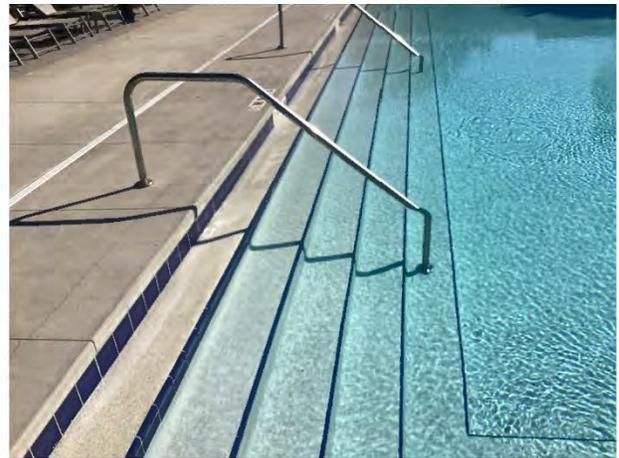
**Pool plaster overview**



**Pool plaster finish with tile perimeter**



**Pool plaster overview**



**Pool plaster overview**



**Pool plaster finish with tile perimeter**

**Useful Life:** 8- to 12-years for the plaster and 15- to 25-years for the tile

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:

- Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
- Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
- Test handrails and safety features for proper operation

**Priority:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District budget for full tile replacement every other plaster replacement event. Removal and replacement of the finish provides the opportunity to inspect the pool structure and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structure, we recommend the District budget for the following:

- Removal and replacement of the plaster finish
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

## Water Feature, Splash Pad

---

**Line Items:** 6.950 and 6.960

**Quantity:** Approximately 1,500 square feet of rubber surface and 6 water features with associated piping

**History:** The water features are original; the splash pad was replaced in 2024

**Conditions:** Good to fair overall with isolated rust



Sprayers



Splash pad surface



**Minor rust**

**Useful Life:** Splash pad surface and water features is from four- to six-years and up to 15 years, respectively

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Drain all lines if applicable
  - Inspect and repair loose connections and fasteners or damaged elements. Check feature accessories for excessive wear.
  - Clean periodically
  - Verify drains are working properly

**Priority:** Not recommended to defer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements



Periodic updates incorporate these variable changes since the last Reserve Study or Update. The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

## 5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

TSR can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards<sup>1</sup> set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local<sup>2</sup> costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Odessa, Florida at an annual inflation rate<sup>3</sup>. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

<sup>1</sup> Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

<sup>2</sup> See Credentials for additional information on our use of published sources of cost data.

<sup>3</sup> Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

- The past and current maintenance practices of TSR and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



## 6. CREDENTIALS

### HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

**No Conflict of Interest** - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

### TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

### OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

### VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

### OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



**TAYLOR J. BLEISTEIN, RS**  
**Responsible Advisor**

**CURRENT CLIENT SERVICES**

Taylor Bleistein, a Mechanical Engineer, is an Advisor for **Reserve Advisors**. Mr. Bleistein is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Taylor Bleistein demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

**Skypoint Condominium Association** This 32 story high-rise in Tampa, Florida was constructed in 2007 and contains 404 units. The condominium maintains four traction elevators, a generator, domestic water and fire pumps, and a fire suppression system, as well as an elevated pool structure which sits atop a seven story garage. The condominium also maintains the curtain wall façade and waterproofing of cantilevered concrete balconies

**The Bellamy on Bayshore Owners Association** This 20 story high-rise in Tampa, Florida was constructed in 2006 and contains 64 units. The condominium maintains domestic water and fire pumps, traction elevators, a generator and curtain wall sealants and gaskets. The condominium also maintains an extensive elevated pool and plaza deck structure with planters, courtyards with an underlying waterproof membrane protecting the three story garage below

**Bayway Isles Point Brittany Four Condominium Corporation** A 19 story coastal high-rise located in St. Petersburg, Florida. This 178 unit condominium was constructed in 1970 and consists of traction elevators, domestic water and fire pumps, concrete aggregate panels and retaining brackets, and gemstone water proof coatings on the concrete breezeways

**Bayshore Regency Condominium Association** Located in Tampa, Florida, this 21 story high-rise constructed in 1988 contains 33 units. The condominium maintains central HVAC cooling and heating system which contains two boilers and a cooling tower. The condominium also maintains an elevated pool and plaza deck structure which contains, planters, a clubhouse and a tennis court which sit atop the multi-story garage.

**Orange Acres Ranch Homeowners Association** Located in Lake Wales, Florida; this 114 unit co-operative was built in 1985 and converted to a co-operative in 2007. The co-operative maintains a domestic water treatment system which includes water softeners, hydropneumatics storage tanks, valves, and well pumps. The co-operative also maintains a wastewater treatment plant with drainage fields, as well as a clubhouse and pool area.

**PRIOR RELEVANT EXPERIENCE**

Before joining **Reserve Advisors**, Mr. Bleistein successfully completed the bachelors program in Mechanical Engineering from Hanover College

**EDUCATION**

Hanover College - B.S. Mechanical Engineering

**PROFESSIONAL AFFILIATIONS/DESIGNATIONS**

*Reserve Specialist (RS)* - Community Associations Institute

**TAMARA S. SAMHOURI, E.I., RS**  
**Southeast Quality Assurance Engineer**



**CURRENT CLIENT SERVICES**

Tamara Samhuri, a Civil Engineer, is an Advisor for **Reserve Advisors**. Mrs. Samhuri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Tamara Samhuri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

**North Lake at Tarpon Springs Homeowners Association** Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.

**Talon Bay Property Owners Association** This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.

**Lake Highlander Resident Owned Association** This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.

**Royal Pointe at Majestic Palms Recreation Association and Condominium Associations** The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

**PRIOR RELEVANT EXPERIENCE**

Before joining **Reserve Advisors**, Mrs. Samhuri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhuri has an expertise in transportation and geotechnical engineering infrastructure.

**EDUCATION**

University of South Florida - B.S. Civil Engineering

**PROFESSIONAL AFFILIATIONS / DESIGNATIONS**

*Engineering Intern (E.I.)* – Florida, 2021-present

*American Society of Civil Engineers (A.S.C.E.)* – Florida, 2015-present

*Institute of Transportation Engineers (I.T.E.)* – Florida, 2015-present

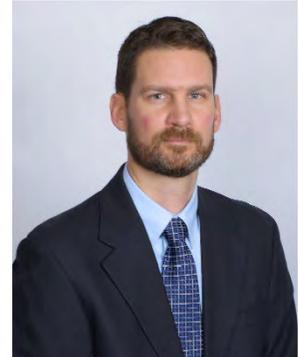
*Reserve Specialist (RS)* - Community Association Institute (CAI)

**ALAN M. EBERT, P.E., PRA, RS**  
**Director of Quality Assurance**

**CURRENT CLIENT SERVICES**

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



**Brownsville Winter Haven** Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

**Rosemont Condominiums** This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

**Stillwater Homeowners Association** Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

**Birchfield Community Services Association** This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carpports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

**Oakridge Manor Condominium Association** Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

**Memorial Lofts Homeowners Association** This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

**PRIOR RELEVANT EXPERIENCE**

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

**EDUCATION**

University of Wisconsin-Madison - B.S. Geological Engineering

**PROFESSIONAL AFFILIATIONS/DESIGNATIONS**

*Professional Engineering License* – Wisconsin, North Carolina, Illinois, Colorado

*Reserve Specialist (RS)* - Community Associations Institute

*Professional Reserve Analyst (PRA)* - Association of Professional Reserve Analysts



## RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

**Association of Construction Inspectors**, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at [www.iami.org](http://www.iami.org).

**American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.**, (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at [www.ashrae.org](http://www.ashrae.org). Reserve Advisors actively participates in its local chapter and holds individual memberships.

**Community Associations Institute**, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

**Marshall & Swift / Boeckh**, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at [www.marshallswift.com](http://www.marshallswift.com).

**R.S. Means CostWorks**, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at [www.rsmeans.com](http://www.rsmeans.com).

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

## 7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

**Cash Flow Method** - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

**Component Method** - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

**Current Cost of Replacement** - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

**Fully Funded Balance** - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

**Funding Goal (Threshold)** - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

**Future Cost of Replacement** - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

**Long-Lived Property Component** - Property component of TSR responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

**Percent Funded** - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**Remaining Useful Life** - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

**Reserve Component** - Property elements with: 1) TSR responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

**Reserve Component Inventory** - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

**Reserve Contribution** - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

**Reserve Expenditure** - Future Cost of Replacement of a Reserve Component.

**Reserve Fund Status** - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

**Reserve Funding Plan** - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

**Reserve Study** - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

**Useful Life** - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



## 8. PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase 1 report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



**Report** - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

**Your Obligations** - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report and Your Name** - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report ***to any party that conducts reserve studies without the written consent of RA.***

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

**Miscellaneous** – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

Published Weekly  
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice Of Request For Qualifications

in the matter of TSR Request for Qualifications for Engineering Services

in the Court, was published in said newspaper by print in the

issues of 11/21/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

21st day of November, 2025 A.D.

by Lindsey Padgett who is personally known to me.

---

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE TSR COMMUNITY DEVELOPMENT DISTRICT**

**RFQ for Engineering Services**

The TSR Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's Capital Improvement Plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on December 5, 2025 to the attention of Chuck Adams, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The 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. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

November 21, 2025

25-02484P

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE TSR COMMUNITY DEVELOPMENT DISTRICT**

*RFQ for Engineering Services*

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Publish on \_\_\_\_\_ (DM: must be published at least 14 days prior to submittal deadline in a newspaper of general circulation. Please set submittal deadline based on when able to publish notice.)

**TSR COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER PROPOSALS**

**COMPETITIVE SELECTION CRITERIA**

**1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

**3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

**5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6C**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6C1**

# QUALIFICATION STATEMENT

## Continuing Professional Engineering Services

### PREPARED FOR:

The Starkey Ranch (TSR)  
Community Development District

### LOCATED IN:



### PREPARED BY:



**ALLIANT**

10475 Fortune Parkway  
Jacksonville, Florida 32256

[www.alliant inc.com](http://www.alliant inc.com)

### CLIENT MANAGER:

David R. Landing, PE  
Senior Civil Engineer

✉ [dlanding@alliant inc.com](mailto:dlanding@alliant inc.com)

☎ 904.513.3218



December 5, 2025

## RE: Continuing Professional Engineering Services for the Starkey Ranch Community Development District

**Mr. Chuck Adams**  
*District Manager*

Wrathell, Hunt and Associates  
2300 Glades Rd., Suite 410 W  
Boca Raton, Florida 33431

561.571.0010

**Alliant Engineering, Inc.**  
10475 Fortune Parkway  
Suite 101  
Jacksonville, Florida 32256

Dear Ms. Gillyard and Members of the Evaluation Committee:

**Alliant Engineering Inc.** (Alliant) is pleased to submit our qualifications for professional engineering services on a continuing basis for **The Starkey Ranch Community Development District**. We are a licensed, experienced and multidisciplinary firm prepared to support the District's broad range of infrastructure needs for the District's Capital Improvement Plan, including stormwater management, landscaping improvements, utilities, roadway improvements, transportation, surveying, structural services, and construction phase support.

Alliant has served Florida communities since establishing our Jacksonville office in 2015, with additional regional support in Tampa and national technical depth from our Minneapolis headquarters. Our team understands the operating environment, infrastructure systems, and regulatory landscape in Northeast Florida, and we are familiar with facilities like those operated and maintained by the District.

**Mr. David Landing, PE**, will serve as Client Manager and primary point of contact. David brings extensive municipal experience across Florida and will ensure each task order is staffed appropriately, delivered on schedule, and supported by a clear quality control process. Under his leadership, Alliant will provide consistent communication, responsive project oversight, and coordination with agencies.

With more than 200 professionals nationwide, Alliant offers the District a strong base of licensed engineers, surveyors, designers, planners, and inspectors. Our Florida based staff support rapid response assignments, and our continuing contract experience reinforces our ability to act as an extension of the District staff from planning through design, permitting, and construction.

We appreciate the opportunity to serve **The Starkey Ranch Community Development District** and are committed to delivering high quality, reliable work. Please contact us with any questions or for additional information.

Sincerely,

**Alliant Engineering, Inc.**



**David R. Landing, PE**, *Client Manager*

☎ 904.513.3218 ✉ [dlanding@alliant-inc.com](mailto:dlanding@alliant-inc.com)

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**ARCHITECT ENGINEER QUALIFICATIONS**
**PART I - CONTRACT-SPECIFIC QUALIFICATIONS**
**A. CONTRACT INFORMATION**

1. TITLE AND LOCATION <i>(City and State)</i> Response to Request for Qualifications for The Starkey Ranch Community Development District	
2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER N/A

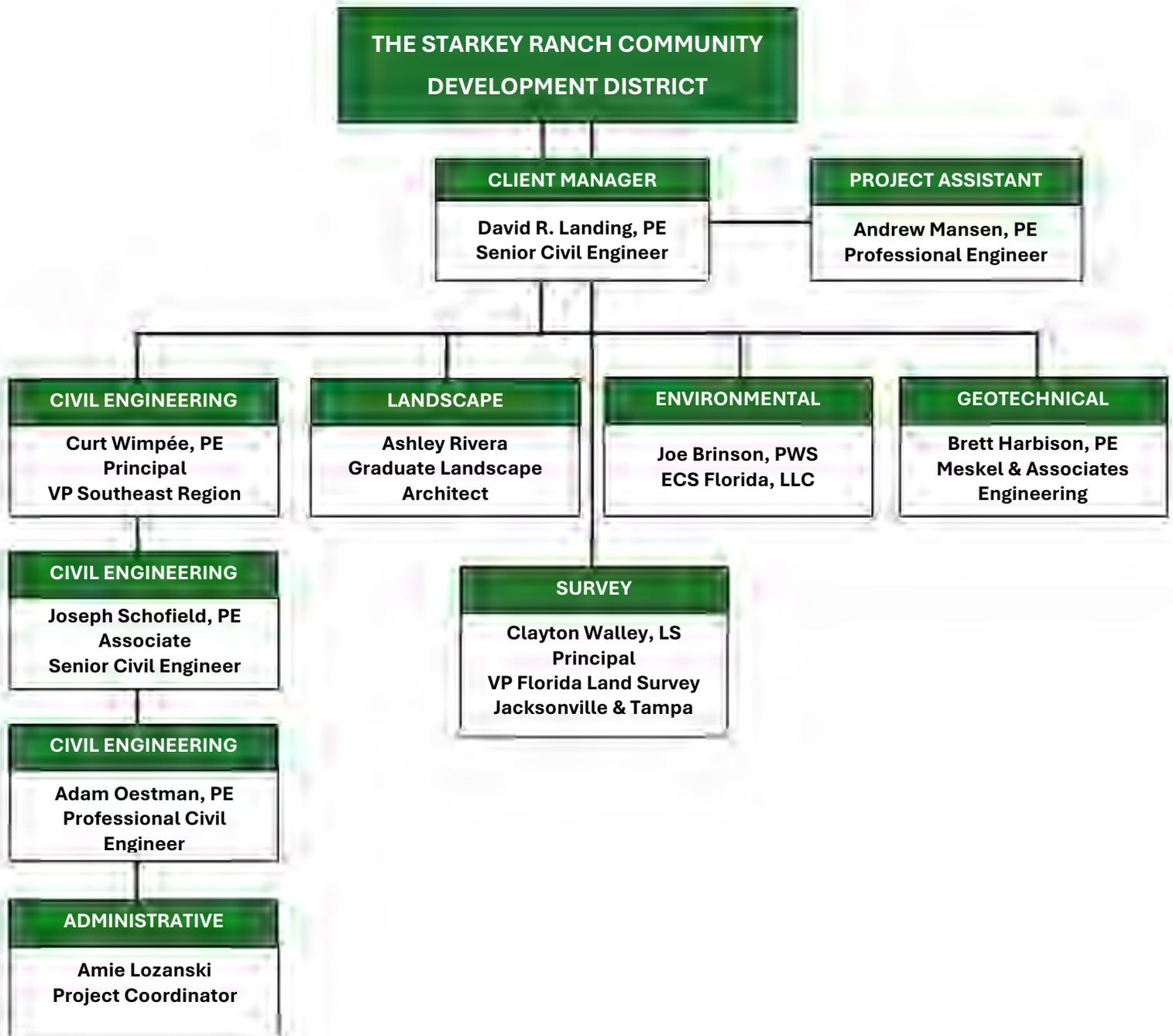
**B. ARCHITECT-ENGINEER POINT OF CONTACT**

1. NAME AND TITLE David R. Landing, PE   Client Manager		
2. NAME OF FIRM Alliant Engineering, Inc.		
6. TELEPHONE NUMBER (904) 513-3218	7. FAX NUMBER	8. E-MAIL ADDRESS dlanding@alliant-inc.com

**C. PROPOSED TEAM**
*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			Alliant Engineering, Inc.  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.			<input checked="" type="checkbox"/>	ECS Florida, LLC  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	11554 Davis Creek Court Jacksonville, Florida 32256	Environmental Services
c.			<input checked="" type="checkbox"/>	Meskel & Associates Engineering  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, Florida 32207	Geotechnical Services
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.						

**D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)**
 (Attached)

**D. Organizational Chart of Proposed Team (Exhibit 1)**


**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  David R. Landing, PE	13. ROLE IN THIS CONTRACT  Client Manager	14. YEARS EXPERIENCE	
		a. TOTAL  27	b. WITH CURRENT FIRM  2
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of North Florida, UNF AS, Civil Engineering Technology, Savannah Technical College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (80483)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2025 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
CONTINUING ENGINEERING SERVICES, TOWN OF ORANGE PARK, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Continuing services for civil engineering, survey, architecture, planning and economic development services. Consultants’ services will be detailed in duly executed work orders for each specific project. Each work order will indicate the scope of services and specific works and functions to be performed and deliverables to be provided. Most recently, Alliant completed a comprehensive pavement assessment within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Engineering services for the district to include preparation of necessary reports and attendance at meetings of the board (if necessary), special reports, feasibility studies, review and execution of documents under the districts trust indentures and monitoring of district projects along with any other requested items by the Board.		

**CONTINUED ON NEXT PAGE**

(1) TITLE AND LOCATION ( <i>City and State</i> )		(2) YEAR COMPLETED	
OTC (OAKLEAF TOWN CENTER) COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL		PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
e. The Engineer will provide general engineering services, including the following subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board of Supervisors in writing. Preparation of any necessary reports and attendance at meetings (if requested). Providing professional engineering services including but not limited to review and execution of documents under the District’s Trust Indentures and monitoring and contract administration associated with the district projects. Periodic site visits, processing contractors’ pay estimates, and any other requested items by the Board.			
(1) TITLE AND LOCATION ( <i>City and State</i> )		(2) YEAR COMPLETED	
RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MIDDLEBURG, FL		PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
f. The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.			
(1) TITLE AND LOCATION ( <i>City and State</i> )		(2) YEAR COMPLETED	
THE TRAILS COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL		PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
g. The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.			
(1) TITLE AND LOCATION ( <i>City and State</i> )		(2) YEAR COMPLETED	
SIPS 30-INCH WM & RECLAIMED WATER, CITY OF JACKSONVILLE, FL		PROFESSIONAL SERVICES 2023	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm	
h. Mr. Landing served as a Staff Engineer for the design, permitting, and construction support services for Phase II of the SIPS Program. This critical infrastructure project focused on transferring partially treated raw water from JEA’s North Grid (Main Street Water Treatment Plant) to the South Grids (Deerwood and Greenland Water Treatment Plants). The project included the installation of over 41,000 linear feet of water main, consisting of 26,000 LF of 30-inch ductile iron pipe (DIP) installed via open-cut and 15,000 LF of 36-inch HDPE installed through nine separate horizontal directional drills (HDDs). Mr. Landing’s responsibilities included supporting design development, coordinating permitting efforts, and providing engineering support throughout construction.			
(1) TITLE AND LOCATION ( <i>City and State</i> )		(2) YEAR COMPLETED	
SR 207 WM EXT. – PH. II, SJC UTILITY DEPARTMENT, ST. JOHNS COUNTY, FL		PROFESSIONAL SERVICES 2022	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm	
i. David served as the QA/QC Engineer and Site Construction Inspector for the design and construction of approximately 2,900 linear feet of 24-inch PVC water main, installed within St. Johns County Utility Department (SJCUD) easements and Florida Department of Transportation (FDOT) rights-of-way. The project included a 42-inch steel casing installed via jack-and-auger bore beneath SR 206 and a 30-inch HDPE water main installed via horizontal directional drill (HDD) beneath Interstate 95.			

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Andrew Mansen, PE	13. ROLE IN THIS CONTRACT  Project Assistant	13. ROLE IN THIS CONTRACT  Project Manager
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.		
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, California State University	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)		

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
BARBER POINTE SUBDIVISION, CITY OF MACCLENNY, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.		
GROVELAND RETAIL DEVELOPMENT, CITY OF GROVELAND, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Andrew led civil engineering efforts for Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.		
THE HARBOUR, CITY OF JACKSONVILLE, FLORIDA	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
d. <input type="checkbox"/> Check if project performed with current firm		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Joseph Schofield, PE	13. ROLE IN THIS CONTRACT  Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  21	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  MBA, St. Leo University  BS, Civil Engineering, University of North Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (69219)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
SHADOWCREST AT ROLLING HILLS, PH. 3B & 3D, GREEN COVE SPRINGS, FL	PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> a. Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractors, vendors, and supplier invoices and pay applications to help ensure proper use of the bond funds. The scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.		
BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> b. Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.		
PONCE PRESERVE SUBDIVISION, PALM COAST, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> c. Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
RYAN'S LANDING SUBDIVISION, PALM COAST, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> d. Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
UNIVERSITY OF FLORIDA CLUBHOUSE, JACKSONVILLE, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> e. Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Adam Oestman, PE	13. ROLE IN THIS CONTRACT  Production Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  6	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Murray State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (98440)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.	<input checked="" type="checkbox"/>	Check if project performed with current firm
HYMON CIRCLE DRAINAGE IMPROVEMENTS, BUNNELL, FL		
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.	<input checked="" type="checkbox"/>	Check if project performed with current firm
SAWMILL BRANCH, MULTI-PHASE SUBDIVISION, PALM COAST, FL		
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a phased medical campus as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/>	Check if project performed with current firm
PANAMA CITY BEACH HEALTH CAMPUS, PANAMA CITY BEACH, FL		
<b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a church and associated recreational areas.	<input checked="" type="checkbox"/>	Check if project performed with current firm
EPIC CHURCH, PALM COAST, FL		
<b>e.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for 330 multi-family units and associated recreation areas.	<input checked="" type="checkbox"/>	Check if project performed with current firm
LADY LAKE APARTMENTS, LADY LAKE, FL		
<b>F.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/>	Check if project performed with current firm
CARMEL COURT TOWNHOMES, MIDDLEBURG, FL		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Curt Wimpée, PE	13. ROLE IN THIS CONTRACT  Principal, VP Southeast Region	14. YEARS EXPERIENCE	
		a. TOTAL  29	b. WITH CURRENT FIRM  10
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, University of Minnesota		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (79764) Minnesota (40487), Georgia (031340), N. Carolina (053415) S. Carolina (41355), and Tennessee (125610)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Professional Affiliations include American Society of Professional Engineers, FCARD, NEFBA, NAIOP, and ULI			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
CONSULTING ENGINEER, CITY OF BUNNELL, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, TOWN OF ORANGE PARK, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. This is an on-going contract with the Town. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations, and public engagement.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Ashley Rivera	13. ROLE IN THIS CONTRACT  Graduate Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL  4	b. WITH CURRENT FIRM  2

15. FIRM NAME AND LOCATION (City and State)

Alliant Engineering, Inc.

16. EDUCATION (Degree and Specialization)

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

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)

Pending

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided civil design services for the first disc golf course in Flagler County, located in Palm Coast, FL. The course is being built on nine acres of land donated to the city by Marbella Apartments, LLC. The course features 18-holes, restrooms, shade structures, parking lot, and water stations.		
THE HARBOUR, JACKSONVILLE, FL	2023	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Ashley assisted with the enhanced landscape development of The Harbour, a 43.8-acre luxury mixed-use development site located on Jacksonville's Intracoastal Waterway. This rare parcel will feature 560 residential units, 106,000 SF of hospitality/commercial/office space and up to 650 wet/dry marina boat storage slips.		
SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	2023	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Ashley played a key design roll for the 150-acre master planned community developed by Tierra Linda, which will include approximately 312 multi-family units and other commercial development opportunities.		
WINTER HAVEN COMPLETE STREET DESIGN, WINTER HAVEN, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Winter Haven has implemented complete street initiatives to make roadways safer and more inclusive for pedestrians, cyclists, and motorists. The city and Polk TPO are working with Alliant on civil design to create a connected and sustainable transportation network by incorporating features like shared-use paths and sidewalks to improve overall safety and accessibility.		
MATANZAS COVE AMENITY, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Ashley assisted with the Matanzas Cove Amenity Center which features a zero-entry pool (gradual beach like entry into the pool is a modern design element for easy access), cabana, and summer kitchen for the 55+ community. The design and features cater to an age-restricted community focused on a relaxed lifestyle.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Clayton Walley, L.S., PSM	13. ROLE IN THIS CONTRACT  VP Florida Land Survey	14. YEARS EXPERIENCE	
		a. TOTAL  25	b. WITH CURRENT FIRM  6
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS Business, Project Management, University of Phoenix		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Surveyor in Florida (LS7209)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
STADIUM OF THE FUTURE, AREA C, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.		
RIVER CITY SCIENCE ACADEMY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced filed technology, and pre-calculated data workflows allowed for accurate, efficient fieldwork and reduced costs to the client. Optional services such as building pad layout and storm-tech system staking were also available.		
PECAN PARK ROAD, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Survey Manager on this project, that will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.		
LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Pre-Development work completed for up to 845 residential units within the development. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Joe Brinson, PWS	13. ROLE IN THIS CONTRACT  Environmental Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL  26	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) ECS Florida, LLC			
16. EDUCATION (Degree and Specialization) BS, Forest Resource Management / Forest Biometrics, University of Georgia		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Wetland Scientist	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
TOWN CENTER BOULEVARD PROPERTY, PALM COAST, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Project Manager, ECS completed an ecological study with the purpose of evaluating the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
DIXIE ELLIS TRAIL, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.		
BEAUTYREST AVENUE PROPERTY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
FIRST COAST EXPRESSWAY, MIDDLEBURG, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
BAINBRIDGE NOCATEE PARKWAY PROJECT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Brett H. Harbison, PE, Principal Engineer	13. ROLE IN THIS CONTRACT  Director of Transportation & Geotechnical Services	14. YEARS EXPERIENCE	
		a. TOTAL  18	b. WITH CURRENT FIRM  8
15. FIRM NAME AND LOCATION (City and State) Meskel & Associates Engineering, PLLC			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Florida State University (FSU) Graduate Courses, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (74679) Professional Engineer in Georgia (PE37919)	
20. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**21. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL  Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long; the replacement bridge will be about the same.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE  Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL  Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors thru the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL  Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.	<input checked="" type="checkbox"/> Check if project performed with current firm	

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  1
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21. TITLE AND LOCATION <i>(City and State)</i>  ANABELLE ISLAND, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER KB Homes	b. POINT OF CONTACT NAME Forward Planner	c. POINT OF CONTACT TELEPHONE NUMBER (904) 596-6800
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.

**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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  2
21. TITLE AND LOCATION <i>(City and State)</i>  BEACHVIEW COVE, ORMOND BEACH, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project 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)

**WILDLIGHT COMMUNITY, NASSAU COUNTY, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**AJ Johns and Burnam**

b. POINT OF CONTACT NAME

**Todd Patrick**

c. POINT OF CONTACT TELEPHONE NUMBER

**(904) 641-2055**
**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)**


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.

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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>4</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  ADVENTHEALTH, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2022</b>	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER HuntonBrady Architects	b. POINT OF CONTACT NAME Christopher Dunlop, AIA, ACHA	c. POINT OF CONTACT TELEPHONE NUMBER (407) 839-0886
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*

**SERVICES**

**CIVIL ENGINEERING**

**CONSTRUCTION SERVICES**

**LAND SURVEY**

**TRAFFIC ENGINEERING**
**ADDITIONAL SERVICES**

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

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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  5
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21. TITLE AND LOCATION <i>(City and State)</i>  HILLSBOROUGH COUNTY EMERGENCY VEHICLE PREEMPTION, TAMPA BAY, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Hillsborough County, FL	b. POINT OF CONTACT NAME Scott Stromer	c. POINT OF CONTACT TELEPHONE NUMBER (813) 635-5400
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	Alliant Engineering, Inc.	Tampa, FL	Traffic Engineer

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  6
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21. TITLE AND LOCATION <i>(City and State)</i>  SADDLEBROOK LANDINGS APARTMENT COMMUNITY, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  7
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21. TITLE AND LOCATION <i>(City and State)</i>  WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Bunnell, FL	b. POINT OF CONTACT NAME Dustin Vost, Infrastructure Director	c. POINT OF CONTACT TELEPHONE NUMBER (386) 437-7515
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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**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)*

TALLAHASSEE MEMORIAL HEALTHCARE CAMPUS EXPANSION TO PANAMA CITY BEACH, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2022

 CONSTRUCTION *(If applicable)*

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Panama City Beach, FL

b. POINT OF CONTACT NAME

Dan Velazquez

c. POINT OF CONTACT TELEPHONE NUMBER

(866) 417-7133

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>9</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2024</b>	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER City of Jacksonville, FL	b. POINT OF CONTACT NAME Debbie Carter, Project Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***


A NEW DAY.



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.

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

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  <b>10</b>		
21. TITLE AND LOCATION <i>(City and State)</i>  REVERIE AT PALM COAST, PALM COAST, FL		22. YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">PROFESSIONAL SERVICES 2024</td> <td style="text-align: center;">CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER Sunbelt Land Management	b. POINT OF CONTACT NAME Ken Belshe	c. POINT OF CONTACT TELEPHONE NUMBER (386) 986-2411		

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.**



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME <b>a. Alliant Engineering, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
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**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  
 11

 21. TITLE AND LOCATION *(City and State)*

 SWEETGRASS APARTMENTS, PHASE 1, ENHANCED LANDSCAPE  
 ST MARY'S, GA

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2022

 CONSTRUCTION *(If applicable)*
**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Sweetgrass Acquisition, LLC

b. POINT OF CONTACT NAME

Jeff Klotz, Manager

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 247-5334

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project 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  
 12

21. TITLE AND LOCATION <i>(City and State)</i> TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER (904) 436-6270
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*


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 an 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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME ECS Florida, LLC	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Environmental
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  11
21. TITLE AND LOCATION <i>(City and State)</i>  SAWMILL BRANCH ROUNDABOUT, PALM COAST, FL		22. YEAR COMPLETED  PROFESSIONAL SERVICES 2023  CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER D.R. Horton, Inc.	b. POINT OF CONTACT NAME Shane Ricci	c. POINT OF CONTACT TELEPHONE NUMBER (952) 985-7272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project Engineer, Land Survey

**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  
 12

21. TITLE AND LOCATION <i>(City and State)</i>  SHADOWCREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Shadow Crest at Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER (904) 940-5850 Ext. 412
---	---	---

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
David R. Landing, PE	Civil Engineering														
Andrew Mansen, PE	Civil Engineering	X	X				X		X						
Joseph Schofield, PE	Civil Engineering	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X		X		X
Curt Wimpée, PE	Civil Engineering			X	X			X			X				
Ashley Rivera	Landscape Architecture	X		X				X			X	X			X
Clayton Walley, L.S.	Survey	X		X			X	X		X		X		X	X

**29. EXAMPLE PROJECTS KEY**

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1.	Anabelle Island	8.	Tallahassee Memorial Healthcare Campus Exp.
2.	Beachview Cove	9.	Riverfront Jax
3.	Wildlight Community	10.	Spring Lake Subdivision
4.	AdventHealth	11.	Sweetgrass Multi-Family
5.	Hillsborough County EVP	12.	Trout Creek Community Development District
6.	Saddlebrook Landings	13.	Sawmill Branch Roundabout
7.	Whiteview Subdivision	14.	Rolling Hills Community Development District

**Exhibit 2 – Projected Schedule**

Staff	20%				40%				60%				80%				100%			
Client Manager	█				█				█				█				█			
Project Manager	█				█				█				█				█			
Water Resources	█				█				█				█				█			
Professional Land Surveyor	█				█				█				█				█			
Roadway Design	█				█				█				█				█			
Construction and Inspection	█				█				█				█				█			
Contract Administration	█				█				█				█				█			


**Percent Committed**

**CDD**

**Excess Availability**

**H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**PERSONNEL QUALIFICATIONS AND BIOS**

Alliant’s greatest strength lies in our people. As a 200 plus person, employee-owned firm with more than 50 licensed professionals, we bring a multidisciplinary team of engineers, surveyors, planners, and technical specialists who are full invested in the success of every project. Our staff are highly qualified in their disciplines and experienced in delivering on-call and continuing services contracts where responsiveness, accountability, and seamless coordination with agency staff are essential.

For the Starkey Ranch Community Development District, David R. Landing, PE will serve as Client Manager and lead our team. He is supported by senior professionals across the service areas outlined in the RFQ. This includes civil engineering, surveying, stormwater, water and wastewater systems, reclaimed water and irrigation infrastructure, transportation and roadway design, structural and architectural support, landscape architecture, environmental services, construction administration, and other specialty services identified by the District.

What sets Alliant’s team apart is the balance of local expertise and national depth. Our Florida offices in Jacksonville and Tampa anchor project leadership and provide quick mobilization, familiarity with regional utility and permitting processes, and direct experience with infrastructure systems similar to those owned and operated and operated by the District. They are supported by a broader network of Alliant employee-owners who contribute specialized technical skills, QA/QC support, and the resources of a 30-year firm. This allows the District to receive personalized attention of a local consultant backed by the strength and capacity of a larger multidisciplinary team.

The resumes included in the Qualification Statement highlight each individual’s qualifications, relevant project experience, and areas of specialization. Each resume has been tailored to demonstrate how Alliant’s team is positioned to support the District’s continuing contract needs and the full range of services identified in the RFQ.


**CDD LEADERSHIP TEAM**


**David R. Landing, PE**  
*Senior Civil Engineer*  
 CLIENT MANAGER

David will serve as the Client Manager for the Starkey Ranch Community Development District. He provides client coordination and QA/QC across Alliant’s Florida CDD contracts. With over 28 years of experience in civil engineering, utilities, stormwater systems, site development, and permitting, David brings a deep understanding of the infrastructure needs of Florida communities and special districts. His leadership ensures every task order is staffed appropriately, delivered on schedule, and aligned with the District’s standards for quality, compliance, and constructability. David will serve as the District’s primary point of contact throughout this continuing services contract.



**Andrew Mansen, PE**  
*Professional Civil Engineer*  
 ASSISTANT PROJECT MANAGER

Andrew will serve as the Assistant Project Manager for the District. He will play a key role in supporting the Client Manager in managing schedules, budgets, and vendor relationships to ensure projects such as roadways, landscaping, utilities, and recreational facilities are delivered on time and within scope. His responsibilities include preparing reports, tracking progress, and ensuring compliance with district standards and regulatory requirements are met.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**JOSEPH SCHOFIELD, PE  
SENIOR CIVIL ENGINEER**

**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.


**CURT WIMPÉE, PE  
VP SOUTHEAST REGION**

**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.


**ADAM OESTMAN, PE  
PRODUCTION MANAGER**

**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.



**ASHLEY RIVERA**  
**GRADUATE LANDSCAPE ARCHITECT**

**Ms. Rivera** 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., PS**  
**VP FLORIDA LAND SURVEY**

**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**

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.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

## Team Management

Alliant understands that the Starkey Ranch CDD is seeking a multidisciplinary partner who can deliver responsive, high-quality services across a range of disciplines under an on-call framework. Having successfully managed similar continuing services contracts for municipalities and CDDs across Florida and beyond.

Alliant is well versed in the requirements of contracts where flexibility, availability, and accountability are paramount.

## Task Order Process

Our approach to task orders is designed to be efficient, transparent, and client focused.

### ASSIGNMENT REQUEST AND SCOPING

Upon receiving a request from the District, Alliant's Client Manager, David R. Landing, PE will immediately coordinate with the CDD staff to clarify scope, objectives, deliverables, and schedule. We commit to preparing a draft scope, fee, and schedule within three (3) business days.

### TASK AUTHORIZATION

The proposed scope, fee, and schedule will be submitted to the District for review and approval. Once authorized, Alliant will mobilize the appropriate leads and support staff.

### KICKOFF AND WORK PLAN

A brief kickoff meeting will be scheduled (in-person or virtual) to confirm responsibilities, coordination points, and communication protocols. A detailed work plan will then be prepared by the lead manager.

### EXECUTION AND COORDINATION

Each assignment will be lead by the appropriate lead with QA/QC oversight by David R. Landing, PE. Weekly internal team coordination will ensure smooth integration and multidisciplinary tasks.

### QA/QC REVIEWS

All deliverables will undergo a formal QA/QC review prior to submittal. This process, modeled after our successful contracts with multiple municipalities and CDDs, ensures technical accuracy and compliance with City/Town, FDOT and permitting standards.

### SUBMITTAL AND CDD REVIEW

Draft deliverables will be provided for CDD review and comment, followed by final deliverables that incorporate feedback.

### CLOSEOUT AND LESSONS LEARNED

At the conclusion of each task, Alliant will document lessons learned, maintaining a database of past assignments to improve efficiency and continuity on future tasks.

**H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM BACKGROUND AND SERVICES**

**FOUNDED**

1995

Minneapolis, MN


**FLORIDA PRESENCE**

Jacksonville (2015)

Tampa (2023)


**STAFFING**

200 Total

50+ Licensed Professionals

**SERVICES**

 Civil  
Engineering


Survey



Transportation



Traffic


 Landscape  
Architecture


Planning


 Grant  
Writing

**Alliant Engineering Inc.** was founded in 1995 with a mission that continues to guide us today: to build better communities with excellence and passion. In 2025, Alliant proudly celebrates 30 years of service, marking three decades of steady growth, technical innovation, and trusted partnerships with public agencies across the country. From our beginnings in Minneapolis, we have expanded into a full-service, multidisciplinary firm with more than 200 employee-owners.

As an employee-owned company, Alliant is built on a culture of accountability, collaboration, and long-term commitment. Every team member is an owner, which means our staff approaches each assignment with a personal investment in project success and client satisfaction. This model fosters low turnover, strong continuity, and a shared dedication to high-quality, responsive service.

Clients benefit directly from this culture, knowing that project leaders are also stakeholders in Alliant’s long-term performance.

Our team includes professional engineers, surveyors, planners, environmental scientists, landscape architects, and structural specialists who bring diverse expertise and a shared commitment to quality. With more than 50 licensed professionals, we deliver integrated solutions that support resilient, cost-effective, and well-coordinated infrastructure. Our services span civil engineering, water and wastewater systems, stormwater and hydrologic analysis, land surveying, and GIS, transportation, and traffic engineering, permitting, ADA compliance, environmental services, and construction administration.

## H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alliant has steadily expanded its Florida presence to meet the needs of the state’s fast-growing communities and special districts. Our Jacksonville office, opened in 2015, supports municipal, utility, and development clients throughout northeast Florida. In 2023, we expanded further with our Tampa office, strengthening our ability to serve central and west Florida. Together, these offices provide a strong local foundation supported by the technical depth and resources of our 200 plus person firm.

Throughout our 30 years, Alliant has excelled in on-call and continuing services contracts where responsiveness, flexibility, and accountability are essential. We understand the importance of clear communication, well-defined scopes, and timely

Delivery under task order driven work. Whether supporting utility improvements, stormwater system enhancements, roadway or traffic needs, or providing surveying and permitting services, we bring practical, constructible solutions aligned with client priorities.

For the Starkey Ranch Community Development District, Alliant is committed to delivering reliable, high-quality support that reflects the District’s standards and serves the needs of its residents, facilities, and long-term operational goals. Our team stands ready to respond quickly, integrate seamlessly with District staff, and provide the expertise necessary to support the full range of services identified in the RFQ.



As your Client Manager, David R. Landing, PE will serve as the primary point of contact for the Starkey Ranch Community Development District. David brings 28 years of experience in municipal engineering, utilities, stormwater systems, land development, and transportation infrastructure. His background includes managing civil projects, coordinating with permitting agencies, and delivering on-call services across Florida.

David is known for his consistent communication, clear expectations, and practical, constructable solutions. He excels at building strong working relationships with agency staff, guiding multidisciplinary teams, and ensuring that each task order is delivered with the quality and responsiveness the District requires. With David leading this contract, the Starkey Ranch CDD will benefit from a dedicated partner who is committed to client services and supported by the depth and resources of Alliant’s 200+ employee-owners.



## H. ADDITIONAL INFORMATION – QA/QC

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

Quality is at the core of every Alliant assignment. David Landing, PE, will provide quality assurance for every project under the contract. David will review scopes, schedules, and deliverables, ensuring consistency with District standards, City/Town standards, FDOT requirements, and permitting agency expectations. This process mirrors our successful QA/QC programs like the City of Bunnell and Hillsborough County where quality reviews ensured client confidence and repeat task orders.

### COMMUNICATION AND RESPONSIVENESS

Our structure is designed to provide direct access to leadership and clear lines of communication.

- **Single Point of Contact:** Client Manager David R. Landing will serve as the CDD’s first call for all task orders, questions, and updates.
- **Local Responsiveness:** With offices in Tampa and Jacksonville, our staff can mobilize quickly across central Florida.
- **Proactive Updates:** We provide regular checkins and written progress updates to CDD staff, preventing surprises and ensuring alignment.

### COST CONTROL AND EFFICIENCY

As an employee-owned firm, every member of our team is invested in delivering cost-effective, efficient solutions. We leverage:

- **Proven Templates and Tools:** From grant applications to survey databases, saving time on recurring tasks.
- **Early Coordination:** With utilities and permitting agencies to minimize delays.
- **Right-Sized Staffing:** Scaling resources to match each task order’s complexity, avoiding unnecessary costs.

Our experience on continuing services contracts like Hillsborough County demonstrates that we know how to deliver maximum value per task order.

### WHY ALLIANT FOR THE STARKEY RANCH RIVER CDD

The Starkey Ranch CDD will benefit from a partner that offers:



30 years of experience and the capacity of a 200+ person, employee-owned firm.



A Florida-based leadership team (Tampa + Jacksonville) ensuring local responsiveness.



Proven success on continuing services contracts in Florida, including Bunnell, Flagler Beach, Hillsborough County, and multiple others.



Comprehensive in-house expertise across all disciplines being pursued, minimizing coordination challenges and maximizing accountability.

With Alliant, The Starkey Ranch CDD gains the responsiveness of a local team backed by the resources and stability of a seasoned, multidisciplinary firm.

**H. ADDITIONAL INFORMATION – LICENSURE & PREQUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm’s licenses and key staff licenses can be found in **Appendix A**.

**FIRM LICENSURE AND PREQUALIFICATIONS**

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

**VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT**

Alliant Engineering Inc. is not a Minority Business Enterprise (MBE).

**MINORITY BUSINESS ENTERPRISE**

Alliant Engineering, Inc. has not previously performed work for this district.

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**OTSR**

- ◆ 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 Surveying
- ◆ 8.2 – Design, Right-of-Way, and Construction Surveying
- ◆ 8.4 – Right of Way Mapping

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**. AUTHORIZED REPRESENTATIVE**  
*The foregoing is a statement of facts.*

	December 5, 2025
31. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE

**H. ADDITIONAL INFORMATION – CDD EXPERIENCE**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**Alliant’s Continued Growth in the Community Development District Segment:**

Alliant has delivered on-call, continuing services, and multidisciplinary contracts for municipalities, special districts, and public agencies across Florida and nationally. Our work reflects consistent responsiveness, technical accuracy, and the ability to integrate multiple disciplines under one contract.

Alliant has provided ongoing engineering support, permitting assistance, stormwater and utility evaluations, site and roadway improvements, and general civil engineering services for multiple CDDs across northeast Florida. Our work includes task-order based assignments such as stormwater system assessments, drainage improvements, utility coordination, minor roadway and sidewalk upgrades plan reviews, and support for capital planning and maintenance needs. These contracts demonstrate our ability to work seamlessly with District Managers, respond quickly to emerging needs, and deliver practical, constructible solutions within a continuing services framework.

The following is a list of District’s we currently support:

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
Cross Creek	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 continues, 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.

**H. ADDITIONAL INFORMATION – GENERAL QUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER <i>(if any)</i>			
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>							
Alliant Engineering, Inc.				YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046		
10475 Fortune Parkway, Suite 101				<b>OWNERSHIP</b>			
Jacksonville, Florida 32256				TYPE Corporation			
David R. Landing, PE, Client Manager				SMALL BUSINESS STATUS N/A			
(904) 513-3218		dlanding@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.			
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>			
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	12	2	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	21	21	S09	Structural Design	4	
39	Landscape Architect	6	1	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				
	<b>TOTAL:</b>	<b>188</b>	<b>37</b>				
<b>ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS</b> (Insert revenue index number as shown at right)				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>			
a. Federal Work	1			1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work	9			2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million	
<b>c. Total Work</b>	<b>9</b>			3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
				4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million	
				5. \$1 million to less than \$2 million		10. \$50 million or greater	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

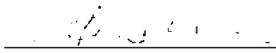
	December 5, 2025
33. SIGNATURE	32. DATE
34. NAME AND TITLE Curt Wimpée, PE / Principal, VP Southeast Region	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER <i>(if any)</i>		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8
3728 Philips Highway, Suite 208				OWNERSHIP		
Jacksonville, Florida 32207				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				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	6		E02	Education Facilities, Classrooms	0.5
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5
15	Construction Inspector	5		E12	Environmental Remediation	0.5
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
	Drillers	8		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
<b>TOTAL:</b>				<b>41</b>		
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
d. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million		
2. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>3. Total Work</b>	<b>7</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

	December 5, 2025
35. SIGNATURE	32. DATE

Antoinette D. Meskel, PE, President, Principal Engineer

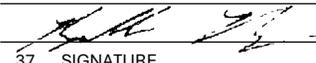
36. NAME AND TITLE

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER (if any)		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
ECS Florida, LLC				YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3	
11554 Davis Creek Court				<b>OWNERSHIP</b>		
Jacksonville, Florida 32256				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		
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>		
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
<b>TOTAL:</b>		<b>294</b>	<b>77</b>			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>		
e. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million		
f. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>g. Total Work</b>	<b>9</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

 37. SIGNATURE	December 5, 2025 32. DATE
Rey Ruiz, PE, SI-Branch Manager 38. NAME AND TITLE	

# APPENDIX A

## CERTIFICATIONS AND LICENSES

**ALLIANT ENGINEERING, INC.**

**December 5, 2025**



# 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



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

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary




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

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



**LANDING, DAVID REED**  
3072 GOLDEN POND BLVD  
ORANGE PARK FL 32065

LICENSE NUMBER: PE0483  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Melanie S. Griffin, Secretary




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

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

LICENSE NUMBER: PE91277  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS

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**WIMPEE, CURTIS MARCEL**  
11410 WILDCROFT TERRACE  
JACKSONVILLE FL 32233

LICENSE NUMBER: PE79764  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS

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**SCHOFIELD, JOSEPH RYAN**  
10475 FORTUNE PKWY.  
SUITE 101  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE69219  
EXPIRATION DATE: FEBRUARY 28, 2027  
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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

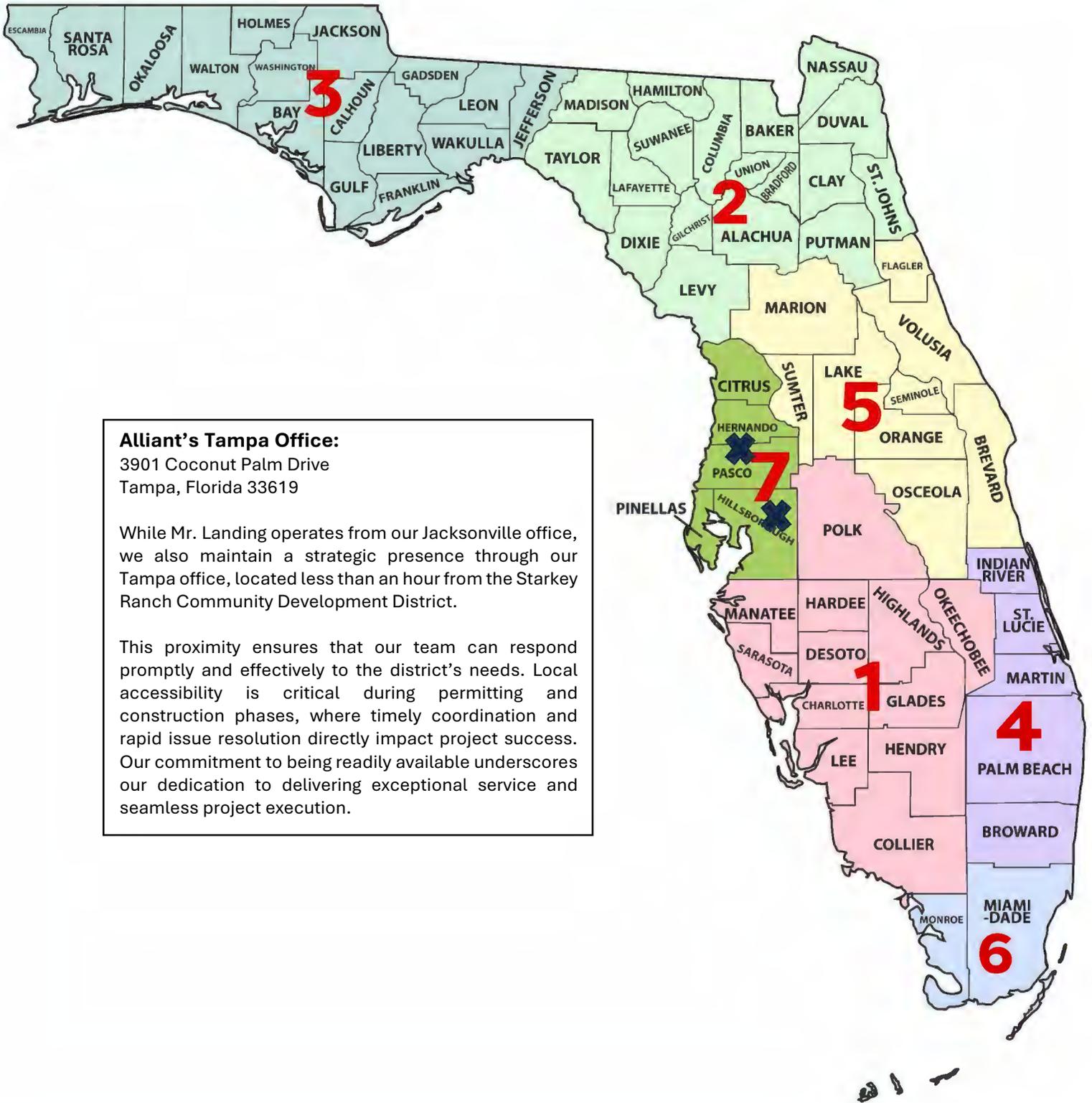


**OESTMAN, ADAM VIKTOR**  
12844 BEAUBIEN RD  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE98440  
EXPIRATION DATE: FEBRUARY 28, 2027  
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**Exhibit 3 – Location Map**

**Alliant’s Tampa Office:**

3901 Coconut Palm Drive  
Tampa, Florida 33619

While Mr. Landing operates from our Jacksonville office, we also maintain a strategic presence through our Tampa office, located less than an hour from the Starkey Ranch Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district’s needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.

December 5, 2025

## RE: Continuing Professional Engineering Services for the Starkey Ranch Community Development District

**Mr. Chuck Adams**  
District Manager

Wrathell, Hunt and Associates  
2300 Glades Rd., Suite 410 W  
Boca Raton, Florida 33431

561.571.0010

**Alliant Engineering, Inc.**  
10475 Fortune Parkway  
Suite 101  
Jacksonville, Florida 32256

Dear Ms. Gillyard and Members of the Evaluation Committee:

**Alliant Engineering Inc.** (Alliant) is pleased to submit our qualifications for professional engineering services on a continuing basis for **The Starkey Ranch Community Development District**. We are a licensed, experienced and multidisciplinary firm prepared to support the District's broad range of infrastructure needs for the District's Capital Improvement Plan, including stormwater management, landscaping improvements, utilities, roadway improvements, transportation, surveying, structural services, and construction phase support.

Alliant has served Florida communities since establishing our Jacksonville office in 2015, with additional regional support in Tampa and national technical depth from our Minneapolis headquarters. Our team understands the operating environment, infrastructure systems, and regulatory landscape in Northeast Florida, and we are familiar with facilities like those operated and maintained by the District.

**Mr. David Landing, PE**, will serve as Client Manager and primary point of contact. David brings extensive municipal experience across Florida and will ensure each task order is staffed appropriately, delivered on schedule, and supported by a clear quality control process. Under his leadership, Alliant will provide consistent communication, responsive project oversight, and coordination with agencies.

With more than 200 professionals nationwide, Alliant offers the District a strong base of licensed engineers, surveyors, designers, planners, and inspectors. Our Florida based staff support rapid response assignments, and our continuing contract experience reinforces our ability to act as an extension of the District staff from planning through design, permitting, and construction.

We appreciate the opportunity to serve **The Starkey Ranch Community Development District** and are committed to delivering high quality, reliable work. Please contact us with any questions or for additional information.

Sincerely,

**Alliant Engineering, Inc.**



**David R. Landing, PE**, Client Manager

☎ 904.513.3218 ✉ [dlanding@alliant-inc.com](mailto:dlanding@alliant-inc.com)

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**ARCHITECT ENGINEER QUALIFICATIONS**
**PART I - CONTRACT-SPECIFIC QUALIFICATIONS**
**A. CONTRACT INFORMATION**

1. TITLE AND LOCATION <i>(City and State)</i> Response to Request for Qualifications for The Starkey Ranch Community Development District	
2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER N/A

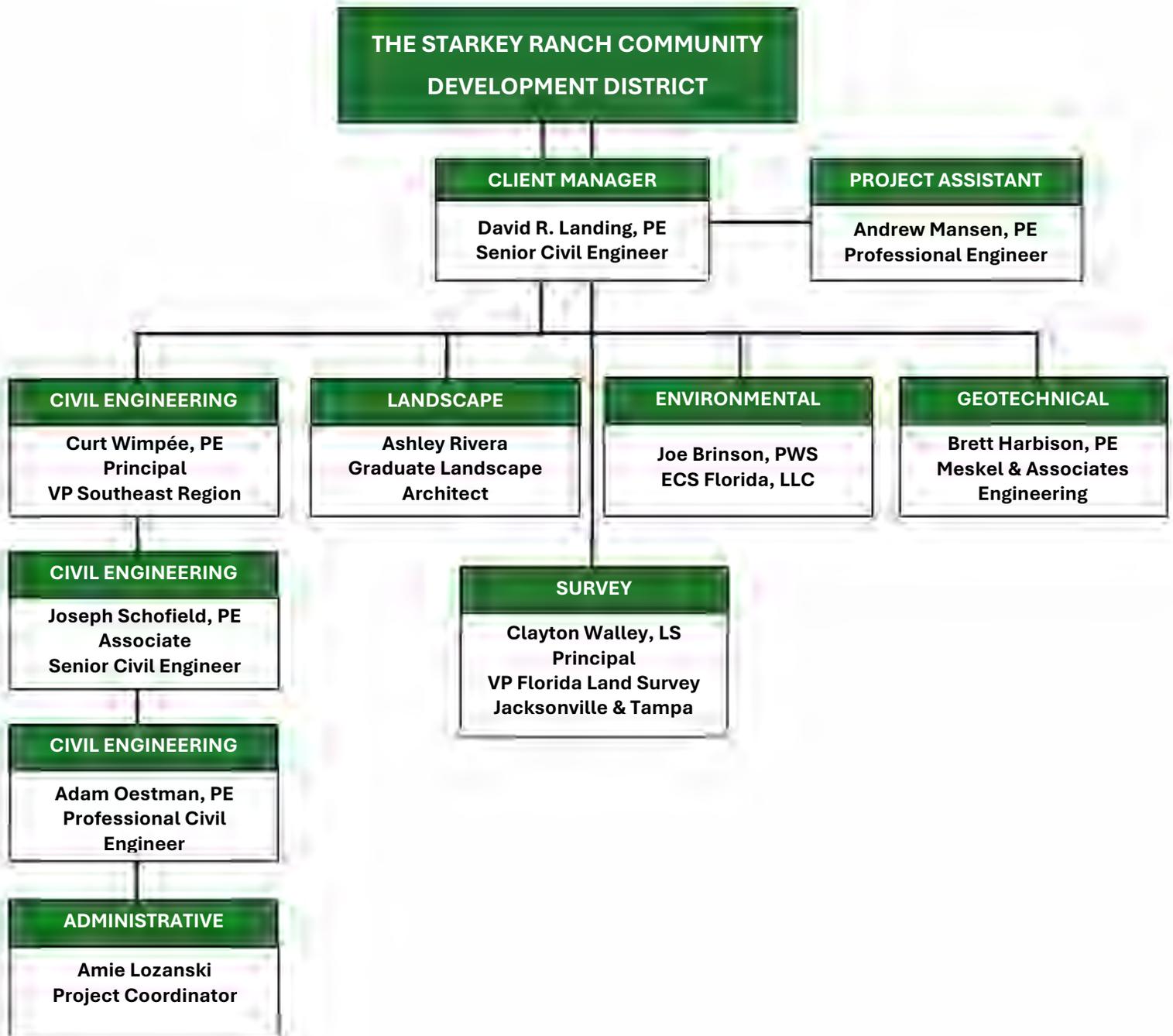
**B. ARCHITECT-ENGINEER POINT OF CONTACT**

1. NAME AND TITLE David R. Landing, PE   Client Manager		
2. NAME OF FIRM Alliant Engineering, Inc.		
6. TELEPHONE NUMBER (904) 513-3218	7. FAX NUMBER	8. E-MAIL ADDRESS dlanding@alliant-inc.com

**C. PROPOSED TEAM**
*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			Alliant Engineering, Inc.  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.			<input checked="" type="checkbox"/>	ECS Florida, LLC  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	11554 Davis Creek Court Jacksonville, Florida 32256	Environmental Services
c.			<input checked="" type="checkbox"/>	Meskel & Associates Engineering  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, Florida 32207	Geotechnical Services
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.						

**D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)**
 (Attached)

**D. Organizational Chart of Proposed Team (Exhibit 1)**


**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  David R. Landing, PE	13. ROLE IN THIS CONTRACT  Client Manager	14. YEARS EXPERIENCE	
		a. TOTAL  27	b. WITH CURRENT FIRM  2
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of North Florida, UNF AS, Civil Engineering Technology, Savannah Technical College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (80483)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2025 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
CONTINUING ENGINEERING SERVICES, TOWN OF ORANGE PARK, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Continuing services for civil engineering, survey, architecture, planning and economic development services. Consultants’ services will be detailed in duly executed work orders for each specific project. Each work order will indicate the scope of services and specific works and functions to be performed and deliverables to be provided. Most recently, Alliant completed a comprehensive pavement assessment within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Engineering services for the district to include preparation of necessary reports and attendance at meetings of the board (if necessary), special reports, feasibility studies, review and execution of documents under the districts trust indentures and monitoring of district projects along with any other requested items by the Board.		

**CONTINUED ON NEXT PAGE**

(1) TITLE AND LOCATION ( <i>City and State</i> ) OTC (OAKLEAF TOWN CENTER) COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
e. (3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE The Engineer will provide general engineering services, including the following subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board of Supervisors in writing. Preparation of any necessary reports and attendance at meetings (if requested). Providing professional engineering services including but not limited to review and execution of documents under the District’s Trust Indentures and monitoring and contract administration associated with the district projects. Periodic site visits, processing contractors’ pay estimates, and any other requested items by the Board.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MIDDLEBURG, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
f. (3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) THE TRAILS COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
g. (3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) SIPS 30-INCH WM & RECLAIMED WATER, CITY OF JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION ( <i>If applicable</i> )
h. (3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE Mr. Landing served as a Staff Engineer for the design, permitting, and construction support services for Phase II of the SIPS Program. This critical infrastructure project focused on transferring partially treated raw water from JEA’s North Grid (Main Street Water Treatment Plant) to the South Grids (Deerwood and Greenland Water Treatment Plants). The project included the installation of over 41,000 linear feet of water main, consisting of 26,000 LF of 30-inch ductile iron pipe (DIP) installed via open-cut and 15,000 LF of 36-inch HDPE installed through nine separate horizontal directional drills (HDDs). Mr. Landing’s responsibilities included supporting design development, coordinating permitting efforts, and providing engineering support throughout construction.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) SR 207 WM EXT. – PH. II, SJC UTILITY DEPARTMENT, ST. JOHNS COUNTY, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION ( <i>If applicable</i> )
i. (3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE David served as the QA/QC Engineer and Site Construction Inspector for the design and construction of approximately 2,900 linear feet of 24-inch PVC water main, installed within St. Johns County Utility Department (SJCUD) easements and Florida Department of Transportation (FDOT) rights-of-way. The project included a 42-inch steel casing installed via jack-and-auger bore beneath SR 206 and a 30-inch HDPE water main installed via horizontal directional drill (HDD) beneath Interstate 95.	<input type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  <b>Andrew Mansen, PE</b>	13. ROLE IN THIS CONTRACT  <b>Project Assistant</b>	13. ROLE IN THIS CONTRACT  <b>Project Manager</b>
15. FIRM NAME AND LOCATION (City and State) <b>Alliant Engineering, Inc.</b>		
16. EDUCATION (Degree and Specialization)  <b>BS, Civil Engineering, California State University</b>	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  <b>Professional Engineer in Florida</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)		

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
<b>BARBER POINTE SUBDIVISION, CITY OF MACCLENNY, FL</b>	PROFESSIONAL SERVICES <b>2025</b>	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>a. Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.</b>		
<b>GROVELAND RETAIL DEVELOPMENT, CITY OF GROVELAND, FL</b>	PROFESSIONAL SERVICES <b>2024</b>	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>b. Andrew led civil engineering efforts for Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.</b>		
<b>THE HARBOUR, CITY OF JACKSONVILLE, FLORIDA</b>	PROFESSIONAL SERVICES <b>2024</b>	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>c. Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.</b>		
<b>(1) TITLE AND LOCATION (City and State)</b>	(2) YEAR COMPLETED	
<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b>	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>d.</b>		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**
*(Complete one Section E for each key person.)*

12. NAME  Joseph Schofield, PE	13. ROLE IN THIS CONTRACT  Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  21	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i>  MBA, St. Leo University  BS, Civil Engineering, University of North Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  Professional Engineer in Florida (69219)	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SHADOWCREST AT ROLLING HILLS, PH. 3B & 3D, GREEN COVE SPRINGS, FL	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> a. Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractors, vendors, and supplier invoices and pay applications to help ensure proper use of the bond funds. The scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.		
BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> b. Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.		
PONCE PRESERVE SUBDIVISION, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> c. Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
RYAN'S LANDING SUBDIVISION, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> d. Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
UNIVERSITY OF FLORIDA CLUBHOUSE, JACKSONVILLE, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> e. Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Adam Oestman, PE	13. ROLE IN THIS CONTRACT  Production Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  6	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Murray State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (98440)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a phased medical campus as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a church and associated recreational areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>e.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for 330 multi-family units and associated recreation areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>F.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Curt Wimpée, PE	13. ROLE IN THIS CONTRACT  Principal, VP Southeast Region	14. YEARS EXPERIENCE	
		a. TOTAL  29	b. WITH CURRENT FIRM  10
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, University of Minnesota		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (79764) Minnesota (40487), Georgia (031340), N. Carolina (053415) S. Carolina (41355), and Tennessee (125610)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Professional Affiliations include American Society of Professional Engineers, FCARD, NEFBA, NAIOP, and ULI			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
CONSULTING ENGINEER, CITY OF BUNNELL, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, TOWN OF ORANGE PARK, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. This is an on-going contract with the Town. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations, and public engagement.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Ashley Rivera	13. ROLE IN THIS CONTRACT  Graduate Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL  4	b. WITH CURRENT FIRM  2

15. FIRM NAME AND LOCATION (City and State)

Alliant Engineering, Inc.

16. EDUCATION (Degree and Specialization)

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

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)

Pending

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided civil design services for the first disc golf course in Flagler County, located in Palm Coast, FL. The course is being built on nine acres of land donated to the city by Marbella Apartments, LLC. The course features 18-holes, restrooms, shade structures, parking lot, and water stations.		
THE HARBOUR, JACKSONVILLE, FL	2023	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Ashley assisted with the enhanced landscape development of The Harbour, a 43.8-acre luxury mixed-use development site located on Jacksonville's Intracoastal Waterway. This rare parcel will feature 560 residential units, 106,000 SF of hospitality/commercial/office space and up to 650 wet/dry marina boat storage slips.		
SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	2023	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Ashley played a key design roll for the 150-acre master planned community developed by Tierra Linda, which will include approximately 312 multi-family units and other commercial development opportunities.		
WINTER HAVEN COMPLETE STREET DESIGN, WINTER HAVEN, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Winter Haven has implemented complete street initiatives to make roadways safer and more inclusive for pedestrians, cyclists, and motorists. The city and Polk TPO are working with Alliant on civil design to create a connected and sustainable transportation network by incorporating features like shared-use paths and sidewalks to improve overall safety and accessibility.		
MATANZAS COVE AMENITY, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Ashley assisted with the Matanzas Cove Amenity Center which features a zero-entry pool (gradual beach like entry into the pool is a modern design element for easy access), cabana, and summer kitchen for the 55+ community. The design and features cater to an age-restricted community focused on a relaxed lifestyle.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Clayton Walley, L.S., PSM	13. ROLE IN THIS CONTRACT  VP Florida Land Survey	14. YEARS EXPERIENCE	
		a. TOTAL  25	b. WITH CURRENT FIRM  6
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS Business, Project Management, University of Phoenix		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Surveyor in Florida (LS7209)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
STADIUM OF THE FUTURE, AREA C, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.		
RIVER CITY SCIENCE ACADEMY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced filed technology, and pre-calculated data workflows allowed for accurate, efficient fieldwork and reduced costs to the client. Optional services such as building pad layout and storm-tech system staking were also available.		
PECAN PARK ROAD, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Survey Manager on this project, that will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.		
LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Pre-Development work completed for up to 845 residential units within the development. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Joe Brinson, PWS	13. ROLE IN THIS CONTRACT  Environmental Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL  26	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) ECS Florida, LLC			
16. EDUCATION (Degree and Specialization) BS, Forest Resource Management / Forest Biometrics, University of Georgia		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Wetland Scientist	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
TOWN CENTER BOULEVARD PROPERTY, PALM COAST, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Project Manager, ECS completed an ecological study with the purpose of evaluating the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
DIXIE ELLIS TRAIL, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.		
BEAUTYREST AVENUE PROPERTY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
FIRST COAST EXPRESSWAY, MIDDLEBURG, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
BAINBRIDGE NOCATEE PARKWAY PROJECT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Brett H. Harbison, PE, Principal Engineer	13. ROLE IN THIS CONTRACT  Director of Transportation & Geotechnical Services	14. YEARS EXPERIENCE	
		a. TOTAL  18	b. WITH CURRENT FIRM  8
15. FIRM NAME AND LOCATION (City and State) Meskel & Associates Engineering, PLLC			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Florida State University (FSU) Graduate Courses, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (74679) Professional Engineer in Georgia (PE37919)	
20. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**21. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long; the replacement bridge will be about the same.		
<b>b.</b> FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.		
<b>c.</b> COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors thru the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.		
<b>d.</b> COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  1
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21. TITLE AND LOCATION <i>(City and State)</i>  ANABELLE ISLAND, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER KB Homes	b. POINT OF CONTACT NAME Forward Planner	c. POINT OF CONTACT TELEPHONE NUMBER (904) 596-6800
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.

**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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  2
21. TITLE AND LOCATION <i>(City and State)</i>  BEACHVIEW COVE, ORMOND BEACH, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project 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)

WILDLIGHT COMMUNITY, NASSAU COUNTY, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

AJ Johns and Burnam

b. POINT OF CONTACT NAME

Todd Patrick

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 641-2055

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)**


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.

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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>4</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  ADVENTHEALTH, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER HuntonBrady Architects	b. POINT OF CONTACT NAME Christopher Dunlop, AIA, ACHA	c. POINT OF CONTACT TELEPHONE NUMBER (407) 839-0886
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*

**SERVICES**

**CIVIL ENGINEERING**

**CONSTRUCTION SERVICES**

**LAND SURVEY**

**TRAFFIC ENGINEERING**
**ADDITIONAL SERVICES**

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

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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

**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 <i>(City and State)</i>  HILLSBOROUGH COUNTY EMERGENCY VEHICLE PREEMPTION, TAMPA BAY, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Hillsborough County, FL	b. POINT OF CONTACT NAME Scott Stromer	c. POINT OF CONTACT TELEPHONE NUMBER (813) 635-5400
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Tampa, FL	Traffic Engineer

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>6</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  SADDLEBROOK LANDINGS APARTMENT COMMUNITY, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***

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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME  <b>a. Alliant Engineering, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project Engineer, Land Survey
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  7
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21. TITLE AND LOCATION <i>(City and State)</i>  WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Bunnell, FL	b. POINT OF CONTACT NAME Dustin Vost, Infrastructure Director	c. POINT OF CONTACT TELEPHONE NUMBER (386) 437-7515
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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**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)*

TALLAHASSEE MEMORIAL HEALTHCARE CAMPUS EXPANSION TO PANAMA CITY BEACH, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2022

 CONSTRUCTION *(If applicable)*

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Panama City Beach, FL

b. POINT OF CONTACT NAME

Dan Velazquez

c. POINT OF CONTACT TELEPHONE NUMBER

(866) 417-7133

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>9</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2024</b>	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER City of Jacksonville, FL	b. POINT OF CONTACT NAME Debbie Carter, Project Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***


A NEW DAY.



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.

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

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

**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)*

REVERIE AT PALM COAST, PALM COAST, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2024

 CONSTRUCTION *(If applicable)*

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Sunbelt Land Management

b. POINT OF CONTACT NAME

Ken Belshe

c. POINT OF CONTACT TELEPHONE NUMBER

(386) 986-2411

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.**




## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project 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

11

 21. TITLE AND LOCATION *(City and State)*

 SWEETGRASS APARTMENTS, PHASE 1, ENHANCED LANDSCAPE  
ST MARY'S, GA

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
2022

 CONSTRUCTION *(If applicable)*
**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Sweetgrass Acquisition, LLC

b. POINT OF CONTACT NAME

Jeff Klotz, Manager

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 247-5334

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project 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  
 12

21. TITLE AND LOCATION <i>(City and State)</i> TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER (904) 436-6270
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*


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 an 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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. ECS Florida, LLC	Jacksonville, FL	Environmental

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  11
21. TITLE AND LOCATION <i>(City and State)</i>  SAWMILL BRANCH ROUNDABOUT, PALM COAST, FL		22. YEAR COMPLETED  PROFESSIONAL SERVICES 2023  CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER D.R. Horton, Inc.	b. POINT OF CONTACT NAME Shane Ricci	c. POINT OF CONTACT TELEPHONE NUMBER (952) 985-7272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project Engineer, Land Survey

**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  
 12

 21. TITLE AND LOCATION *(City and State)*

SHADOWCREST AT ROLLING HILLS, PH. 3B &amp; 3C, GREEN COVE SPRINGS, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2022

 CONSTRUCTION *(If applicable)*

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Shadow Crest at Rolling Hills CDD

b. POINT OF CONTACT NAME

Marilee Giles

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 940-5850 Ext. 412

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
David R. Landing, PE	Civil Engineering														
Andrew Mansen, PE	Civil Engineering	X	X				X		X						
Joseph Schofield, PE	Civil Engineering	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X		X		X
Curt Wimpée, PE	Civil Engineering			X	X			X			X				
Ashley Rivera	Landscape Architecture	X		X				X			X	X			X
Clayton Walley, L.S.	Survey	X		X			X	X		X		X		X	X

**29. EXAMPLE PROJECTS KEY**

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1.	Anabelle Island	8.	Tallahassee Memorial Healthcare Campus Exp.
2.	Beachview Cove	9.	Riverfront Jax
3.	Wildlight Community	10.	Spring Lake Subdivision
4.	AdventHealth	11.	Sweetgrass Multi-Family
5.	Hillsborough County EVP	12.	Trout Creek Community Development District
6.	Saddlebrook Landings	13.	Sawmill Branch Roundabout
7.	Whiteview Subdivision	14.	Rolling Hills Community Development District

**Exhibit 2 – Projected Schedule**

Staff	20%	40%	60%	80%	100%
Client Manager	█	█	█	█	█
Project Manager	█	█	█	█	█
Water Resources	█	█	█	█	█
Professional Land Surveyor	█	█	█	█	█
Roadway Design	█	█	█	█	█
Construction and Inspection	█	█	█	█	█
Contract Administration	█	█	█	█	█


**Percent Committed**

**CDD**

**Excess Availability**

**H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**PERSONNEL QUALIFICATIONS AND BIOS**

Alliant’s greatest strength lies in our people. As a 200 plus person, employee-owned firm with more than 50 licensed professionals, we bring a multidisciplinary team of engineers, surveyors, planners, and technical specialists who are full invested in the success of every project. Our staff are highly qualified in their disciplines and experienced in delivering on-call and continuing services contracts where responsiveness, accountability, and seamless coordination with agency staff are essential.

For the Starkey Ranch Community Development District, David R. Landing, PE will serve as Client Manager and lead our team. He is supported by senior professionals across the service areas outlined in the RFQ. This includes civil engineering, surveying, stormwater, water and wastewater systems, reclaimed water and irrigation infrastructure, transportation and roadway design, structural and architectural support, landscape architecture, environmental services, construction administration, and other specialty services identified by the District.

What sets Alliant’s team apart is the balance of local expertise and national depth. Our Florida offices in Jacksonville and Tampa anchor project leadership and provide quick mobilization, familiarity with regional utility and permitting processes, and direct experience with infrastructure systems similar to those owned and operated and operated by the District. They are supported by a broader network of Alliant employee-owners who contribute specialized technical skills, QA/QC support, and the resources of a 30-year firm. This allows the District to receive personalized attention of a local consultant backed by the strength and capacity of a larger multidisciplinary team.

The resumes included in the Qualification Statement highlight each individual’s qualifications, relevant project experience, and areas of specialization. Each resume has been tailored to demonstrate how Alliant’s team is positioned to support the District’s continuing contract needs and the full range of services identified in the RFQ.


**CDD LEADERSHIP TEAM**


**David R. Landing, PE**  
*Senior Civil Engineer*  
 CLIENT MANAGER

David will serve as the Client Manager for the Starkey Ranch Community Development District. He provides client coordination and QA/QC across Alliant’s Florida CDD contracts. With over 28 years of experience in civil engineering, utilities, stormwater systems, site development, and permitting, David brings a deep understanding of the infrastructure needs of Florida communities and special districts. His leadership ensures every task order is staffed appropriately, delivered on schedule, and aligned with the District’s standards for quality, compliance, and constructability. David will serve as the District’s primary point of contact throughout this continuing services contract.



**Andrew Mansen, PE**  
*Professional Civil Engineer*  
 ASSISTANT PROJECT MANAGER

Andrew will serve as the Assistant Project Manager for the District. He will play a key role in supporting the Client Manager in managing schedules, budgets, and vendor relationships to ensure projects such as roadways, landscaping, utilities, and recreational facilities are delivered on time and within scope. His responsibilities include preparing reports, tracking progress, and ensuring compliance with district standards and regulatory requirements are met.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**JOSEPH SCHOFIELD, PE  
SENIOR CIVIL ENGINEER**

**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.


**CURT WIMPÉE, PE  
VP SOUTHEAST REGION**

**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.


**ADAM OESTMAN, PE  
PRODUCTION MANAGER**

**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.



**ASHLEY RIVERA**  
**GRADUATE LANDSCAPE ARCHITECT**

**Ms. Rivera** 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., PS**  
**VP FLORIDA LAND SURVEY**

**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**

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.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

## Team Management

Alliant understands that the Starkey Ranch CDD is seeking a multidisciplinary partner who can deliver responsive, high-quality services across a range of disciplines under an on-call framework. Having successfully managed similar continuing services contracts for municipalities and CDDs across Florida and beyond.

Alliant is well versed in the requirements of contracts where flexibility, availability, and accountability are paramount.

## Task Order Process

Our approach to task orders is designed to be efficient, transparent, and client focused.

### ASSIGNMENT REQUEST AND SCOPING

Upon receiving a request from the District, Alliant's Client Manager, David R. Landing, PE will immediately coordinate with the CDD staff to clarify scope, objectives, deliverables, and schedule. We commit to preparing a draft scope, fee, and schedule within three (3) business days.

### TASK AUTHORIZATION

The proposed scope, fee, and schedule will be submitted to the District for review and approval. Once authorized, Alliant will mobilize the appropriate leads and support staff.

### KICKOFF AND WORK PLAN

A brief kickoff meeting will be scheduled (in-person or virtual) to confirm responsibilities, coordination points, and communication protocols. A detailed work plan will then be prepared by the lead manager.

### EXECUTION AND COORDINATION

Each assignment will be lead by the appropriate lead with QA/QC oversight by David R. Landing, PE. Weekly internal team coordination will ensure smooth integration and multidisciplinary tasks.

### QA/QC REVIEWS

All deliverables will undergo a formal QA/QC review prior to submittal. This process, modeled after our successful contracts with multiple municipalities and CDDs, ensures technical accuracy and compliance with City/Town, FDOT and permitting standards.

### SUBMITTAL AND CDD REVIEW

Draft deliverables will be provided for CDD review and comment, followed by final deliverables that incorporate feedback.

### CLOSEOUT AND LESSONS LEARNED

At the conclusion of each task, Alliant will document lessons learned, maintaining a database of past assignments to improve efficiency and continuity on future tasks.

**H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM BACKGROUND AND SERVICES**

**FOUNDED**

 1995  
 Minneapolis, MN

**FLORIDA PRESENCE**

 Jacksonville (2015)  
 Tampa (2023)

**STAFFING**

 200 Total  
 50+ Licensed Professionals

**SERVICES**

 Civil  
 Engineering


Survey



Transportation



Traffic


 Landscape  
 Architecture


Planning


 Grant  
 Writing

**Alliant Engineering Inc.** was founded in 1995 with a mission that continues to guide us today: to build better communities with excellence and passion. In 2025, Alliant proudly celebrates 30 years of service, marking three decades of steady growth, technical innovation, and trusted partnerships with public agencies across the country. From our beginnings in Minneapolis, we have expanded into a full-service, multidisciplinary firm with more than 200 employee-owners.

As an employee-owned company, Alliant is built on a culture of accountability, collaboration, and long-term commitment. Every team member is an owner, which means our staff approaches each assignment with a personal investment in project success and client satisfaction. This model fosters low turnover, strong continuity, and a shared dedication to high-quality, responsive service.

Clients benefit directly from this culture, knowing that project leaders are also stakeholders in Alliant’s long-term performance.

Our team includes professional engineers, surveyors, planners, environmental scientists, landscape architects, and structural specialists who bring diverse expertise and a shared commitment to quality. With more than 50 licensed professionals, we deliver integrated solutions that support resilient, cost-effective, and well-coordinated infrastructure. Our services span civil engineering, water and wastewater systems, stormwater and hydrologic analysis, land surveying, and GIS, transportation, and traffic engineering, permitting, ADA compliance, environmental services, and construction administration.

## H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alliant has steadily expanded its Florida presence to meet the needs of the state’s fast-growing communities and special districts. Our Jacksonville office, opened in 2015, supports municipal, utility, and development clients throughout northeast Florida. In 2023, we expanded further with our Tampa office, strengthening our ability to serve central and west Florida. Together, these offices provide a strong local foundation supported by the technical depth and resources of our 200 plus person firm.

Throughout our 30 years, Alliant has excelled in on-call and continuing services contracts where responsiveness, flexibility, and accountability are essential. We understand the importance of clear communication, well-defined scopes, and timely

Delivery under task order driven work. Whether supporting utility improvements, stormwater system enhancements, roadway or traffic needs, or providing surveying and permitting services, we bring practical, constructible solutions aligned with client priorities.

For the Starkey Ranch Community Development District, Alliant is committed to delivering reliable, high-quality support that reflects the District’s standards and serves the needs of its residents, facilities, and long-term operational goals. Our team stands ready to respond quickly, integrate seamlessly with District staff, and provide the expertise necessary to support the full range of services identified in the RFQ.



As your Client Manager, David R. Landing, PE will serve as the primary point of contact for the Starkey Ranch Community Development District. David brings 28 years of experience in municipal engineering, utilities, stormwater systems, land development, and transportation infrastructure. His background includes managing civil projects, coordinating with permitting agencies, and delivering on-call services across Florida.

David is known for his consistent communication, clear expectations, and practical, constructable solutions. He excels at building strong working relationships with agency staff, guiding multidisciplinary teams, and ensuring that each task order is delivered with the quality and responsiveness the District requires. With David leading this contract, the Starkey Ranch CDD will benefit from a dedicated partner who is committed to client services and supported by the depth and resources of Alliant’s 200+ employee-owners.



## H. ADDITIONAL INFORMATION – QA/QC

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

Quality is at the core of every Alliant assignment. David Landing, PE, will provide quality assurance for every project under the contract. David will review scopes, schedules, and deliverables, ensuring consistency with District standards, City/Town standards, FDOT requirements, and permitting agency expectations. This process mirrors our successful QA/QC programs like the City of Bunnell and Hillsborough County where quality reviews ensured client confidence and repeat task orders.

### COMMUNICATION AND RESPONSIVENESS

Our structure is designed to provide direct access to leadership and clear lines of communication.

- **Single Point of Contact:** Client Manager David R. Landing will serve as the CDD’s first call for all task orders, questions, and updates.
- **Local Responsiveness:** With offices in Tampa and Jacksonville, our staff can mobilize quickly across central Florida.
- **Proactive Updates:** We provide regular checkins and written progress updates to CDD staff, preventing surprises and ensuring alignment.

### COST CONTROL AND EFFICIENCY

As an employee-owned firm, every member of our team is invested in delivering cost-effective, efficient solutions. We leverage:

- **Proven Templates and Tools:** From grant applications to survey databases, saving time on recurring tasks.
- **Early Coordination:** With utilities and permitting agencies to minimize delays.
- **Right-Sized Staffing:** Scaling resources to match each task order’s complexity, avoiding unnecessary costs.

Our experience on continuing services contracts like Hillsborough County demonstrates that we know how to deliver maximum value per task order.

### WHY ALLIANT FOR THE STARKEY RANCH RIVER CDD

The Starkey Ranch CDD will benefit from a partner that offers:



30 years of experience and the capacity of a 200+ person, employee-owned firm.



A Florida-based leadership team (Tampa + Jacksonville) ensuring local responsiveness.



Proven success on continuing services contracts in Florida, including Bunnell, Flagler Beach, Hillsborough County, and multiple others.



Comprehensive in-house expertise across all disciplines being pursued, minimizing coordination challenges and maximizing accountability.

With Alliant, The Starkey Ranch CDD gains the responsiveness of a local team backed by the resources and stability of a seasoned, multidisciplinary firm.

**H. ADDITIONAL INFORMATION – LICENSURE & PREQUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm’s licenses and key staff licenses can be found in **Appendix A**.

**FIRM LICENSURE AND PREQUALIFICATIONS**

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

**VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT**

Alliant Engineering Inc. is not a Minority Business Enterprise (MBE).

**MINORITY BUSINESS ENTERPRISE**

Alliant Engineering, Inc. has not previously performed work for this district.

---

**OTSR**

- ◆ 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 Surveying
- ◆ 8.2 – Design, Right-of-Way, and Construction Surveying
- ◆ 8.4 – Right of Way Mapping

---

**. AUTHORIZED REPRESENTATIVE**  
*The foregoing is a statement of facts.*

	December 5, 2025
31. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE

**H. ADDITIONAL INFORMATION – CDD EXPERIENCE**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**Alliant’s Continued Growth in the Community Development District Segment:**

Alliant has delivered on-call, continuing services, and multidisciplinary contracts for municipalities, special districts, and public agencies across Florida and nationally. Our work reflects consistent responsiveness, technical accuracy, and the ability to integrate multiple disciplines under one contract.

Alliant has provided ongoing engineering support, permitting assistance, stormwater and utility evaluations, site and roadway improvements, and general civil engineering services for multiple CDDs across northeast Florida. Our work includes task-order based assignments such as stormwater system assessments, drainage improvements, utility coordination, minor roadway and sidewalk upgrades plan reviews, and support for capital planning and maintenance needs. These contracts demonstrate our ability to work seamlessly with District Managers, respond quickly to emerging needs, and deliver practical, constructible solutions within a continuing services framework.

The following is a list of District’s we currently support:

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
Cross Creek	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 continues, 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.

**H. ADDITIONAL INFORMATION – GENERAL QUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER <i>(if any)</i>			
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>							
Alliant Engineering, Inc.				YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046		
10475 Fortune Parkway, Suite 101				<b>OWNERSHIP</b>			
Jacksonville, Florida 32256				TYPE Corporation			
David R. Landing, PE, Client Manager				SMALL BUSINESS STATUS N/A			
(904) 513-3218		dlanding@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.			
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>			
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	12	2	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	21	21	S09	Structural Design	4	
39	Landscape Architect	6	1	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				
	<b>TOTAL:</b>	<b>188</b>	<b>37</b>				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>			
a. Federal Work	1			1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work	9			2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million	
<b>c. Total Work</b>	<b>9</b>			3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
				4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million	
				5. \$1 million to less than \$2 million		10. \$50 million or greater	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

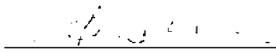
	December 5, 2025
33. SIGNATURE	32. DATE
34. NAME AND TITLE Curt Wimpée, PE / Principal, VP Southeast Region	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER <i>(if any)</i>		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008	YEAR ESTABLISHED DVZYP4E9Q3L8	
3728 Philips Highway, Suite 208				OWNERSHIP		
Jacksonville, Florida 32207				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				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	6		E02	Education Facilities, Classrooms	0.5
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5
15	Construction Inspector	5		E12	Environmental Remediation	0.5
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
	Drillers	8		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
<b>TOTAL:</b>				<b>41</b>		
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
d. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million		
2. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>3. Total Work</b>	<b>7</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

	December 5, 2025
35. SIGNATURE	32. DATE

Antoinette D. Meskel, PE, President, Principal Engineer

36. NAME AND TITLE

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER (if any)		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
ECS Florida, LLC				YEAR ESTABLISHED 2017		YEAR ESTABLISHED MNVJKQ85HFG3
11554 Davis Creek Court				<b>OWNERSHIP</b>		
Jacksonville, Florida 32256				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		
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>		
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
<b>TOTAL:</b>		<b>294</b>	<b>77</b>			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>		
e. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million		
f. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>g. Total Work</b>	<b>9</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

 37. SIGNATURE	December 5, 2025 32. DATE
Rey Ruiz, PE, SI-Branch Manager 38. NAME AND TITLE	

# APPENDIX A

## CERTIFICATIONS AND LICENSES

**ALLIANT ENGINEERING, INC.**

**December 5, 2025**



# 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



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

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary




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

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

**LANDING, DAVID REED**  
3072 GOLDEN POND BLVD  
ORANGE PARK FL 32073

LICENSE NUMBER: PE0483  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Melanie S. Griffin, Secretary




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BOARD OF PROFESSIONAL ENGINEERS

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

LICENSE NUMBER: PE91277  
EXPIRATION DATE: FEBRUARY 28, 2027  
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS

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

**WIMPEE, CURTIS MARCEL**  
11410 WILDCROFT TERRACE  
JACKSONVILLE FL 32233

LICENSE NUMBER: PE79764  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS

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**SCHOFIELD, JOSEPH RYAN**  
10475 FORTUNE PKWY.  
SUITE 101  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE69219  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS

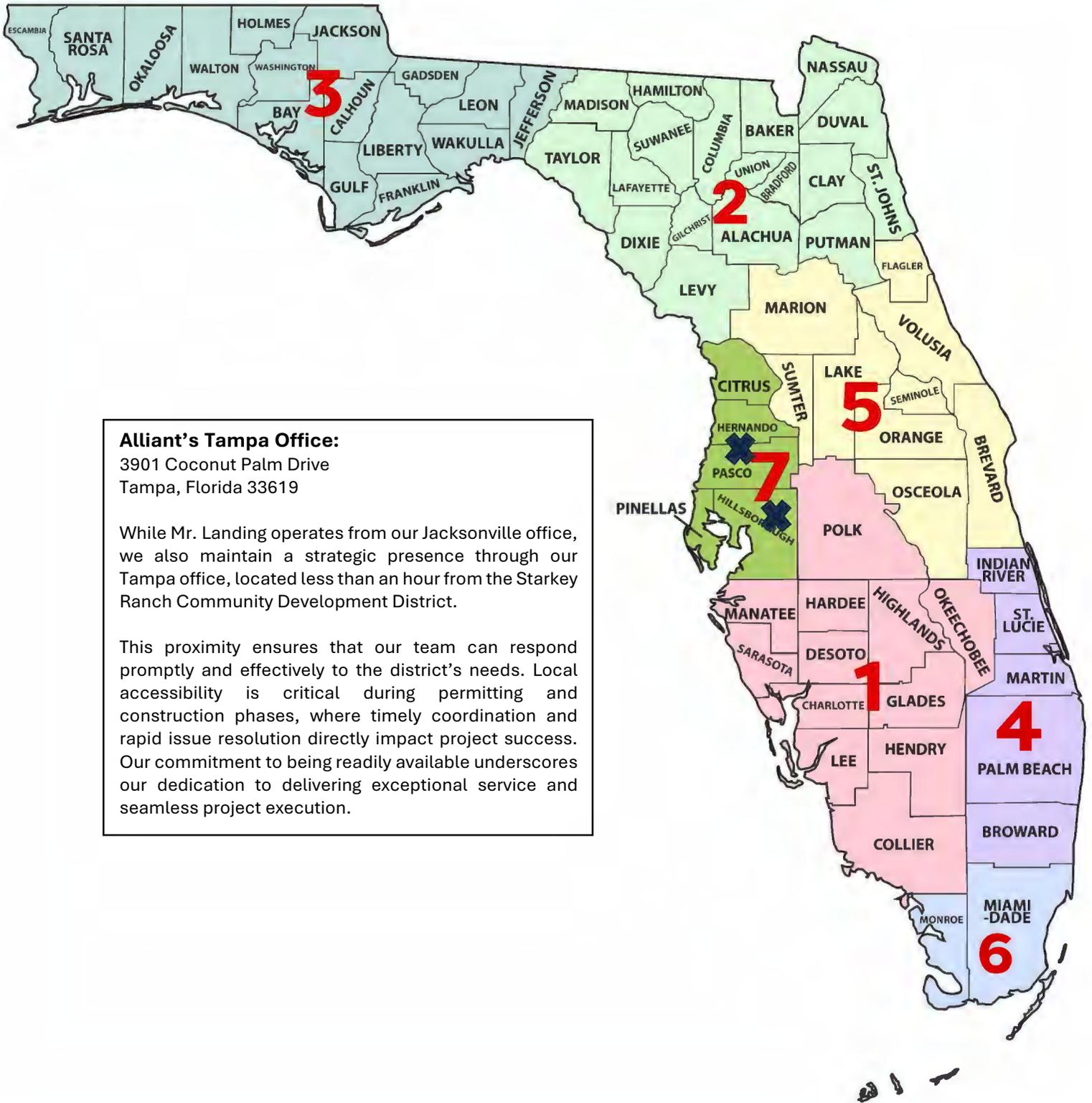
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**OESTMAN, ADAM VIKTOR**  
12844 BEAUBIEN RD  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE98440  
EXPIRATION DATE: FEBRUARY 28, 2027  
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**Exhibit 3 – Location Map**

**Alliant's Tampa Office:**

3901 Coconut Palm Drive  
Tampa, Florida 33619

While Mr. Landing operates from our Jacksonville office, we also maintain a strategic presence through our Tampa office, located less than an hour from the Starkey Ranch Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district's needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.

December 5, 2025

## RE: Continuing Professional Engineering Services for the Starkey Ranch Community Development District

**Mr. Chuck Adams**  
*District Manager*

Wrathell, Hunt and Associates  
2300 Glades Rd., Suite 410 W  
Boca Raton, Florida 33431

561.571.0010

**Alliant Engineering, Inc.**  
10475 Fortune Parkway  
Suite 101  
Jacksonville, Florida 32256

Dear Ms. Gillyard and Members of the Evaluation Committee:

**Alliant Engineering Inc.** (Alliant) is pleased to submit our qualifications for professional engineering services on a continuing basis for **The Starkey Ranch Community Development District**. We are a licensed, experienced and multidisciplinary firm prepared to support the District's broad range of infrastructure needs for the District's Capital Improvement Plan, including stormwater management, landscaping improvements, utilities, roadway improvements, transportation, surveying, structural services, and construction phase support.

Alliant has served Florida communities since establishing our Jacksonville office in 2015, with additional regional support in Tampa and national technical depth from our Minneapolis headquarters. Our team understands the operating environment, infrastructure systems, and regulatory landscape in Northeast Florida, and we are familiar with facilities like those operated and maintained by the District.

**Mr. David Landing, PE**, will serve as Client Manager and primary point of contact. David brings extensive municipal experience across Florida and will ensure each task order is staffed appropriately, delivered on schedule, and supported by a clear quality control process. Under his leadership, Alliant will provide consistent communication, responsive project oversight, and coordination with agencies.

With more than 200 professionals nationwide, Alliant offers the District a strong base of licensed engineers, surveyors, designers, planners, and inspectors. Our Florida based staff support rapid response assignments, and our continuing contract experience reinforces our ability to act as an extension of the District staff from planning through design, permitting, and construction.

We appreciate the opportunity to serve **The Starkey Ranch Community Development District** and are committed to delivering high quality, reliable work. Please contact us with any questions or for additional information.

Sincerely,

**Alliant Engineering, Inc.**



**David R. Landing, PE**, *Client Manager*

☎ 904.513.3218 ✉ [dlanding@alliant-inc.com](mailto:dlanding@alliant-inc.com)

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Adam Oestman, PE, .....	10
Curtis Wimpée, PE .....	11
Ashley Rivera .....	12
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**ARCHITECT ENGINEER QUALIFICATIONS**
**PART I - CONTRACT-SPECIFIC QUALIFICATIONS**
**A. CONTRACT INFORMATION**

1. TITLE AND LOCATION <i>(City and State)</i> Response to Request for Qualifications for The Starkey Ranch Community Development District	
2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER N/A

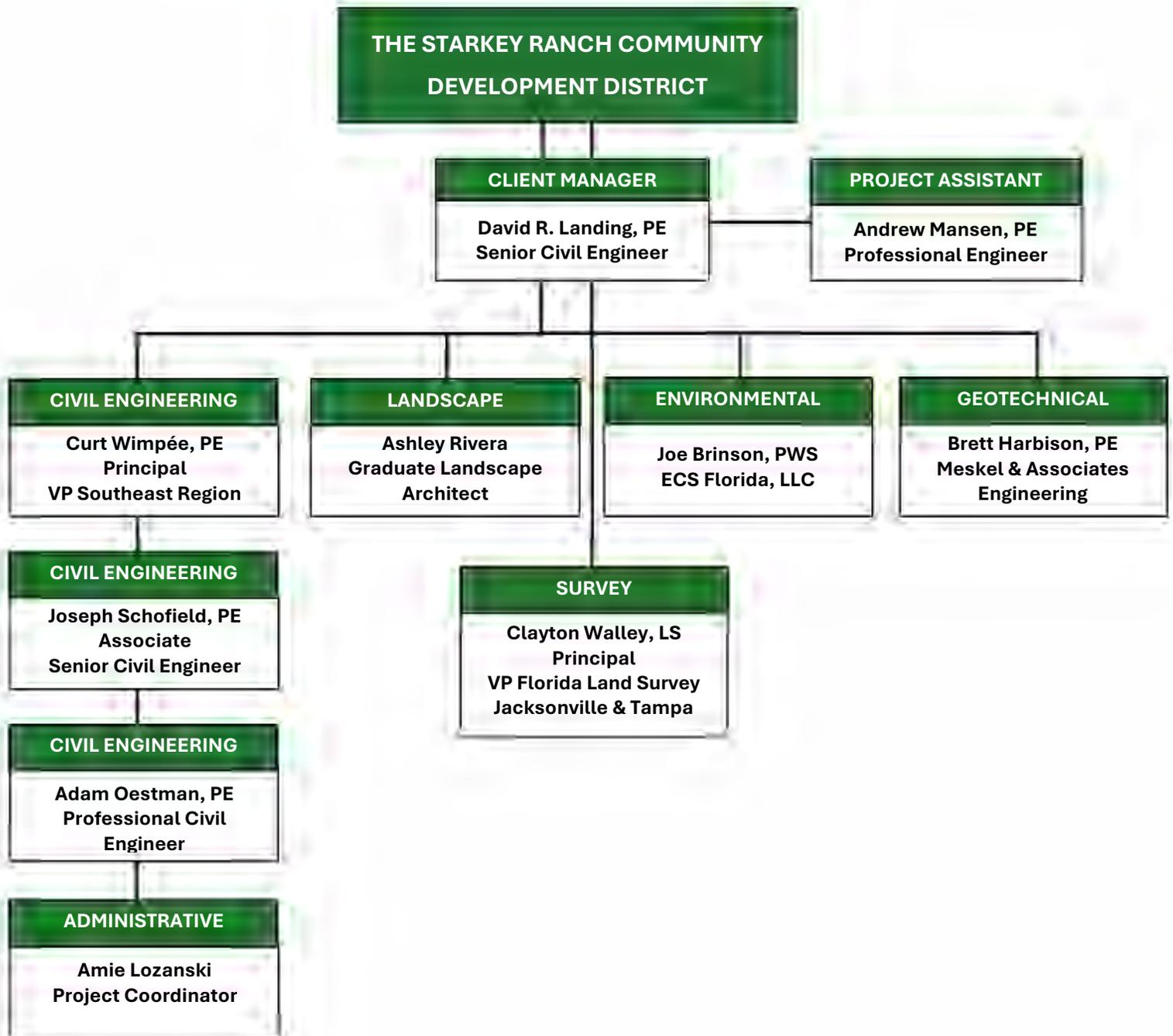
**B. ARCHITECT-ENGINEER POINT OF CONTACT**

1. NAME AND TITLE David R. Landing, PE   Client Manager		
2. NAME OF FIRM Alliant Engineering, Inc.		
6. TELEPHONE NUMBER (904) 513-3218	7. FAX NUMBER	8. E-MAIL ADDRESS dlanding@alliant-inc.com

**C. PROPOSED TEAM**
*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			Alliant Engineering, Inc.  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.			<input checked="" type="checkbox"/>	ECS Florida, LLC  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	11554 Davis Creek Court Jacksonville, Florida 32256	Environmental Services
c.			<input checked="" type="checkbox"/>	Meskel & Associates Engineering  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, Florida 32207	Geotechnical Services
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.						

**D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)**
 (Attached)

**D. Organizational Chart of Proposed Team (Exhibit 1)**


**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  David R. Landing, PE	13. ROLE IN THIS CONTRACT  Client Manager	14. YEARS EXPERIENCE	
		a. TOTAL  27	b. WITH CURRENT FIRM  2
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of North Florida, UNF AS, Civil Engineering Technology, Savannah Technical College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (80483)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2025 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
a. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
CONTINUING ENGINEERING SERVICES, TOWN OF ORANGE PARK, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
b. Continuing services for civil engineering, survey, architecture, planning and economic development services. Consultants’ services will be detailed in duly executed work orders for each specific project. Each work order will indicate the scope of services and specific works and functions to be performed and deliverables to be provided. Most recently, Alliant completed a comprehensive pavement assessment within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
c. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
d. Engineering services for the district to include preparation of necessary reports and attendance at meetings of the board (if necessary), special reports, feasibility studies, review and execution of documents under the districts trust indentures and monitoring of district projects along with any other requested items by the Board.		

**CONTINUED ON NEXT PAGE**

(1) TITLE AND LOCATION ( <i>City and State</i> ) OTC (OAKLEAF TOWN CENTER) COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES    CONSTRUCTION ( <i>If applicable</i> ) 2024 – ON-GOING	
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE e. The Engineer will provide general engineering services, including the following subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board of Supervisors in writing. Preparation of any necessary reports and attendance at meetings (if requested). Providing professional engineering services including but not limited to review and execution of documents under the District’s Trust Indentures and monitoring and contract administration associated with the district projects. Periodic site visits, processing contractors’ pay estimates, and any other requested items by the Board.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MIDDLEBURG, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES    CONSTRUCTION ( <i>If applicable</i> ) 2024 – ON-GOING	
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE f. The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) THE TRAILS COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES    CONSTRUCTION ( <i>If applicable</i> ) 2024 – ON-GOING	
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE g. The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) SIPS 30-INCH WM & RECLAIMED WATER, CITY OF JACKSONVILLE, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES    CONSTRUCTION ( <i>If applicable</i> ) 2023	
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE h. Mr. Landing served as a Staff Engineer for the design, permitting, and construction support services for Phase II of the SIPS Program. This critical infrastructure project focused on transferring partially treated raw water from JEA’s North Grid (Main Street Water Treatment Plant) to the South Grids (Deerwood and Greenland Water Treatment Plants). The project included the installation of over 41,000 linear feet of water main, consisting of 26,000 LF of 30-inch ductile iron pipe (DIP) installed via open-cut and 15,000 LF of 36-inch HDPE installed through nine separate horizontal directional drills (HDDs). Mr. Landing’s responsibilities included supporting design development, coordinating permitting efforts, and providing engineering support throughout construction.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION ( <i>City and State</i> ) SR 207 WM EXT. – PH. II, SJC UTILITY DEPARTMENT, ST. JOHNS COUNTY, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES    CONSTRUCTION ( <i>If applicable</i> ) 2022	
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE i. David served as the QA/QC Engineer and Site Construction Inspector for the design and construction of approximately 2,900 linear feet of 24-inch PVC water main, installed within St. Johns County Utility Department (SJCUD) easements and Florida Department of Transportation (FDOT) rights-of-way. The project included a 42-inch steel casing installed via jack-and-auger bore beneath SR 206 and a 30-inch HDPE water main installed via horizontal directional drill (HDD) beneath Interstate 95.	<input type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**
*(Complete one Section E for each key person.)*

12. NAME  Andrew Mansen, PE	13. ROLE IN THIS CONTRACT  Project Assistant	13. ROLE IN THIS CONTRACT  Project Manager
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.		
16. EDUCATION <i>(Degree and Specialization)</i>  BS, Civil Engineering, California State University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>		

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
BARBER POINTE SUBDIVISION, CITY OF MACCLENNY, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> a. Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.		
GROVELAND RETAIL DEVELOPMENT, CITY OF GROVELAND, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> b. Andrew led civil engineering efforts for Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.		
THE HARBOUR, CITY OF JACKSONVILLE, FLORIDA	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> c. Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.		
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> d.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**
*(Complete one Section E for each key person.)*

12. NAME  Joseph Schofield, PE	13. ROLE IN THIS CONTRACT  Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  21	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i>  MBA, St. Leo University  BS, Civil Engineering, University of North Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  Professional Engineer in Florida (69219)	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
SHADOWCREST AT ROLLING HILLS, PH. 3B & 3D, GREEN COVE SPRINGS, FL	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> a. Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractors, vendors, and supplier invoices and pay applications to help ensure proper use of the bond funds. The scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.		
BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> b. Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.		
PONCE PRESERVE SUBDIVISION, PALM COAST, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> c. Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
RYAN'S LANDING SUBDIVISION, PALM COAST, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> d. Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
UNIVERSITY OF FLORIDA CLUBHOUSE, JACKSONVILLE, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> e. Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Adam Oestman, PE	13. ROLE IN THIS CONTRACT  Production Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  6	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Murray State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (98440)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a phased medical campus as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a church and associated recreational areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>e.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for 330 multi-family units and associated recreation areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>F.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Curt Wimpée, PE	13. ROLE IN THIS CONTRACT  Principal, VP Southeast Region	14. YEARS EXPERIENCE	
		a. TOTAL  29	b. WITH CURRENT FIRM  10
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, University of Minnesota		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (79764) Minnesota (40487), Georgia (031340), N. Carolina (053415) S. Carolina (41355), and Tennessee (125610)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Professional Affiliations include American Society of Professional Engineers, FCARD, NEFBA, NAIOP, and ULI			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
CONSULTING ENGINEER, CITY OF BUNNELL, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. <input checked="" type="checkbox"/> Check if project performed with current firm Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.		
CONSULTING ENGINEER, TOWN OF ORANGE PARK, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. <input checked="" type="checkbox"/> Check if project performed with current firm This is an on-going contract with the Town. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. <input checked="" type="checkbox"/> Check if project performed with current firm City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.		
CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. <input checked="" type="checkbox"/> Check if project performed with current firm Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.		
CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. <input checked="" type="checkbox"/> Check if project performed with current firm Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations, and public engagement.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**
*(Complete one Section E for each key person.)*

12. NAME  Ashley Rivera	13. ROLE IN THIS CONTRACT  Graduate Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL  4	b. WITH CURRENT FIRM  2

 15. FIRM NAME AND LOCATION *(City and State)*
**Alliant Engineering, Inc.**

 16. EDUCATION *(Degree and Specialization)*

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

 17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*

Pending

 18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided civil design services for the first disc golf course in Flagler County, located in Palm Coast, FL. The course is being built on nine acres of land donated to the city by Marbella Apartments, LLC. The course features 18-holes, restrooms, shade structures, parking lot, and water stations.		
THE HARBOUR, JACKSONVILLE, FL	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Ashley assisted with the enhanced landscape development of The Harbour, a 43.8-acre luxury mixed-use development site located on Jacksonville's Intracoastal Waterway. This rare parcel will feature 560 residential units, 106,000 SF of hospitality/commercial/office space and up to 650 wet/dry marina boat storage slips.		
SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Ashley played a key design roll for the 150-acre master planned community developed by Tierra Linda, which will include approximately 312 multi-family units and other commercial development opportunities.		
WINTER HAVEN COMPLETE STREET DESIGN, WINTER HAVEN, FL		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Winter Haven has implemented complete street initiatives to make roadways safer and more inclusive for pedestrians, cyclists, and motorists. The city and Polk TPO are working with Alliant on civil design to create a connected and sustainable transportation network by incorporating features like shared-use paths and sidewalks to improve overall safety and accessibility.		
MATANZAS COVE AMENITY, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Ashley assisted with the Matanzas Cove Amenity Center which features a zero-entry pool (gradual beach like entry into the pool is a modern design element for easy access), cabana, and summer kitchen for the 55+ community. The design and features cater to an age-restricted community focused on a relaxed lifestyle.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Clayton Walley, L.S., PSM	13. ROLE IN THIS CONTRACT  VP Florida Land Survey	14. YEARS EXPERIENCE	
		a. TOTAL  25	b. WITH CURRENT FIRM  6
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS Business, Project Management, University of Phoenix		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Surveyor in Florida (LS7209)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
STADIUM OF THE FUTURE, AREA C, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.		
RIVER CITY SCIENCE ACADEMY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced filed technology, and pre-calculated data workflows allowed for accurate, efficient fieldwork and reduced costs to the client. Optional services such as building pad layout and storm-tech system staking were also available.		
PECAN PARK ROAD, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Survey Manager on this project, that will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.		
LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Pre-Development work completed for up to 845 residential units within the development. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Joe Brinson, PWS	13. ROLE IN THIS CONTRACT  Environmental Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL  26	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) ECS Florida, LLC			
16. EDUCATION (Degree and Specialization) BS, Forest Resource Management / Forest Biometrics, University of Georgia		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Wetland Scientist	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
TOWN CENTER BOULEVARD PROPERTY, PALM COAST, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Project Manager, ECS completed an ecological study with the purpose of evaluating the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
DIXIE ELLIS TRAIL, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.		
BEAUTYREST AVENUE PROPERTY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
FIRST COAST EXPRESSWAY, MIDDLEBURG, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
BAINBRIDGE NOCATEE PARKWAY PROJECT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Brett H. Harbison, PE, Principal Engineer	13. ROLE IN THIS CONTRACT  Director of Transportation & Geotechnical Services	14. YEARS EXPERIENCE	
		a. TOTAL  18	b. WITH CURRENT FIRM  8
15. FIRM NAME AND LOCATION (City and State) Meskel & Associates Engineering, PLLC			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Florida State University (FSU) Graduate Courses, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (74679) Professional Engineer in Georgia (PE37919)	
20. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**21. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long; the replacement bridge will be about the same.		
<b>b.</b> FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.		
<b>c.</b> COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors thru the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.		
<b>d.</b> COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  1
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21. TITLE AND LOCATION <i>(City and State)</i>  ANABELLE ISLAND, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER KB Homes	b. POINT OF CONTACT NAME Forward Planner	c. POINT OF CONTACT TELEPHONE NUMBER (904) 596-6800
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.

**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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  2
21. TITLE AND LOCATION <i>(City and State)</i>  BEACHVIEW COVE, ORMOND BEACH, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project 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)

**WILDLIGHT COMMUNITY, NASSAU COUNTY, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**AJ Johns and Burnam**

b. POINT OF CONTACT NAME

**Todd Patrick**

c. POINT OF CONTACT TELEPHONE NUMBER

**(904) 641-2055**
**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)**


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.

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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>4</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  ADVENTHEALTH, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER HuntonBrady Architects	b. POINT OF CONTACT NAME Christopher Dunlop, AIA, ACHA	c. POINT OF CONTACT TELEPHONE NUMBER (407) 839-0886
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***

**SERVICES**

**CIVIL ENGINEERING**

**CONSTRUCTION SERVICES**

**LAND SURVEY**

**TRAFFIC ENGINEERING**
**ADDITIONAL SERVICES**

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

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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  5
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21. TITLE AND LOCATION <i>(City and State)</i>  HILLSBOROUGH COUNTY EMERGENCY VEHICLE PREEMPTION, TAMPA BAY, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Hillsborough County, FL	b. POINT OF CONTACT NAME Scott Stromer	c. POINT OF CONTACT TELEPHONE NUMBER (813) 635-5400
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Tampa, FL	(3) ROLE  Traffic Engineer
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>6</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  SADDLEBROOK LANDINGS APARTMENT COMMUNITY, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  7
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21. TITLE AND LOCATION <i>(City and State)</i>  WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Bunnell, FL	b. POINT OF CONTACT NAME Dustin Vost, Infrastructure Director	c. POINT OF CONTACT TELEPHONE NUMBER (386) 437-7515
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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**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 <i>(City and State)</i>  TALLAHASSEE MEMORIAL HEALTHCARE CAMPUS EXPANSION TO PANAMA CITY BEACH, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Panama City Beach, FL	b. POINT OF CONTACT NAME Dan Velazquez	c. POINT OF CONTACT TELEPHONE NUMBER (866) 417-7133
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>9</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2024</b>	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER City of Jacksonville, FL	b. POINT OF CONTACT NAME Debbie Carter, Project Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***


A NEW DAY.



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.

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

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

**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)*

REVERIE AT PALM COAST, PALM COAST, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2024

 CONSTRUCTION *(If applicable)*

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Sunbelt Land Management

b. POINT OF CONTACT NAME

Ken Belshe

c. POINT OF CONTACT TELEPHONE NUMBER

(386) 986-2411

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.**



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project 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  
 11

21. TITLE AND LOCATION <i>(City and State)</i>  SWEETGRASS APARTMENTS, PHASE 1, ENHANCED LANDSCAPE ST MARY'S, GA	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Sweetgrass Acquisition, LLC	b. POINT OF CONTACT NAME Jeff Klotz, Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 247-5334
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***


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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project 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  
 12

21. TITLE AND LOCATION <i>(City and State)</i> TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER (904) 436-6270
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*


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 an 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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME ECS Florida, LLC	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Environmental
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  <b>11</b>		
21. TITLE AND LOCATION <i>(City and State)</i>  SAWMILL BRANCH ROUNDABOUT, PALM COAST, FL		22. YEAR COMPLETED  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES 2023</td> <td style="width: 50%;">CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER D.R. Horton, Inc.	b. POINT OF CONTACT NAME Shane Ricci	c. POINT OF CONTACT TELEPHONE NUMBER (952) 985-7272		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>				



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME  <b>a.</b> Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project Engineer, Land Survey

**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  
 12

 21. TITLE AND LOCATION *(City and State)*

SHADOWCREST AT ROLLING HILLS, PH. 3B &amp; 3C, GREEN COVE SPRINGS, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2022

 CONSTRUCTION *(If applicable)*

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Shadow Crest at Rolling Hills CDD

b. POINT OF CONTACT NAME

Marilee Giles

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 940-5850 Ext. 412

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
David R. Landing, PE	Civil Engineering														
Andrew Mansen, PE	Civil Engineering	X	X				X		X						
Joseph Schofield, PE	Civil Engineering	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X		X		X
Curt Wimpée, PE	Civil Engineering			X	X			X			X				
Ashley Rivera	Landscape Architecture	X		X				X			X	X			X
Clayton Walley, L.S.	Survey	X		X			X	X		X		X		X	X

**29. EXAMPLE PROJECTS KEY**

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1.	Anabelle Island	8.	Tallahassee Memorial Healthcare Campus Exp.
2.	Beachview Cove	9.	Riverfront Jax
3.	Wildlight Community	10.	Spring Lake Subdivision
4.	AdventHealth	11.	Sweetgrass Multi-Family
5.	Hillsborough County EVP	12.	Trout Creek Community Development District
6.	Saddlebrook Landings	13.	Sawmill Branch Roundabout
7.	Whiteview Subdivision	14.	Rolling Hills Community Development District

**Exhibit 2 – Projected Schedule**

Staff	20%				40%				60%				80%				100%			
Client Manager	█				█				█				█				█			
Project Manager	█				█				█				█				█			
Water Resources	█				█				█				█				█			
Professional Land Surveyor	█				█				█				█				█			
Roadway Design	█				█				█				█				█			
Construction and Inspection	█				█				█				█				█			
Contract Administration	█				█				█				█				█			


**Percent Committed**

**CDD**

**Excess Availability**

**H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**PERSONNEL QUALIFICATIONS AND BIOS**

Alliant’s greatest strength lies in our people. As a 200 plus person, employee-owned firm with more than 50 licensed professionals, we bring a multidisciplinary team of engineers, surveyors, planners, and technical specialists who are full invested in the success of every project. Our staff are highly qualified in their disciplines and experienced in delivering on-call and continuing services contracts where responsiveness, accountability, and seamless coordination with agency staff are essential.

For the Starkey Ranch Community Development District, David R. Landing, PE will serve as Client Manager and lead our team. He is supported by senior professionals across the service areas outlined in the RFQ. This includes civil engineering, surveying, stormwater, water and wastewater systems, reclaimed water and irrigation infrastructure, transportation and roadway design, structural and architectural support, landscape architecture, environmental services, construction administration, and other specialty services identified by the District.

What sets Alliant’s team apart is the balance of local expertise and national depth. Our Florida offices in Jacksonville and Tampa anchor project leadership and provide quick mobilization, familiarity with regional utility and permitting processes, and direct experience with infrastructure systems similar to those owned and operated and operated by the District. They are supported by a broader network of Alliant employee-owners who contribute specialized technical skills, QA/QC support, and the resources of a 30-year firm. This allows the District to receive personalized attention of a local consultant backed by the strength and capacity of a larger multidisciplinary team.

The resumes included in the Qualification Statement highlight each individual’s qualifications, relevant project experience, and areas of specialization. Each resume has been tailored to demonstrate how Alliant’s team is positioned to support the District’s continuing contract needs and the full range of services identified in the RFQ.


**CDD LEADERSHIP TEAM**


**David R. Landing, PE**  
*Senior Civil Engineer*  
 CLIENT MANAGER

David will serve as the Client Manager for the Starkey Ranch Community Development District. He provides client coordination and QA/QC across Alliant’s Florida CDD contracts. With over 28 years of experience in civil engineering, utilities, stormwater systems, site development, and permitting, David brings a deep understanding of the infrastructure needs of Florida communities and special districts. His leadership ensures every task order is staffed appropriately, delivered on schedule, and aligned with the District’s standards for quality, compliance, and constructability. David will serve as the District’s primary point of contact throughout this continuing services contract.



**Andrew Mansen, PE**  
*Professional Civil Engineer*  
 ASSISTANT PROJECT MANAGER

Andrew will serve as the Assistant Project Manager for the District. He will play a key role in supporting the Client Manager in managing schedules, budgets, and vendor relationships to ensure projects such as roadways, landscaping, utilities, and recreational facilities are delivered on time and within scope. His responsibilities include preparing reports, tracking progress, and ensuring compliance with district standards and regulatory requirements are met.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**JOSEPH SCHOFIELD, PE  
SENIOR CIVIL ENGINEER**

**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.


**CURT WIMPÉE, PE  
VP SOUTHEAST REGION**

**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.


**ADAM OESTMAN, PE  
PRODUCTION MANAGER**

**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.



**ASHLEY RIVERA**  
**GRADUATE LANDSCAPE ARCHITECT**

**Ms. Rivera** 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., PS**  
**VP FLORIDA LAND SURVEY**

**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**

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.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

## Team Management

Alliant understands that the Starkey Ranch CDD is seeking a multidisciplinary partner who can deliver responsive, high-quality services across a range of disciplines under an on-call framework. Having successfully managed similar continuing services contracts for municipalities and CDDs across Florida and beyond.

Alliant is well versed in the requirements of contracts where flexibility, availability, and accountability are paramount.

## Task Order Process

Our approach to task orders is designed to be efficient, transparent, and client focused.

### ASSIGNMENT REQUEST AND SCOPING

Upon receiving a request from the District, Alliant's Client Manager, David R. Landing, PE will immediately coordinate with the CDD staff to clarify scope, objectives, deliverables, and schedule. We commit to preparing a draft scope, fee, and schedule within three (3) business days.

### TASK AUTHORIZATION

The proposed scope, fee, and schedule will be submitted to the District for review and approval. Once authorized, Alliant will mobilize the appropriate leads and support staff.

### KICKOFF AND WORK PLAN

A brief kickoff meeting will be scheduled (in-person or virtual) to confirm responsibilities, coordination points, and communication protocols. A detailed work plan will then be prepared by the lead manager.

### EXECUTION AND COORDINATION

Each assignment will be lead by the appropriate lead with QA/QC oversight by David R. Landing, PE. Weekly internal team coordination will ensure smooth integration and multidisciplinary tasks.

### QA/QC REVIEWS

All deliverables will undergo a formal QA/QC review prior to submittal. This process, modeled after our successful contracts with multiple municipalities and CDDs, ensures technical accuracy and compliance with City/Town, FDOT and permitting standards.

### SUBMITTAL AND CDD REVIEW

Draft deliverables will be provided for CDD review and comment, followed by final deliverables that incorporate feedback.

### CLOSEOUT AND LESSONS LEARNED

At the conclusion of each task, Alliant will document lessons learned, maintaining a database of past assignments to improve efficiency and continuity on future tasks.

**H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM BACKGROUND AND SERVICES**

**FOUNDED**

1995

Minneapolis, MN


**FLORIDA PRESENCE**

Jacksonville (2015)

Tampa (2023)


**STAFFING**

200 Total

50+ Licensed Professionals

**SERVICES**

 Civil  
Engineering


Survey



Transportation



Traffic


 Landscape  
Architecture


Planning


 Grant  
Writing

**Alliant Engineering Inc.** was founded in 1995 with a mission that continues to guide us today: to build better communities with excellence and passion. In 2025, Alliant proudly celebrates 30 years of service, marking three decades of steady growth, technical innovation, and trusted partnerships with public agencies across the country. From our beginnings in Minneapolis, we have expanded into a full-service, multidisciplinary firm with more than 200 employee-owners.

As an employee-owned company, Alliant is built on a culture of accountability, collaboration, and long-term commitment. Every team member is an owner, which means our staff approaches each assignment with a personal investment in project success and client satisfaction. This model fosters low turnover, strong continuity, and a shared dedication to high-quality, responsive service.

Clients benefit directly from this culture, knowing that project leaders are also stakeholders in Alliant’s long-term performance.

Our team includes professional engineers, surveyors, planners, environmental scientists, landscape architects, and structural specialists who bring diverse expertise and a shared commitment to quality. With more than 50 licensed professionals, we deliver integrated solutions that support resilient, cost-effective, and well-coordinated infrastructure. Our services span civil engineering, water and wastewater systems, stormwater and hydrologic analysis, land surveying, and GIS, transportation, and traffic engineering, permitting, ADA compliance, environmental services, and construction administration.

## H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alliant has steadily expanded its Florida presence to meet the needs of the state’s fast-growing communities and special districts. Our Jacksonville office, opened in 2015, supports municipal, utility, and development clients throughout northeast Florida. In 2023, we expanded further with our Tampa office, strengthening our ability to serve central and west Florida. Together, these offices provide a strong local foundation supported by the technical depth and resources of our 200 plus person firm.

Throughout our 30 years, Alliant has excelled in on-call and continuing services contracts where responsiveness, flexibility, and accountability are essential. We understand the importance of clear communication, well-defined scopes, and timely

Delivery under task order driven work. Whether supporting utility improvements, stormwater system enhancements, roadway or traffic needs, or providing surveying and permitting services, we bring practical, constructible solutions aligned with client priorities.

For the Starkey Ranch Community Development District, Alliant is committed to delivering reliable, high-quality support that reflects the District’s standards and serves the needs of its residents, facilities, and long-term operational goals. Our team stands ready to respond quickly, integrate seamlessly with District staff, and provide the expertise necessary to support the full range of services identified in the RFQ.



As your Client Manager, David R. Landing, PE will serve as the primary point of contact for the Starkey Ranch Community Development District. David brings 28 years of experience in municipal engineering, utilities, stormwater systems, land development, and transportation infrastructure. His background includes managing civil projects, coordinating with permitting agencies, and delivering on-call services across Florida.

David is known for his consistent communication, clear expectations, and practical, constructable solutions. He excels at building strong working relationships with agency staff, guiding multidisciplinary teams, and ensuring that each task order is delivered with the quality and responsiveness the District requires. With David leading this contract, the Starkey Ranch CDD will benefit from a dedicated partner who is committed to client services and supported by the depth and resources of Alliant’s 200+ employee-owners.



## H. ADDITIONAL INFORMATION – QA/QC

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

Quality is at the core of every Alliant assignment. David Landing, PE, will provide quality assurance for every project under the contract. David will review scopes, schedules, and deliverables, ensuring consistency with District standards, City/Town standards, FDOT requirements, and permitting agency expectations. This process mirrors our successful QA/QC programs like the City of Bunnell and Hillsborough County where quality reviews ensured client confidence and repeat task orders.

### COMMUNICATION AND RESPONSIVENESS

Our structure is designed to provide direct access to leadership and clear lines of communication.

- **Single Point of Contact:** Client Manager David R. Landing will serve as the CDD’s first call for all task orders, questions, and updates.
- **Local Responsiveness:** With offices in Tampa and Jacksonville, our staff can mobilize quickly across central Florida.
- **Proactive Updates:** We provide regular checkins and written progress updates to CDD staff, preventing surprises and ensuring alignment.

### COST CONTROL AND EFFICIENCY

As an employee-owned firm, every member of our team is invested in delivering cost-effective, efficient solutions. We leverage:

- **Proven Templates and Tools:** From grant applications to survey databases, saving time on recurring tasks.
- **Early Coordination:** With utilities and permitting agencies to minimize delays.
- **Right-Sized Staffing:** Scaling resources to match each task order’s complexity, avoiding unnecessary costs.

Our experience on continuing services contracts like Hillsborough County demonstrates that we know how to deliver maximum value per task order.

### WHY ALLIANT FOR THE STARKEY RANCH RIVER CDD

The Starkey Ranch CDD will benefit from a partner that offers:



30 years of experience and the capacity of a 200+ person, employee-owned firm.



A Florida-based leadership team (Tampa + Jacksonville) ensuring local responsiveness.



Proven success on continuing services contracts in Florida, including Bunnell, Flagler Beach, Hillsborough County, and multiple others.



Comprehensive in-house expertise across all disciplines being pursued, minimizing coordination challenges and maximizing accountability.

With Alliant, The Starkey Ranch CDD gains the responsiveness of a local team backed by the resources and stability of a seasoned, multidisciplinary firm.

**H. ADDITIONAL INFORMATION – LICENSURE & PREQUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm’s licenses and key staff licenses can be found in **Appendix A**.

**FIRM LICENSURE AND PREQUALIFICATIONS**

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

**VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT**

Alliant Engineering Inc. is not a Minority Business Enterprise (MBE).

**MINORITY BUSINESS ENTERPRISE**

Alliant Engineering, Inc. has not previously performed work for this district.

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**OTSR**

- ◆ 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 Surveying
- ◆ 8.2 – Design, Right-of-Way, and Construction Surveying
- ◆ 8.4 – Right of Way Mapping

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**. AUTHORIZED REPRESENTATIVE**  
*The foregoing is a statement of facts.*

	December 5, 2025
31. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE

**H. ADDITIONAL INFORMATION – CDD EXPERIENCE**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**Alliant’s Continued Growth in the Community Development District Segment:**

Alliant has delivered on-call, continuing services, and multidisciplinary contracts for municipalities, special districts, and public agencies across Florida and nationally. Our work reflects consistent responsiveness, technical accuracy, and the ability to integrate multiple disciplines under one contract.

Alliant has provided ongoing engineering support, permitting assistance, stormwater and utility evaluations, site and roadway improvements, and general civil engineering services for multiple CDDs across northeast Florida. Our work includes task-order based assignments such as stormwater system assessments, drainage improvements, utility coordination, minor roadway and sidewalk upgrades plan reviews, and support for capital planning and maintenance needs. These contracts demonstrate our ability to work seamlessly with District Managers, respond quickly to emerging needs, and deliver practical, constructible solutions within a continuing services framework.

The following is a list of District’s we currently support:

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
Cross Creek	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 continues, 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.

**H. ADDITIONAL INFORMATION – GENERAL QUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER <i>(if any)</i>			
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>							
Alliant Engineering, Inc.				YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046		
10475 Fortune Parkway, Suite 101				<b>OWNERSHIP</b>			
Jacksonville, Florida 32256				TYPE Corporation			
David R. Landing, PE, Client Manager				SMALL BUSINESS STATUS N/A			
(904) 513-3218		dlanding@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.			
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>			
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	12	2	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	21	21	S09	Structural Design	4	
39	Landscape Architect	6	1	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				
	<b>TOTAL:</b>	<b>188</b>	<b>37</b>				
<b>ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS</b> <i>(Insert revenue index number as shown at right)</i>				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>			
a. Federal Work	1			1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work	9			2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million	
<b>c. Total Work</b>	<b>9</b>			3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
				4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million	
				5. \$1 million to less than \$2 million		10. \$50 million or greater	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

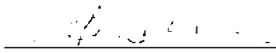
	December 5, 2025
33. SIGNATURE	32. DATE
34. NAME AND TITLE Curt Wimpée, PE / Principal, VP Southeast Region	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER (if any)		
<b>PART II – GENERAL QUALIFICATIONS</b> (if a firm has branch offices complete for each specific branch office seeking work.)						
Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED	YEAR ESTABLISHED	
3728 Philips Highway, Suite 208				2008	DVZYP4E9Q3L8	
Jacksonville, Florida 32207				<b>OWNERSHIP</b>		
Antoinette D. Meskel, PE, President, Principal Engineer				TYPE S-Corporation		
(904) 519-6990				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920		
tina@meskelengineering.com				NAME OF FIRM		
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	6		E02	Education Facilities, Classrooms	0.5
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5
15	Construction Inspector	5		E12	Environmental Remediation	0.5
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
	Drillers	8		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
<b>TOTAL:</b>				<b>41</b>		
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>		
d. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million		
2. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>3. Total Work</b>	<b>7</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** (The foregoing is a statement of facts.)

	December 5, 2025
35. SIGNATURE	32. DATE

Antoinette D. Meskel, PE, President, Principal Engineer

36. NAME AND TITLE

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER (if any)		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
ECS Florida, LLC				YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3	
11554 Davis Creek Court				<b>OWNERSHIP</b>		
Jacksonville, Florida 32256				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		
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>		
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
<b>TOTAL:</b>		<b>294</b>	<b>77</b>			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>		
e. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million		
f. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>g. Total Work</b>	<b>9</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

 37. SIGNATURE	December 5, 2025 32. DATE
Rey Ruiz, PE, SI-Branch Manager 38. NAME AND TITLE	

# APPENDIX A

## CERTIFICATIONS AND LICENSES

**ALLIANT ENGINEERING, INC.**

**December 5, 2025**



# 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



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

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary




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

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



**LANDING, DAVID REED**  
3072 GOLDEN POND BLVD  
ORANGE PARK FL 32073

LICENSE NUMBER: PE0483  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Melanie S. Griffin, Secretary




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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS

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

LICENSE NUMBER: PE91277  
EXPIRATION DATE: FEBRUARY 28, 2027  
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS

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**WIMPEE, CURTIS MARCEL**  
11410 WILDCROFT TERRACE  
JACKSONVILLE FL 32233

LICENSE NUMBER: PE79764  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS

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**SCHOFIELD, JOSEPH RYAN**  
10475 FORTUNE PKWY.  
SUITE 101  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE69219  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS

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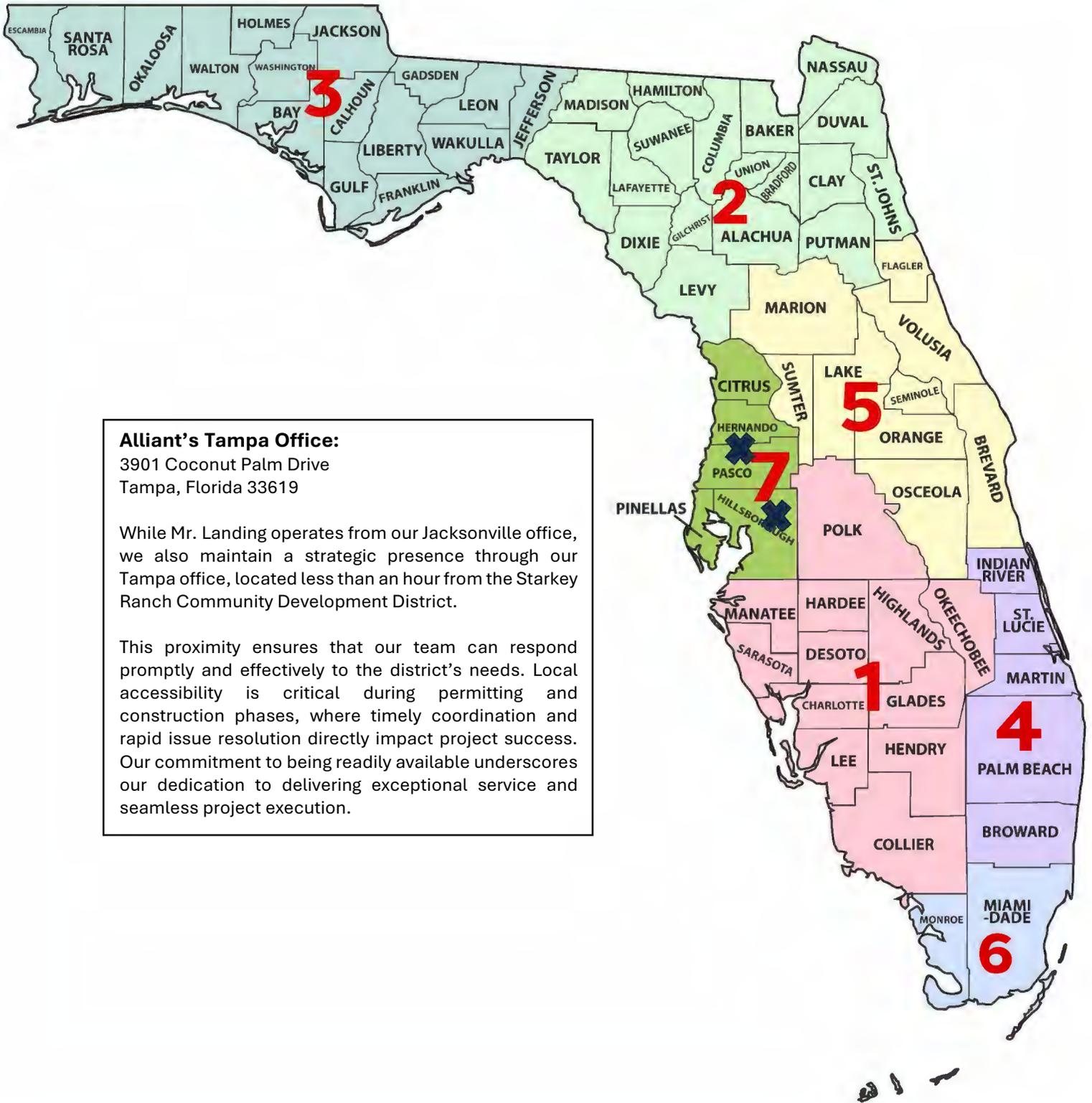


**OESTMAN, ADAM VIKTOR**  
12844 BEAUBIEN RD  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE98440  
EXPIRATION DATE: FEBRUARY 28, 2027  
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**Exhibit 3 – Location Map**

**Alliant’s Tampa Office:**

3901 Coconut Palm Drive  
Tampa, Florida 33619

While Mr. Landing operates from our Jacksonville office, we also maintain a strategic presence through our Tampa office, located less than an hour from the Starkey Ranch Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district’s needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.

December 5, 2025

.....

## RE: Continuing Professional Engineering Services for the Starkey Ranch Community Development District

---

**Mr. Chuck Adams**  
*District Manager*

Wrathell, Hunt and Associates  
2300 Glades Rd., Suite 410 W  
Boca Raton, Florida 33431

561.571.0010

.....

**Alliant Engineering, Inc.**  
10475 Fortune Parkway  
Suite 101  
Jacksonville, Florida 32256

Dear Ms. Gillyard and Members of the Evaluation Committee:

**Alliant Engineering Inc.** (Alliant) is pleased to submit our qualifications for professional engineering services on a continuing basis for **The Starkey Ranch Community Development District**. We are a licensed, experienced and multidisciplinary firm prepared to support the District's broad range of infrastructure needs for the District's Capital Improvement Plan, including stormwater management, landscaping improvements, utilities, roadway improvements, transportation, surveying, structural services, and construction phase support.

Alliant has served Florida communities since establishing our Jacksonville office in 2015, with additional regional support in Tampa and national technical depth from our Minneapolis headquarters. Our team understands the operating environment, infrastructure systems, and regulatory landscape in Northeast Florida, and we are familiar with facilities like those operated and maintained by the District.

**Mr. David Landing, PE**, will serve as Client Manager and primary point of contact. David brings extensive municipal experience across Florida and will ensure each task order is staffed appropriately, delivered on schedule, and supported by a clear quality control process. Under his leadership, Alliant will provide consistent communication, responsive project oversight, and coordination with agencies.

With more than 200 professionals nationwide, Alliant offers the District a strong base of licensed engineers, surveyors, designers, planners, and inspectors. Our Florida based staff support rapid response assignments, and our continuing contract experience reinforces our ability to act as an extension of the District staff from planning through design, permitting, and construction.

We appreciate the opportunity to serve **The Starkey Ranch Community Development District** and are committed to delivering high quality, reliable work. Please contact us with any questions or for additional information.

Sincerely,

**Alliant Engineering, Inc.**



**David R. Landing, PE**, *Client Manager*

☎ 904.513.3218 ✉ [dlanding@alliant-inc.com](mailto:dlanding@alliant-inc.com)

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**ARCHITECT ENGINEER QUALIFICATIONS**
**PART I - CONTRACT-SPECIFIC QUALIFICATIONS**
**A. CONTRACT INFORMATION**

1. TITLE AND LOCATION <i>(City and State)</i> Response to Request for Qualifications for The Starkey Ranch Community Development District	
2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER N/A

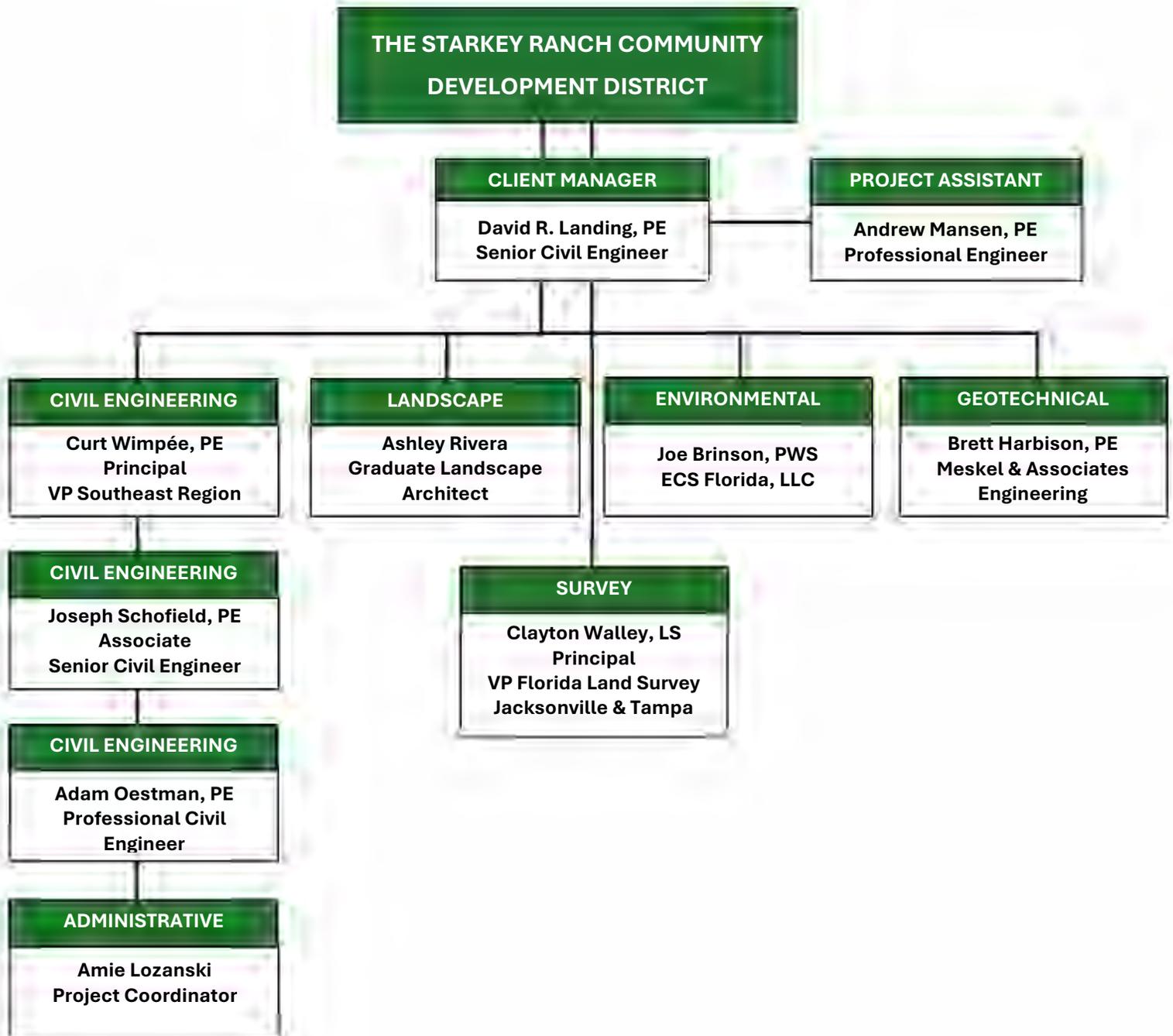
**B. ARCHITECT-ENGINEER POINT OF CONTACT**

1. NAME AND TITLE David R. Landing, PE   Client Manager		
2. NAME OF FIRM Alliant Engineering, Inc.		
6. TELEPHONE NUMBER (904) 513-3218	7. FAX NUMBER	8. E-MAIL ADDRESS dlanding@alliant-inc.com

**C. PROPOSED TEAM**
*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	x			Alliant Engineering, Inc.  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.			x	ECS Florida, LLC  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	11554 Davis Creek Court Jacksonville, Florida 32256	Environmental Services
c.			x	Meskel & Associates Engineering  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, Florida 32207	Geotechnical Services
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.						

**D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)**
 (Attached)

**D. Organizational Chart of Proposed Team (Exhibit 1)**


**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  David R. Landing, PE	13. ROLE IN THIS CONTRACT  Client Manager	14. YEARS EXPERIENCE	
		a. TOTAL  27	b. WITH CURRENT FIRM  2
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of North Florida, UNF AS, Civil Engineering Technology, Savannah Technical College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (80483)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2025 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
CONTINUING ENGINEERING SERVICES, TOWN OF ORANGE PARK, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Continuing services for civil engineering, survey, architecture, planning and economic development services. Consultants’ services will be detailed in duly executed work orders for each specific project. Each work order will indicate the scope of services and specific works and functions to be performed and deliverables to be provided. Most recently, Alliant completed a comprehensive pavement assessment within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	PROFESSIONAL SERVICES  2024 – ON-GOING	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Engineering services for the district to include preparation of necessary reports and attendance at meetings of the board (if necessary), special reports, feasibility studies, review and execution of documents under the districts trust indentures and monitoring of district projects along with any other requested items by the Board.		

**CONTINUED ON NEXT PAGE**

(1) TITLE AND LOCATION ( <i>City and State</i> ) OTC (OAKLEAF TOWN CENTER) COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
e. The Engineer will provide general engineering services, including the following subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board of Supervisors in writing. Preparation of any necessary reports and attendance at meetings (if requested). Providing professional engineering services including but not limited to review and execution of documents under the District’s Trust Indentures and monitoring and contract administration associated with the district projects. Periodic site visits, processing contractors’ pay estimates, and any other requested items by the Board.		
(1) TITLE AND LOCATION ( <i>City and State</i> ) RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MIDDLEBURG, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
f. The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.		
(1) TITLE AND LOCATION ( <i>City and State</i> ) THE TRAILS COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
g. The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.		
(1) TITLE AND LOCATION ( <i>City and State</i> ) SIPS 30-INCH WM & RECLAIMED WATER, CITY OF JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
h. Mr. Landing served as a Staff Engineer for the design, permitting, and construction support services for Phase II of the SIPS Program. This critical infrastructure project focused on transferring partially treated raw water from JEA’s North Grid (Main Street Water Treatment Plant) to the South Grids (Deerwood and Greenland Water Treatment Plants). The project included the installation of over 41,000 linear feet of water main, consisting of 26,000 LF of 30-inch ductile iron pipe (DIP) installed via open-cut and 15,000 LF of 36-inch HDPE installed through nine separate horizontal directional drills (HDDs). Mr. Landing’s responsibilities included supporting design development, coordinating permitting efforts, and providing engineering support throughout construction.		
(1) TITLE AND LOCATION ( <i>City and State</i> ) SR 207 WM EXT. – PH. II, SJC UTILITY DEPARTMENT, ST. JOHNS COUNTY, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION ( <i>If applicable</i> )
(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
i. David served as the QA/QC Engineer and Site Construction Inspector for the design and construction of approximately 2,900 linear feet of 24-inch PVC water main, installed within St. Johns County Utility Department (SJCUD) easements and Florida Department of Transportation (FDOT) rights-of-way. The project included a 42-inch steel casing installed via jack-and-auger bore beneath SR 206 and a 30-inch HDPE water main installed via horizontal directional drill (HDD) beneath Interstate 95.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Andrew Mansen, PE	13. ROLE IN THIS CONTRACT  Project Assistant	13. ROLE IN THIS CONTRACT  Project Manager
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.		
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, California State University	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)		

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
BARBER POINTE SUBDIVISION, CITY OF MACCLENNY, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.		
GROVELAND RETAIL DEVELOPMENT, CITY OF GROVELAND, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Andrew led civil engineering efforts for Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.		
THE HARBOUR, CITY OF JACKSONVILLE, FLORIDA	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
d. <input type="checkbox"/> Check if project performed with current firm		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**
*(Complete one Section E for each key person.)*

12. NAME  Joseph Schofield, PE	13. ROLE IN THIS CONTRACT  Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  21	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i>  MBA, St. Leo University  BS, Civil Engineering, University of North Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  Professional Engineer in Florida (69219)	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SHADOWCREST AT ROLLING HILLS, PH. 3B & 3D, GREEN COVE SPRINGS, FL	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> a. Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractors, vendors, and supplier invoices and pay applications to help ensure proper use of the bond funds. The scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.		
BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> b. Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.		
PONCE PRESERVE SUBDIVISION, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> c. Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
RYAN'S LANDING SUBDIVISION, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> d. Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
UNIVERSITY OF FLORIDA CLUBHOUSE, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span> e. Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Adam Oestman, PE	13. ROLE IN THIS CONTRACT  Production Engineer	14. YEARS EXPERIENCE	
		a. TOTAL  6	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Murray State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (98440)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a phased medical campus as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a church and associated recreational areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>e.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for 330 multi-family units and associated recreation areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>F.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Curt Wimpée, PE	13. ROLE IN THIS CONTRACT  Principal, VP Southeast Region	14. YEARS EXPERIENCE	
		a. TOTAL  29	b. WITH CURRENT FIRM  10
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, University of Minnesota		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (79764) Minnesota (40487), Georgia (031340), N. Carolina (053415) S. Carolina (41355), and Tennessee (125610)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Professional Affiliations include American Society of Professional Engineers, FCARD, NEFBA, NAIOP, and ULI			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
CONSULTING ENGINEER, CITY OF BUNNELL, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, TOWN OF ORANGE PARK, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. This is an on-going contract with the Town. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.	<input checked="" type="checkbox"/> Check if project performed with current firm	
CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL  (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations, and public engagement.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Ashley Rivera	13. ROLE IN THIS CONTRACT  Graduate Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL  4	b. WITH CURRENT FIRM  2

15. FIRM NAME AND LOCATION (City and State)

Alliant Engineering, Inc.

16. EDUCATION (Degree and Specialization)

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

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)

Pending

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided civil design services for the first disc golf course in Flagler County, located in Palm Coast, FL. The course is being built on nine acres of land donated to the city by Marbella Apartments, LLC. The course features 18-holes, restrooms, shade structures, parking lot, and water stations.		
THE HARBOUR, JACKSONVILLE, FL	2023	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Ashley assisted with the enhanced landscape development of The Harbour, a 43.8-acre luxury mixed-use development site located on Jacksonville's Intracoastal Waterway. This rare parcel will feature 560 residential units, 106,000 SF of hospitality/commercial/office space and up to 650 wet/dry marina boat storage slips.		
SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	2023	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Ashley played a key design roll for the 150-acre master planned community developed by Tierra Linda, which will include approximately 312 multi-family units and other commercial development opportunities.		
WINTER HAVEN COMPLETE STREET DESIGN, WINTER HAVEN, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Winter Haven has implemented complete street initiatives to make roadways safer and more inclusive for pedestrians, cyclists, and motorists. The city and Polk TPO are working with Alliant on civil design to create a connected and sustainable transportation network by incorporating features like shared-use paths and sidewalks to improve overall safety and accessibility.		
MATANZAS COVE AMENITY, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Ashley assisted with the Matanzas Cove Amenity Center which features a zero-entry pool (gradual beach like entry into the pool is a modern design element for easy access), cabana, and summer kitchen for the 55+ community. The design and features cater to an age-restricted community focused on a relaxed lifestyle.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Clayton Walley, L.S., PSM	13. ROLE IN THIS CONTRACT  VP Florida Land Survey	14. YEARS EXPERIENCE	
		a. TOTAL  25	b. WITH CURRENT FIRM  6
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS Business, Project Management, University of Phoenix		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Surveyor in Florida (LS7209)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
STADIUM OF THE FUTURE, AREA C, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.		
RIVER CITY SCIENCE ACADEMY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced filed technology, and pre-calculated data workflows allowed for accurate, efficient fieldwork and reduced costs to the client. Optional services such as building pad layout and storm-tech system staking were also available.		
PECAN PARK ROAD, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Survey Manager on this project, that will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.		
LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL	2024	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Pre-Development work completed for up to 845 residential units within the development. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Joe Brinson, PWS	13. ROLE IN THIS CONTRACT  Environmental Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL  26	b. WITH CURRENT FIRM  3
15. FIRM NAME AND LOCATION (City and State) ECS Florida, LLC			
16. EDUCATION (Degree and Specialization) BS, Forest Resource Management / Forest Biometrics, University of Georgia		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Wetland Scientist	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
TOWN CENTER BOULEVARD PROPERTY, PALM COAST, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Project Manager, ECS completed an ecological study with the purpose of evaluating the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
DIXIE ELLIS TRAIL, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.		
BEAUTYREST AVENUE PROPERTY, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
FIRST COAST EXPRESSWAY, MIDDLEBURG, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
BAINBRIDGE NOCATEE PARKWAY PROJECT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME  Brett H. Harbison, PE, Principal Engineer	13. ROLE IN THIS CONTRACT  Director of Transportation & Geotechnical Services	14. YEARS EXPERIENCE	
		a. TOTAL  18	b. WITH CURRENT FIRM  8
15. FIRM NAME AND LOCATION (City and State) Meskel & Associates Engineering, PLLC			
16. EDUCATION (Degree and Specialization)  BS, Civil Engineering, Florida State University (FSU) Graduate Courses, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Professional Engineer in Florida (74679) Professional Engineer in Georgia (PE37919)	
20. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

**21. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>a.</b> MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long; the replacement bridge will be about the same.		
<b>b.</b> FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.		
<b>c.</b> COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors thru the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.		
<b>d.</b> COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  1
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21. TITLE AND LOCATION <i>(City and State)</i>  ANABELLE ISLAND, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER KB Homes	b. POINT OF CONTACT NAME Forward Planner	c. POINT OF CONTACT TELEPHONE NUMBER (904) 596-6800
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.

**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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  2
21. TITLE AND LOCATION <i>(City and State)</i>  BEACHVIEW COVE, ORMOND BEACH, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Jacksonville, FL	(3) ROLE  Project 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)*
**WILDLIGHT COMMUNITY, NASSAU COUNTY, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

 CONSTRUCTION *(If applicable)*
**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**AJ Johns and Burnam**

b. POINT OF CONTACT NAME

**Todd Patrick**

c. POINT OF CONTACT TELEPHONE NUMBER

**(904) 641-2055**
**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***


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.

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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>4</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  ADVENTHEALTH, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER HuntonBrady Architects	b. POINT OF CONTACT NAME Christopher Dunlop, AIA, ACHA	c. POINT OF CONTACT TELEPHONE NUMBER (407) 839-0886
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***

**SERVICES**

**CIVIL ENGINEERING**

**CONSTRUCTION SERVICES**

**LAND SURVEY**

**TRAFFIC ENGINEERING**
**ADDITIONAL SERVICES**

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

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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  5
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21. TITLE AND LOCATION <i>(City and State)</i>  HILLSBOROUGH COUNTY EMERGENCY VEHICLE PREEMPTION, TAMPA BAY, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Hillsborough County, FL	b. POINT OF CONTACT NAME Scott Stromer	c. POINT OF CONTACT TELEPHONE NUMBER (813) 635-5400
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME  a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i>  Tampa, FL	(3) ROLE  Traffic Engineer
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>6</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  SADDLEBROOK LANDINGS APARTMENT COMMUNITY, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  7
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21. TITLE AND LOCATION <i>(City and State)</i>  WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Bunnell, FL	b. POINT OF CONTACT NAME Dustin Vost, Infrastructure Director	c. POINT OF CONTACT TELEPHONE NUMBER (386) 437-7515
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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**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)*

TALLAHASSEE MEMORIAL HEALTHCARE CAMPUS EXPANSION TO PANAMA CITY BEACH, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES  
 2022

 CONSTRUCTION *(If applicable)*

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Panama City Beach, FL

b. POINT OF CONTACT NAME

Dan Velazquez

c. POINT OF CONTACT TELEPHONE NUMBER

(866) 417-7133

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

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.



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER  <b>9</b>
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21. TITLE AND LOCATION <i>(City and State)</i>  RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2024</b>	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER City of Jacksonville, FL	b. POINT OF CONTACT NAME Debbie Carter, Project Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***


A NEW DAY.



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.

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

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  <b>10</b>		
21. TITLE AND LOCATION <i>(City and State)</i>  REVERIE AT PALM COAST, PALM COAST, FL		22. YEAR COMPLETED <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">PROFESSIONAL SERVICES 2024</td> <td style="text-align: center;">CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER Sunbelt Land Management	b. POINT OF CONTACT NAME Ken Belshe	c. POINT OF CONTACT TELEPHONE NUMBER (386) 986-2411		

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**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.**



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME <b>a. Alliant Engineering, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
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**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  
 11

21. TITLE AND LOCATION <i>(City and State)</i>  SWEETGRASS APARTMENTS, PHASE 1, ENHANCED LANDSCAPE ST MARY'S, GA	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Sweetgrass Acquisition, LLC	b. POINT OF CONTACT NAME Jeff Klotz, Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 247-5334
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)***


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.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project 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  
 12

21. TITLE AND LOCATION <i>(City and State)</i> TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER (904) 436-6270
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*


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 an 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.


**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME ECS Florida, LLC	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Environmental
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b>		20. EXAMPLE PROJECT KEY NUMBER
<i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		11
21. TITLE AND LOCATION <i>(City and State)</i>		22. YEAR COMPLETED
SAWMILL BRANCH ROUNDABOUT, PALM COAST, FL		PROFESSIONAL SERVICES
		2023
CONSTRUCTION <i>(If applicable)</i>		
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
D.R. Horton, Inc.	Shane Ricci	(952) 985-7272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		



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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

**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  
 12

21. TITLE AND LOCATION <i>(City and State)</i>  SHADOWCREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Shadow Crest at Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER (904) 940-5850 Ext. 412
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 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


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.

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
David R. Landing, PE	Civil Engineering														
Andrew Mansen, PE	Civil Engineering	X	X				X		X						
Joseph Schofield, PE	Civil Engineering	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X		X		X
Curt Wimpée, PE	Civil Engineering			X	X			X			X				
Ashley Rivera	Landscape Architecture	X		X				X			X	X			X
Clayton Walley, L.S.	Survey	X		X			X	X		X		X		X	X

**29. EXAMPLE PROJECTS KEY**

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1.	Anabelle Island	8.	Tallahassee Memorial Healthcare Campus Exp.
2.	Beachview Cove	9.	Riverfront Jax
3.	Wildlight Community	10.	Spring Lake Subdivision
4.	AdventHealth	11.	Sweetgrass Multi-Family
5.	Hillsborough County EVP	12.	Trout Creek Community Development District
6.	Saddlebrook Landings	13.	Sawmill Branch Roundabout
7.	Whiteview Subdivision	14.	Rolling Hills Community Development District

**Exhibit 2 – Projected Schedule**

Staff	20%	40%	60%	80%	100%
Client Manager	█		█	█	█
Project Manager	█		█	█	█
Water Resources	█		█	█	█
Professional Land Surveyor	█		█	█	█
Roadway Design	█		█	█	█
Construction and Inspection	█		█	█	█
Contract Administration	█		█	█	█


**Percent Committed**

**CDD**

**Excess Availability**

**H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**PERSONNEL QUALIFICATIONS AND BIOS**

Alliant’s greatest strength lies in our people. As a 200 plus person, employee-owned firm with more than 50 licensed professionals, we bring a multidisciplinary team of engineers, surveyors, planners, and technical specialists who are full invested in the success of every project. Our staff are highly qualified in their disciplines and experienced in delivering on-call and continuing services contracts where responsiveness, accountability, and seamless coordination with agency staff are essential.

For the Starkey Ranch Community Development District, David R. Landing, PE will serve as Client Manager and lead our team. He is supported by senior professionals across the service areas outlined in the RFQ. This includes civil engineering, surveying, stormwater, water and wastewater systems, reclaimed water and irrigation infrastructure, transportation and roadway design, structural and architectural support, landscape architecture, environmental services, construction administration, and other specialty services identified by the District.

What sets Alliant’s team apart is the balance of local expertise and national depth. Our Florida offices in Jacksonville and Tampa anchor project leadership and provide quick mobilization, familiarity with regional utility and permitting processes, and direct experience with infrastructure systems similar to those owned and operated and operated by the District. They are supported by a broader network of Alliant employee-owners who contribute specialized technical skills, QA/QC support, and the resources of a 30-year firm. This allows the District to receive personalized attention of a local consultant backed by the strength and capacity of a larger multidisciplinary team.

The resumes included in the Qualification Statement highlight each individual’s qualifications, relevant project experience, and areas of specialization. Each resume has been tailored to demonstrate how Alliant’s team is positioned to support the District’s continuing contract needs and the full range of services identified in the RFQ.


**CDD LEADERSHIP TEAM**


**David R. Landing, PE**  
*Senior Civil Engineer*  
 CLIENT MANAGER

David will serve as the Client Manager for the Starkey Ranch Community Development District. He provides client coordination and QA/QC across Alliant’s Florida CDD contracts. With over 28 years of experience in civil engineering, utilities, stormwater systems, site development, and permitting, David brings a deep understanding of the infrastructure needs of Florida communities and special districts. His leadership ensures every task order is staffed appropriately, delivered on schedule, and aligned with the District’s standards for quality, compliance, and constructability. David will serve as the District’s primary point of contact throughout this continuing services contract.



**Andrew Mansen, PE**  
*Professional Civil Engineer*  
 ASSISTANT PROJECT MANAGER

Andrew will serve as the Assistant Project Manager for the District. He will play a key role in supporting the Client Manager in managing schedules, budgets, and vendor relationships to ensure projects such as roadways, landscaping, utilities, and recreational facilities are delivered on time and within scope. His responsibilities include preparing reports, tracking progress, and ensuring compliance with district standards and regulatory requirements are met.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**JOSEPH SCHOFIELD, PE  
SENIOR CIVIL ENGINEER**

**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.


**CURT WIMPÉE, PE  
VP SOUTHEAST REGION**

**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.


**ADAM OESTMAN, PE  
PRODUCTION MANAGER**

**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.



**ASHLEY RIVERA**  
**GRADUATE LANDSCAPE ARCHITECT**

**Ms. Rivera** 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., PS**  
**VP FLORIDA LAND SURVEY**

**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**

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.

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

## Team Management

Alliant understands that the Starkey Ranch CDD is seeking a multidisciplinary partner who can deliver responsive, high-quality services across a range of disciplines under an on-call framework. Having successfully managed similar continuing services contracts for municipalities and CDDs across Florida and beyond.

Alliant is well versed in the requirements of contracts where flexibility, availability, and accountability are paramount.

## Task Order Process

Our approach to task orders is designed to be efficient, transparent, and client focused.

### ASSIGNMENT REQUEST AND SCOPING

Upon receiving a request from the District, Alliant's Client Manager, David R. Landing, PE will immediately coordinate with the CDD staff to clarify scope, objectives, deliverables, and schedule. We commit to preparing a draft scope, fee, and schedule within three (3) business days.

### TASK AUTHORIZATION

The proposed scope, fee, and schedule will be submitted to the District for review and approval. Once authorized, Alliant will mobilize the appropriate leads and support staff.

### KICKOFF AND WORK PLAN

A brief kickoff meeting will be scheduled (in-person or virtual) to confirm responsibilities, coordination points, and communication protocols. A detailed work plan will then be prepared by the lead manager.

### EXECUTION AND COORDINATION

Each assignment will be lead by the appropriate lead with QA/QC oversight by David R. Landing, PE. Weekly internal team coordination will ensure smooth integration and multidisciplinary tasks.

### QA/QC REVIEWS

All deliverables will undergo a formal QA/QC review prior to submittal. This process, modeled after our successful contracts with multiple municipalities and CDDs, ensures technical accuracy and compliance with City/Town, FDOT and permitting standards.

### SUBMITTAL AND CDD REVIEW

Draft deliverables will be provided for CDD review and comment, followed by final deliverables that incorporate feedback.

### CLOSEOUT AND LESSONS LEARNED

At the conclusion of each task, Alliant will document lessons learned, maintaining a database of past assignments to improve efficiency and continuity on future tasks.

**H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM BACKGROUND AND SERVICES**

**FOUNDED**

1995

Minneapolis, MN


**FLORIDA PRESENCE**

Jacksonville (2015)

Tampa (2023)


**STAFFING**

200 Total

50+ Licensed Professionals

**SERVICES**

 Civil  
Engineering


Survey



Transportation



Traffic


 Landscape  
Architecture


Planning


 Grant  
Writing

**Alliant Engineering Inc.** was founded in 1995 with a mission that continues to guide us today: to build better communities with excellence and passion. In 2025, Alliant proudly celebrates 30 years of service, marking three decades of steady growth, technical innovation, and trusted partnerships with public agencies across the country. From our beginnings in Minneapolis, we have expanded into a full-service, multidisciplinary firm with more than 200 employee-owners.

As an employee-owned company, Alliant is built on a culture of accountability, collaboration, and long-term commitment. Every team member is an owner, which means our staff approaches each assignment with a personal investment in project success and client satisfaction. This model fosters low turnover, strong continuity, and a shared dedication to high-quality, responsive service.

Clients benefit directly from this culture, knowing that project leaders are also stakeholders in Alliant’s long-term performance.

Our team includes professional engineers, surveyors, planners, environmental scientists, landscape architects, and structural specialists who bring diverse expertise and a shared commitment to quality. With more than 50 licensed professionals, we deliver integrated solutions that support resilient, cost-effective, and well-coordinated infrastructure. Our services span civil engineering, water and wastewater systems, stormwater and hydrologic analysis, land surveying, and GIS, transportation, and traffic engineering, permitting, ADA compliance, environmental services, and construction administration.

## H. ADDITIONAL INFORMATION – BACKGROUND AND SERVICES

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alliant has steadily expanded its Florida presence to meet the needs of the state’s fast-growing communities and special districts. Our Jacksonville office, opened in 2015, supports municipal, utility, and development clients throughout northeast Florida. In 2023, we expanded further with our Tampa office, strengthening our ability to serve central and west Florida. Together, these offices provide a strong local foundation supported by the technical depth and resources of our 200 plus person firm.

Throughout our 30 years, Alliant has excelled in on-call and continuing services contracts where responsiveness, flexibility, and accountability are essential. We understand the importance of clear communication, well-defined scopes, and timely

Delivery under task order driven work. Whether supporting utility improvements, stormwater system enhancements, roadway or traffic needs, or providing surveying and permitting services, we bring practical, constructible solutions aligned with client priorities.

For the Starkey Ranch Community Development District, Alliant is committed to delivering reliable, high-quality support that reflects the District’s standards and serves the needs of its residents, facilities, and long-term operational goals. Our team stands ready to respond quickly, integrate seamlessly with District staff, and provide the expertise necessary to support the full range of services identified in the RFQ.



As your Client Manager, David R. Landing, PE will serve as the primary point of contact for the Starkey Ranch Community Development District. David brings 28 years of experience in municipal engineering, utilities, stormwater systems, land development, and transportation infrastructure. His background includes managing civil projects, coordinating with permitting agencies, and delivering on-call services across Florida.

David is known for his consistent communication, clear expectations, and practical, constructable solutions. He excels at building strong working relationships with agency staff, guiding multidisciplinary teams, and ensuring that each task order is delivered with the quality and responsiveness the District requires. With David leading this contract, the Starkey Ranch CDD will benefit from a dedicated partner who is committed to client services and supported by the depth and resources of Alliant’s 200+ employee-owners.



## H. ADDITIONAL INFORMATION – QA/QC

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

Quality is at the core of every Alliant assignment. David Landing, PE, will provide quality assurance for every project under the contract. David will review scopes, schedules, and deliverables, ensuring consistency with District standards, City/Town standards, FDOT requirements, and permitting agency expectations. This process mirrors our successful QA/QC programs like the City of Bunnell and Hillsborough County where quality reviews ensured client confidence and repeat task orders.

### COMMUNICATION AND RESPONSIVENESS

Our structure is designed to provide direct access to leadership and clear lines of communication.

- **Single Point of Contact:** Client Manager David R. Landing will serve as the CDD’s first call for all task orders, questions, and updates.
- **Local Responsiveness:** With offices in Tampa and Jacksonville, our staff can mobilize quickly across central Florida.
- **Proactive Updates:** We provide regular checkins and written progress updates to CDD staff, preventing surprises and ensuring alignment.

### COST CONTROL AND EFFICIENCY

As an employee-owned firm, every member of our team is invested in delivering cost-effective, efficient solutions. We leverage:

- **Proven Templates and Tools:** From grant applications to survey databases, saving time on recurring tasks.
- **Early Coordination:** With utilities and permitting agencies to minimize delays.
- **Right-Sized Staffing:** Scaling resources to match each task order’s complexity, avoiding unnecessary costs.

Our experience on continuing services contracts like Hillsborough County demonstrates that we know how to deliver maximum value per task order.

### WHY ALLIANT FOR THE STARKEY RANCH RIVER CDD

The Starkey Ranch CDD will benefit from a partner that offers:



30 years of experience and the capacity of a 200+ person, employee-owned firm.



A Florida-based leadership team (Tampa + Jacksonville) ensuring local responsiveness.



Proven success on continuing services contracts in Florida, including Bunnell, Flagler Beach, Hillsborough County, and multiple others.



Comprehensive in-house expertise across all disciplines being pursued, minimizing coordination challenges and maximizing accountability.

With Alliant, The Starkey Ranch CDD gains the responsiveness of a local team backed by the resources and stability of a seasoned, multidisciplinary firm.

**H. ADDITIONAL INFORMATION – LICENSURE & PREQUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm’s licenses and key staff licenses can be found in **Appendix A**.

**FIRM LICENSURE AND PREQUALIFICATIONS**

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

**VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT**

Alliant Engineering Inc. is not a Minority Business Enterprise (MBE).

**MINORITY BUSINESS ENTERPRISE**

Alliant Engineering, Inc. has not previously performed work for this district.

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**OTSR**

- ◆ 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 Surveying
- ◆ 8.2 – Design, Right-of-Way, and Construction Surveying
- ◆ 8.4 – Right of Way Mapping

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**. AUTHORIZED REPRESENTATIVE**  
*The foregoing is a statement of facts.*

	December 5, 2025
31. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE

**H. ADDITIONAL INFORMATION – CDD EXPERIENCE**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

**Alliant’s Continued Growth in the Community Development District Segment:**

Alliant has delivered on-call, continuing services, and multidisciplinary contracts for municipalities, special districts, and public agencies across Florida and nationally. Our work reflects consistent responsiveness, technical accuracy, and the ability to integrate multiple disciplines under one contract.

Alliant has provided ongoing engineering support, permitting assistance, stormwater and utility evaluations, site and roadway improvements, and general civil engineering services for multiple CDDs across northeast Florida. Our work includes task-order based assignments such as stormwater system assessments, drainage improvements, utility coordination, minor roadway and sidewalk upgrades plan reviews, and support for capital planning and maintenance needs. These contracts demonstrate our ability to work seamlessly with District Managers, respond quickly to emerging needs, and deliver practical, constructible solutions within a continuing services framework.

The following is a list of District’s we currently support:

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
Cross Creek	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 continues, 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.

**H. ADDITIONAL INFORMATION – GENERAL QUALIFICATIONS**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER <i>(if any)</i>			
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>							
Alliant Engineering, Inc.				YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046		
10475 Fortune Parkway, Suite 101				<b>OWNERSHIP</b>			
Jacksonville, Florida 32256				TYPE Corporation			
David R. Landing, PE, Client Manager				SMALL BUSINESS STATUS N/A			
(904) 513-3218		dlanding@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.			
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>			
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	12	2	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	21	21	S09	Structural Design	4	
39	Landscape Architect	6	1	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				
	<b>TOTAL:</b>	<b>188</b>	<b>37</b>				
<b>ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS</b> (Insert revenue index number as shown at right)				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>			
a. Federal Work	1			1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work	9			2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million	
<b>c. Total Work</b>	<b>9</b>			3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
				4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million	
				5. \$1 million to less than \$2 million		10. \$50 million or greater	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

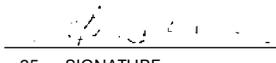
	December 5, 2025
33. SIGNATURE	32. DATE
34. NAME AND TITLE Curt Wimpée, PE / Principal, VP Southeast Region	

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER <i>(if any)</i>		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8
3728 Philips Highway, Suite 208				OWNERSHIP		
Jacksonville, Florida 32207				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				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	6		E02	Education Facilities, Classrooms	0.5
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5
15	Construction Inspector	5		E12	Environmental Remediation	0.5
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
	Drillers	8		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
<b>TOTAL: 41</b>						
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
d. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million		
2. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>3. Total Work</b>	<b>7</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

	December 5, 2025
35. SIGNATURE	32. DATE

Antoinette D. Meskel, PE, President, Principal Engineer

36. NAME AND TITLE

**H. ADDITIONAL INFORMATION**

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				SOLICITATION NUMBER (if any)		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
ECS Florida, LLC				YEAR ESTABLISHED 2017		YEAR ESTABLISHED MNVJKQ85HFG3
11554 Davis Creek Court				<b>OWNERSHIP</b>		
Jacksonville, Florida 32256				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		
<b>EMPLOYEES BY DISCIPLINE</b>				<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>		
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
<b>TOTAL:</b>		<b>294</b>	<b>77</b>			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>		
e. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million		
f. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
<b>g. Total Work</b>	<b>9</b>	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

**I. AUTHORIZED REPRESENTATIVE** *(The foregoing is a statement of facts.)*

 37. SIGNATURE	December 5, 2025
Rey Ruiz, PE, SI-Branch Manager	32. DATE
38. NAME AND TITLE	

# APPENDIX A

## CERTIFICATIONS AND LICENSES

**ALLIANT ENGINEERING, INC.**

**December 5, 2025**



# 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



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

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary




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

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

**LANDING, DAVID REED**  
3072 GOLDEN POND BLVD  
ORANGE PARK FL 32073

LICENSE NUMBER: PE0483  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Ron DeSantis, Governor  
Melanie S. Griffin, Secretary




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

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

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

LICENSE NUMBER: PE91277  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Melanie S. Griffin, Secretary




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

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

**WIMPEE, CURTIS MARCEL**  
11410 WILDCROFT TERRACE  
JACKSONVILLE FL 32233

LICENSE NUMBER: PE79764  
EXPIRATION DATE: FEBRUARY 28, 2027  
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS

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

**SCHOFIELD, JOSEPH RYAN**  
10475 FORTUNE PKWY.  
SUITE 101  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE69219  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Melanie S. Griffin, Secretary




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

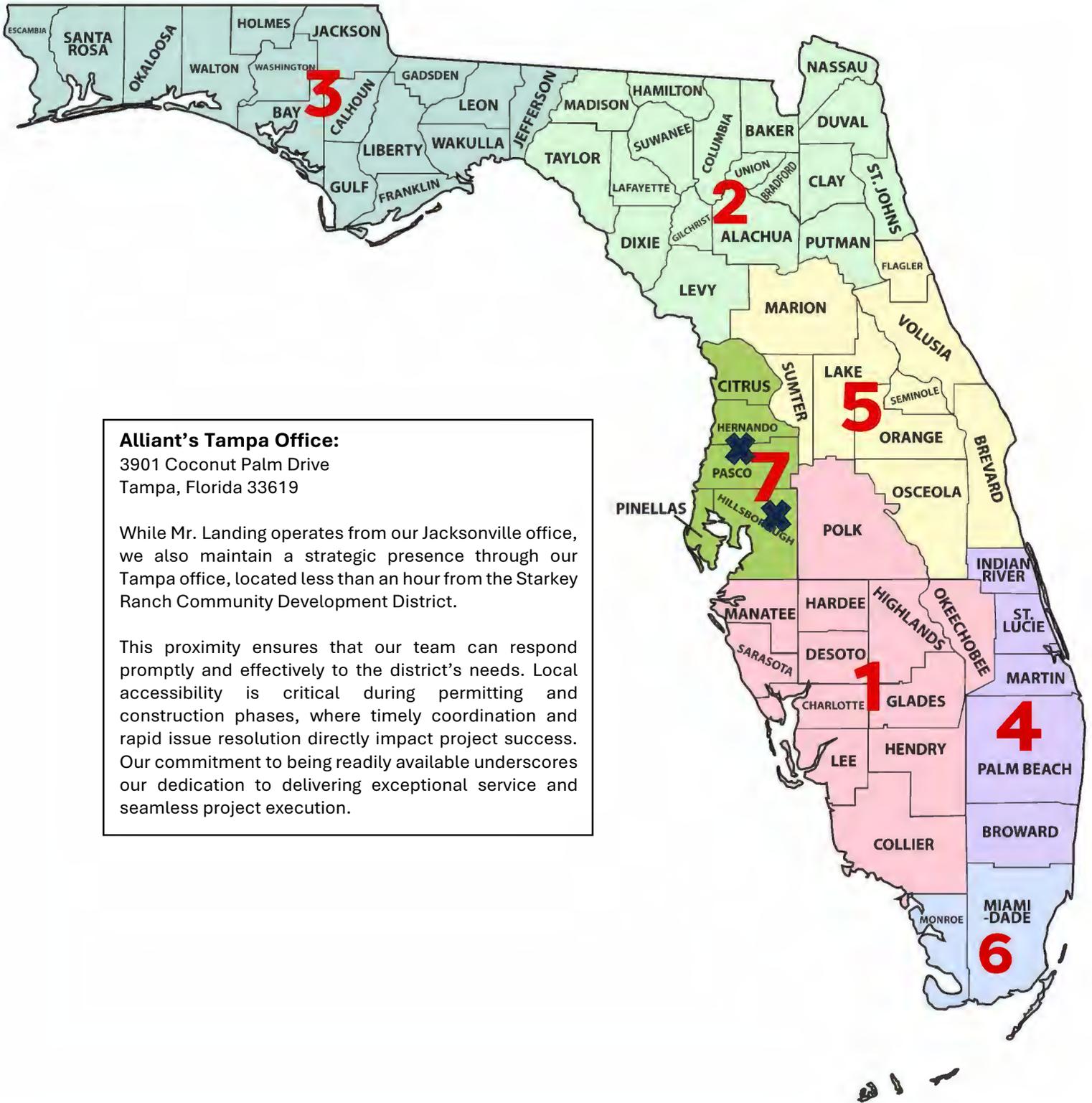
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**OESTMAN, ADAM VIKTOR**  
12844 BEAUBIEN RD  
JACKSONVILLE FL 32236

LICENSE NUMBER: PE98440  
EXPIRATION DATE: FEBRUARY 28, 2027  
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**Exhibit 3 – Location Map**

**Alliant's Tampa Office:**

3901 Coconut Palm Drive  
Tampa, Florida 33619

While Mr. Landing operates from our Jacksonville office, we also maintain a strategic presence through our Tampa office, located less than an hour from the Starkey Ranch Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district's needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6C11**



TECHNICAL PROPOSAL

# THE TSR COMMUNITY DEVELOPMENT DISTRICT

**BDi**  
BRLETIC DVORAK INC.

Submitted to: WRATHELL, HUNT, & ASSOCIATES



DECEMBER 3, 2025

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December 3, 2025

Chuck Adams  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W,  
Boca Raton, Florida 33431

RE: Request for Qualifications for Professional Engineering Services  
The TSR Community Development District (CDD)

Dear Selection Committee:

A Community Development District (CDD) is integral in providing the residents of the community it serves the highest quality of life possible, ensuring that high standards of development will continue to be met long into the future. The TSR CDD is no exception. We understand the district is responsible for maintaining its existing infrastructure, providing capital improvements, and improving the quality of the development, all while operating within closely monitored and audited budgets to meet the high expectations for the community they serve. It is crucial to your CDD's continued long-term success that your consulting engineer shares your focus on careful, timely, and cost-conscious fulfillment of the residents' expectations.

Brletic Dvorak, Inc. (BDI) has successfully performed on a myriad of general service contracts based on our reputation for delivering a high-quality product and outstanding service to our partners.

Leading our commitment to the TSR CDD is myself, Stephen Brletic, PE. Our ability to develop strong relationships with clients has ensured that the end results exceed the expectations of District Managers and Board of Supervisors through careful coordination of schedules, budgets, and priorities. We are most proud of our reputation of responsiveness when addressing the needs of BDI's clients. I will serve as the District Engineer for the CDD. He will be responsible for attending District Board meetings, coordinating projects and construction inspection services, and any other engineering tasks.

BDI's staff has a breadth of experience in working with CDDs, which means you benefit by getting professional expertise delivered with a personalized approach and attentiveness to your needs. As the District Engineer for several similar CDDs, we believe we have a thorough understanding of your service requirements.

Our first priority is to establish a personalized team for each individual work assignment undertaken. This process begins with understanding your needs. Based on our coordination and research, we will assign a project team that has the best experience to meet those needs. I will strategically determine how to best utilize our internal resources as well as choose subconsultants, if needed, that would best complete the team. This approach ensures that we have the right resources to exceed your expectations.

Asset Management: BDI can assist the District by developing or updating land ownership and maintenance maps depicting District property and facilities and areas maintained by vendors such as landscapers or aquatic services. Wetlands and buffer areas may also be added as needed to educate residents and vendors of the different

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vegetation restrictions that may exist. These maps are living documents that may be updated as your community grows or as vendor needs change. BDI can also provide asset reports cataloging facilities or property, such as stormwater facilities or streets, for condition, suggested maintenance, or replacement so that future capital fund expenditures may be scheduled in advance.

Capital Improvements: BDI can provide the District with planning assistance in determining needed capital improvements including the development of construction plans and permits. BDI can also assist in developing capital improvement budgets so that funding may be planned for long term improvements.

Roadway Improvements: BDI can provide the District with traffic analyses to identify vehicle circulation, intersection sight distances, offsite signal warrants, pedestrian crosswalk safety, sidewalk ADA compliance, striping and signing, and street lighting studies and improvement plans.

Drainage Improvements: BDI will identify any nuisance drainage problems, identify potential solutions, and provide cost estimates for each alternative. Sometimes simple regrading or modifications to curbs or landscaping can correct standing water on streets or in grassy areas.

Permitting: BDI will inspect existing ponds in accordance with Southwest Florida Water Management District (SWFWMD) maintenance schedules and all inspection reports will be filed and cataloged by our staff. Our long-term partnership with SWFWMD and our continuing services contracts for reviewing SWFWMD ERP permits and past work on NPDES and Drainage Connection permits for FDOT District 7 have been invaluable in serving the stormwater needs of the following clients:

- Avelar Creek CDD in Riverview, FL
- Arbor Greene CDD in Tampa, FL
- Bexley CDD in Lutz, FL
- Blackburn Creek CDD in Venice, FL
- Bobcat Trail CDD in North Port, FL
- Ballentrae Hillsborough CDD in Hillsborough County, FL
- Cheval West CDD in Lutz, FL
- Country Walk CDD in Wesley Chapel, FL
- Del Webb Bexley CDD in Lutz, FL
- Diamond Hill CDD in Valrico, FL
- Fishhawk Ranch CDD in Valrico, FL
- Fishhawk IV CDD in Valrico, FL
- Forest Brooke CDD in Wimauma, FL
- Harbour Isles CDD in Apollo Beach, FL
- Heritage Springs CDD in Trinity, FL
- Highlands CDD in Riverview, FL
- Lexington Oaks CDD in Wesley Chapel, FL
- Live Oak No. 1 CDD in Tampa, FL
- Meadow Pointe II CDD in Zephyrhills, FL
- Mira Lago CDD in Apollo Beach, FL
- New River CDD in Wesley Chapel, FL
- Lynwood CDD in Ruskin, FL
- Oak Creek CDD in Wesley Chapel, FL
- Oakstead CDD in Land O'Lakes, FL
- River Bend CDD in Ruskin, FL
- South Fork CDD in Riverview, FL
- South Fork East CDD in Riverview, FL
- South Fork III CDD in Riverview, FL
- Spring Lake CDD in Riverview, FL
- Spring Ridge CDD in Brooksville, FL
- Sterling Hill CDD in Spring Hill, FL
- Talavera CDD In Spring Hill, FL
- The Bridgewater CDD in Lakeland, FL
- The Groves CDD in Land O' Lakes, FL
- The Preserve at South Branch CDD in Odessa, FL
- The Preserve at Wilderness Lake CDD in Land O'Lakes, FL
- Park Place CDD in Tampa, FL
- The Woodlands CDD in North Port, Florida
- University Place CDD in Apollo Beach, Florida
- Ventana CDD in Riverview, Florida
- Waterset Central CDD in Apollo Beach, Florida
- Waterset North CDD Apollo Beach, Florida
- Westchase CDD in Tampa, Florida

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Teamwork, integrity, responsibility, and hard work are the cornerstones of our corporate culture and the reason we have earned repeat business and referrals from satisfied clients. Our focus is to ensure that our partners get the positive results and successful projects that they want and deserve. These core values are at the heart of every service we perform.

We are confident that the information in this Request for Proposal and the client testimonials substantiate our capabilities and our commitment of quality and integrity to our clients. We look forward to working with the TSR CDD to enhance your community.

Very truly yours,  
Brletic Dvorak, INC.



Stephen Brletic, P.E.  
Project Manager





# ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

## FIRM PROFILE

**Brletic Dvorak, Inc. (BDI)** Brletic, Dvorak, Inc. (BDI) is a multidisciplinary engineering firm serving clients throughout the southwest Florida Area. We provide an array of community development district (CDD) services tailored to our clients' needs. BDI serves numerous CDDs throughout southwest Florida. BDI is a recognized leader in providing engineering services and solutions to communities.

We apply our extensive expertise across a wide variety of disciplines including land development, roadway and traffic design, stormwater management, and construction administration. Our employees are committed to and take pride in helping community development districts improve the quality of life in our communities. We assign the appropriate resources of our firm to perform each project efficiently. BDI is a one-stop shop for all your community's desired projects, assisting you from start to finish and staying within budget and schedule.

## SERVICE OFFERINGS INCLUDE:

- Civil Engineering
- Water Resources
- Transportation and Traffic Planning and Design
- Community Engineering
- Construction Management and Inspection

BDI's client base consists of a wide range of public and private organizations with an equal range of project types. With a primary focus on projects requiring civil site development and transportation services combined with a keen desire to work closely with our clients, BDI's service base has grown. Among our specialties are stormwater management facility design, roadway and sidewalk design, roadways, waterways, wetlands and community facilities.

BDI's office is in downtown St. Petersburg with convenient access to the Interstate system and expressways. Our office is a functional, exciting environment that enhances BDI's values. BDI also strives to stay at or ahead of the curve with state-of-the-art software and hardware systems that allow our staff to provide the highest quality deliverables in a timely manner.



## SELECT KEY PERSONNEL

BDI consists of dedicated, high-quality staff with reputations for excellence and integrity. As previously mentioned, we take great pride in the caliber of our staff and our internal “teamwork” culture. We have reviewed the Request for Qualifications in detail and performed a cursory site review to assure we have the appropriate staff both in quality and quantity. We have assembled a team of professionals consisting of key staff members, that are listed in this section, for the anticipated service areas. With this team, BDI will deliver outstanding services to the TSR Community Development District (CDD).



### STEPHEN BRLETIC, PE

Stephen Brletic serves as the District Engineer for 18 (CDDs) community development districts providing engineering and consulting services to resident boards in southwest Florida including one of Florida's largest CDDs, Fishhawk Ranch. Mr. Brletic has over 10 years of experience in project management, design, and construction for projects including land development, stormwater management, roadway improvements, and community amenities for not only (CDDs) community development districts, but also local, state, and federal municipalities, and school boards.

Mr. Brletic was born in St. Petersburg, FL and graduated from the University of North Florida in 2011. He has been working in the southwest Florida for the entirety of his career and has continued involvement in the community whether that be through being a part of the Leadership Tampa Bay organization or coaching his son's local sports teams.



### ROBERT DVORAK, PE

Robert Dvorak serves as the District Engineer for 10 (CDDs) community development districts located throughout southwest Florida. Mr. Dvorak has over 35 years of civil engineering experience primarily in the field of water resources. Robert's responsibilities include project management, lead technical engineer, for the planning, design and permitting services for a wide range of public and private projects.

Mr. Dvorak graduated from the University of Florida in 1984 and started his engineering career at the Southwest Florida Water Management District in Brooksville, Florida. He has been working in the Tampa Bay area his entire career and in addition to consulting for CDD's, he has supported FDOT, City of Tampa and Pinellas County working as an extension of their staff through various general service contracts.

Robert number one core value is relationships based on mutual respect with the primary objective of being the best possible advocate for his clients.



# PAST PERFORMANCE

## SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Riverview, FL

**Lake Lucaya Shoreline Restoration.** Stephen Brletic and Kirk Wagner performed project management and construction administration services in relation to construction of significant shoreline restoration to the lake banks after Hurricane Milton.

**Stormwater Assessment and Repairs.** Kirk Wagner aided in assessment of the stormwater system functionality and permit compliance when first coming on board as the District Engineer. He continues to perform case by case assessments as needed at the board's request.



Lake Lucaya at Spring Lake CDD

## BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT (CDD)

North Port, FL

**Roadway Assessment.** Robert Dvorak and Stephen Brletic provided a proposal to research the composition of the original roadway asphalt design and performed a site visit to observe existing pavement conditions. BDI will evaluate pavement conditions based on current pavement surface rating guidelines and document the findings, including pictures, in a written report with construction cost estimates.

## STERLING HILL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Spring Hill, FL

### **Permit Inventory and Inspection Scheduling.**

Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Sterling Hill Community pond location, inspection time, and Hernando County parcel number.

**Splash Pad.** Stephen Brletic provided project management services for the CDD selected contractor and Engineer-of-Record for a splash pad project at the Sterling Hill South clubhouse facility. This also required permit modifications to the community's SWFWMD Environmental Resource Permit.

### **South Clubhouse Dog Park/Pickleball Courts.**

Stephen Brletic and Kirk Wagner performed design, permitting, and construction administration for pickleball courts and dog park with associated fencing. The project is ongoing.

## MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

### **Permit Inventory and Inspection, Maintenance Planning.**

Jerry Whited and Robert Dvorak researched and inventoried permit documents from the SWFWMD office and developed a detailed stormwater maintenance plan and spreadsheet indicating each permit, pond location, and inspection time.

**Sidewalk Replacement Project.** Jerry Whited and Robert Dvorak aided in the planning, design and construction administration for a major sidewalk replacement project within the CDD to remedy ADA issues and drainage concerns.

**Roadway Assessment.** Robert Dvorak and Stephen Brletic provided a proposal to research the composition of the original roadway asphalt design and performed a site visit to observe existing pavement conditions. BDI will evaluate pavement conditions based on current pavement surface rating guidelines and document the findings, including pictures, in a written report with construction cost estimates.

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Valrico, FL

**Brilliant Cut Way Drainage Improvements.** Stephen Brletic performed survey, design, permitting, and construction administration

to improve drainage and alleviate nuisance flooding in yards adjacent to CDD ponds and residential properties. *(Construction budget: \$20,000)*

**Permit Inventory and Inspection Scheduling.** Stephen Brletic researched and inventoried permit documents from the Southwest Florida Water Management District (SWFWMD) office and developed a detailed map and spreadsheet indicating each permit, Diamond Hill Community pond location, inspection time, and parcel number.

**Pond Repairs.** Stephen Brletic assessed the conditions of a stormwater detention pond and examined recent repairs to its drainage structure and inflow pipe foundation for this two-phase project. Staff collected data, evaluated and researched permits, and performed hydraulic and hydrologic calculations. For Phase I, BDI published a report outlining feasible improvements and cost estimates. For Phase II, BDI developed construction documents for competitive bid and designed a much-improved energy dissipating structure with sand cement armoring and regrading along the bottom and side slopes of the pond.



Before



After

Pond Repairs at Diamond Hill CDD

## HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT (CDD)

Apollo Beach, FL

**Permit Inventory and Inspection Scheduling.** Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Harbour Isles Community pond location, inspection time, and Hillsborough County parcel number.

**New Fitness Center.** Stephen Brletic aided in completed site design and permitting for a new community fitness center. Staff obtained permits from Hillsborough County and SWFWMD. BDI prepared contract documents, including general conditions, assisted in the bid phase, and provided construction phase services. *(Construction budget: \$119,000)*

**Traffic Analyses.** Stephen Brletic reviewed a Signal Warrant Study from the Florida Department of Transportation (FDOT) for the intersection of US 41/SR 45 at Spindle Shell Way. BDI is currently working with FDOT and a neighboring development to discuss their review.

**Miscellaneous Assistance.** Stephen Brletic provides ongoing miscellaneous assistance regarding CDD assets such as reclaimed water assessment and construction, pool paver subsidence, nuisance flooding around the pool and landscaping, utility valve subsidence, decorative lighting assistance, and monitoring the County's progress extending reclaimed water to the development within the next two years.



Pond Restoration at Harbour Isles CDD



Sidewalk Repairs at Fishhawk Ranch CDD

## FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT (CDD)

Lithia, FL

**Permit Inventory and Inspection Scheduling.** Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Fishhawk Ranch Community pond location, inspection time, and Hillsborough County parcel number.

**Engineer Transition.** This task required coordination with the past Engineer-of-Record for the community to retain and update all documents during a transition and merger of three CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.

**Trail Evaluation/Repair Projects.** This task required field evaluation of specific sections of the Fishhawk Ranch community trail which experienced drainage issues or failure. Stephen Brletic provided design and permitting to address the trail issues in some cases. Stephen Brletic also performed construction administration services related to the construction and improvements to the trails.

**Fishhawk Aquatic Center Vault Replacement.** This task required evaluation of an aging underground vault that housed pumps and equipment for the waterfall feature pool at the Aquatic Center that was failing. Stephen Brletic handled soliciting an RFP to contractors along with construction administration services related to the vault replacement. *(Construction budget: \$75,000)*

**Fishhawk Tennis Club Drainage Improvements.** This task required design and construction administration services to address ponding and drainage impendence surrounding the existing clay tennis courts while maintaining the aesthetics and landscaping in the area. *(Construction budget: \$12,000)*

## MIRA LAGO COMMUNITY DEVELOPMENT DISTRICT (CDD)

Apollo Beach, FL

**Permit Inventory and Inspection Scheduling.** Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Mira Lago Community pond location, inspection time, and Hillsborough County parcel number.

**Pond Bank Restoration.** Stephen Brletic performed design, and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction budget: \$70,000)*

**Adjacent Development Impact Management.** This task required coordination with state permit agencies and private developers to coordinate impacts to the existing community caused by the new construction of a subdivision adjacent to the CDD owned properties and residential lots.



Pond Bank Restoration at Mira Lago CDD

## RIVER BEND COMMUNITY DEVELOPMENT DISTRICT (CDD)

Ruskin, FL

**Permit Inventory and Inspection Scheduling.** Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, River Bend Community pond location, inspection time, and Hillsborough County parcel number.

**Amenity Center Drainage Improvements.** The River Bend CDD has experience chronic flooding due to rapid expansion of the amenities within the parcel without accommodating additional stormwater runoff. Stephen Brletic performed survey, design, permitting, and construction administration services to address existing flooding occurring at the access, parking lot, playground, tennis court, pool equipment area, and open spaces. The improvements will accommodate future amenity projects through total buildout of the parcel. *(Construction budget: \$119,000)*

**Basketball/Tennis Court Replacement.** Stephen Brletic performed survey, design, permitting, and construction administration for a basketball/tennis court with associated fencing and security adjacent to their clubhouse pool to replace the existing failed courts. *(Construction budget: \$135,000)*

**Pool Heating Analysis and Construction.** Stephen Brletic prepared a comparative analysis of heating the District's pool using natural gas, electricity, or propane. Stephen Brletic also performed all construction administration services associated with implementing an electrical heat pump system. *(Construction budget: \$65,000)*



Basketball/Tennis Court Replacement at River Bend CDD



Pond Bank Restoration at Bridgewater of Wesley Chapel CDD

## BRIDGEWATER AT WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

**Pond Bank Restoration.** Stephen Brletic performed surveying, design, and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction performed to-date: \$70,000)*

**Pond Maintenance Plan.** The objective of this task was to determine the extent of repair needed for each pond, establish an estimated cost, and prioritize each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue that would require maintenance or repair. Numerous ponds had erosion on the side slopes and several had control structures that were not functioning as designed due to skimmer settlement or foundation/ embankment erosion. A report was prepared and presented to the CDD Board for additional action and as a planning tool to eventually address all the ponds.

**Sidewalk Evaluation.** This task required a walkthrough of the entire community to evaluate the ADA compliance of the CDD maintained sidewalks. A full inventory with picture documentation was then presented to the board with cost estimates of the repairs. BDI also performed construction administration services in relation to the repair project. *(Construction budget: \$30,000)*

## HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT (CDD)

Trinity, FL

**Hole #17 Drainage Improvement Project.** Robert Dvorak designed regrading for a section of the community golf course that was already filled and partially blocking the free flow of water over a 250-foot weir. The new design created a compromise, providing a dry landing area for golfers without inhibiting the flow of water during flood conditions. BDI included rip-rap to stabilize areas within high-flow zones, along with a stone-filled Geoweb containment system. *(Construction budget: \$35,000)*

**Pond Inspections and Report Writing.** Robert Dvorak conducts inspections and writes reports as part of this as-needed professional engineering assignment. There are 39 water management facilities in the CDD which require inspection and certification compliance for the SWFWMD. BDI researched each file to establish a list of facilities and prioritize their inspection and certification needs. Currently, Robert Dvorak is conducting several inspections quarterly to maintain a satisfactory schedule with the District.

**Warrington Way Drainage Project.** Warrington Way has historically flooded due to low elevations in the roadway, causing standing water during peak flood conditions in adjacent wetlands. This project required a bypass drainage system to capture and route water away from the Warrington Way storm sewer system, thereby alleviating flood water and providing another outfall to the wetland. BDI updated the Master Drainage Analysis and provided a hydrologic and hydraulic modeling analysis, ensuring the proposed project would not adversely impact downstream properties. Robert Dvorak also obtained a modification to the approved Environmental Resource Permits (ERP) from SWFWMD and provided construction management services, handling everything from bidding to construction observations and final close-outs. *(Construction budget: \$150,000)*

**Pond Repairs.** Robert Dvorak provides ongoing pond inspections and develops plans for specific repairs to banks, gabions, weirs, and flumes. Robert Dvorak also ensures water can flow freely from the development by clearing potential obstructions around structures in the wetlands.

**Grass Carp Research.** Robert Dvorak developed research literature regarding grass carp to control nuisance vegetation in stormwater detention ponds and presented a full report with recommendations to the Board.

## LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

**Pond Bank Restoration.** Stephen Brletic performed design, and construction administration tasks to reconstruct and restore numerous stormwater management pond banks within the community. This project restored eroded banks and repaired drainage structures, thereby improving safety and functionality. *(Construction performed to-date: \$450,000)*

**Permit Inventory and Inspection Scheduling.** Stephen Brletic researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Lexington Oaks Community pond location, inspection time, and Hillsborough County parcel number.

**Pond Maintenance Plan.** Stephen Brletic performed inspections for several pond sites to determine potential issues requiring maintenance or repair. Stephen found numerous ponds with eroded side slopes and dysfunctional control structures due to skimmer settlement and foundation/embankment erosion. Stephen prepared a report for the CDD to use as a planning tool for future pond maintenance and repair.

**Amenities Center Drainage Improvements.** Stephen Brletic performed design services to alleviate extensive flooding which kept residents from using playcourts and fields and prohibited maintenance. *(Construction budget: \$40,000)*

**ADA Facility Compliance.** Stephen Brletic developed a list of necessary ADA facility improvement requirements and developed plans for the first set of new sidewalks scheduled for improvement in the near future.

**Reserve Study.** Stephen Brletic has prepared two updates to the CDD's Reserve Study.

**Court Resurfacing.** Stephen Brletic prepared plans for the resurfacing of two tennis courts and one basketball court. *(Construction budget: \$15,000)*

**Pool Heating Analysis.** Stephen Brletic prepared an analysis comparing natural gas and propane heating for the District's pool.

## SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Riverview, FL

**Permit Inventory and Inspection Scheduling.** Robert Dvorak researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, South Fork Community pond location, inspection time, and Hillsborough County parcel number.

**Pond Bank Restoration.** Robert Dvorak performed design, and construction administration tasks for the reconstruction and restoration of the pond banks on three stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction budget: \$209,000)*

**Pond Maintenance Plan.** The objective of this task was to determine the extent of repair needed for specific ponds, establish an estimated cost, and prioritize the immediate needs for each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue requiring maintenance or repair. Numerous ponds had erosion on the side slopes, and several had drainage structures that were not functioning as designed due to becoming dislodged from embankment erosion. A report was prepared and presented to the CDD Board for alternative measures to address the pond issues and RFP packages were prepared for bidding purposes.

**Clubhouse Parking Lot Expansion.** Robert Dvorak performed design, and permitting tasks to add six parking spaces and incorporate an inlet and pipe system to alleviate an ongoing problem with standing water in the driveway.



Pedestrian Boardwalk at Oak Creek CDD

## OAK CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

### **Permit Inventory and Inspection Scheduling.**

Robert Dvorak researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Oak Creek Community pond location, inspection time, and Pasco County parcel number.

**Basketball Court.** Robert Dvorak performed survey, design, permitting, and construction administration for a new basketball court adjacent to their clubhouse pool. The court will also be striped for a dual use for two pickleball courts. *(Construction budget: \$36,000)*

**Trail Boardwalks.** Robert Dvorak performed design, permitting, and construction administration for a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with safe access to the natural uplands to utilize as a picnic or walking trail amenity. *(Construction budget: \$63,000)*

**Playground Expansion.** Robert Dvorak performed design, and permitting to expand the existing playground to accommodate a new swing set area for toddlers while maintaining safe ADA access.



Pond Bank Restoration at South Fork CDD | Photo credit: James Griffin and Griffin Brothers Civil Construction

## SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Brooksville, FL

**Community Lighting Analysis and Planning.** Stephen Brletic performed an evaluation of the current street lighting within the Spring Ridge community and provided a planning site plan to the local electricity provider to add light poles to increase coverage of light during the night as an increase to safety.

**Clubhouse Parking Improvements/Crosswalks.** Stephen Brletic provided design, and construction administration services in relation to drainage improvements, providing additional parking, and designing walkways to ADA standards. This task also included implementing crosswalks throughout the community to FDOT standards.

## THE WOODLANDS COMMUNITY DEVELOPMENT DISTRICT (CDD)

North Port, FL

**SWFWMD ERP and WUP Permit Map.** The board requested Robert Dvorak to produce a map showing the limits covered by each SWFWMD ERP and WUP permit within the development. Robert Dvorak researched SWFWMD files to identify stormwater management facilities and wells and pumps and developed separate spreadsheet to identify the the permittees and operation and maintenance entities. This map will be used a useful resource for current and future board members, the community's vendors and the CDD staff.

**Pond Equalizer Pipe.** Robert Dvorak provided construction observation and an as-built survey for a stormwater pipe project designed to equalized water levels between two existing master drainage ponds. The project allowed for an increase in surface water withdrawal used for irrigation throughout the development.

## WESTCHASE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Tampa, FL

**CDD Common Area Drainage Improvements.** Robert Dvorak performed design, and construction administration services to address ponding issues on CDD property that was affecting private property. The project included replacing a collapsed plastic pipe and inlet system with equivalent concrete units. This project is ongoing and the CDD staff are soliciting proposals to perform the work.

**Asset/Landscape Maintenance Maps.** Robert Dvorak was tasked to update the existing community maps in relation to landscape maintenance and CDD ownership to the most recent records. These maps will be used as a useful resource for current and future board members, the community's vendors, and the CDD staff. The landscape map is currently being used in their current RFP for landscaping services.

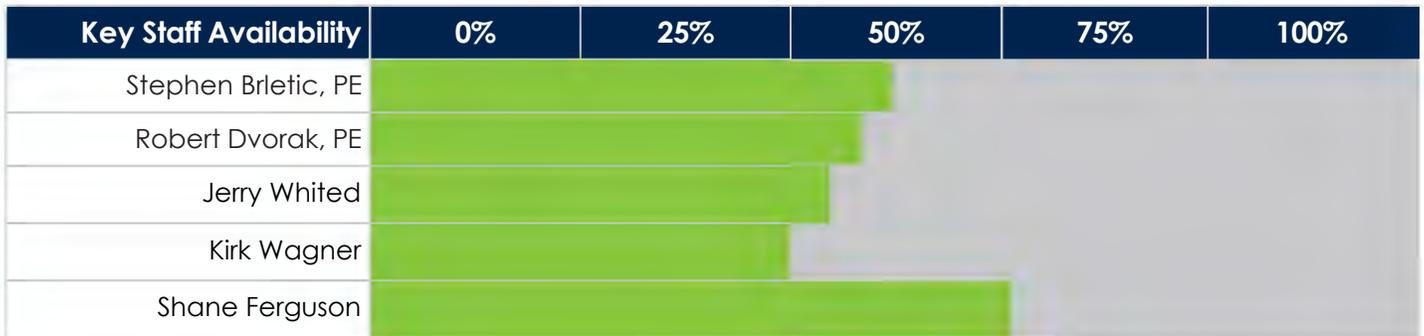


Pond Restoration at Westchase CDD

# CURRENT / PROJECT WORKLOAD

The BDI team is available and has the capacity, technical expertise, range of services, and uniquely qualified personnel to provide the TSR CDD with all the services required. Our availability means you can expect stellar responsiveness, quality products, and projects delivered on or ahead of schedule.

All the key personnel are ready to begin work immediately. The chart below graphically depicts the workload commitments and availability over the next twelve months for the key personnel.



 = Availability       = Current Workload

## WORK PREVIOUSLY AWARDED

BDI has not been selected previously to provide services to the CDD.

## MINORITY BUSINESS ENTERPRISE

BDI is not a Minority Business Enterprise (MBE). We routinely partner with experienced and proven MBE's to provide complimentary services on a wide range of projects.

# PROJECT MANAGEMENT TOOLS

Our goal is a long-term partnership with the the TSR CDD. As partners, you can count on us to deliver desired results based on adherence to our corporate culture:

- **Teamwork** – We take pride in our ability to assemble the best team to accomplish your specific objectives. Every member of our team commits to exceeding your expectations. In order to achieve this, we will be actively involved in your organization and challenge ourselves to anticipate your future needs.
- **Integrity** – We have maintained long-term relationships with many of our clients. These relationships continue to thrive because our clients know that the BDI team can be trusted to act in their best interest at all times while achieving win-win solutions for all the stakeholders.
- **Responsibility** – As we enter into a new partnership, our commitment to you is that we take full responsibility for the end result. That means that you can rely on us to be proactive, to anticipate any potential challenges, and to offer solutions.

- **Hard work** – Every member of our team understands that hard work is the foundation for every project. Once we mutually agree on an approach, our team focus is on delivering superior service and a project that surpasses your quality, schedule, and budget requirements.
- **Community Involvement** – Among our core values is a serious commitment to community involvement..

We understand that every aspect of our culture needs to be adhered to daily to guarantee results for your organization. We look forward to the opportunity to become partners with the TSR CDD and to help you achieve all your objectives.

The following sections address BDI's particular approach to meeting schedule and budget expectations.



# MANAGING PROJECTS TO MEET SCHEDULE AND BUDGET



The BDI team is committed to meet and exceed the TSR CDD's schedule and budget requirements, whether our project budget is **\$5,000 or \$500,000**. Astute, prudent management of financial and human resources is one of our core business values. We routinely deliver our projects ahead of schedule through a targeted, well-orchestrated effort of the entire team, including CDD staff. The depth of our team gives us the ability to add considerable resources to meet any schedule and to handle multiple assignments simultaneously, as we have proven on numerous general services contracts.

As Project Manager, Stephen Brletic, PE, will follow these **guidelines to successfully accomplish each assignment**:

- Identify the right team to efficiently deliver each assignment.
- Develop a well-defined scope.
- Keep the same people on the project team for the duration of the task.
- Conduct team meetings, typically weekly or bi-weekly.
- Proactively anticipate potential schedule or budget challenges and resolve them in advance.

All BDI project managers have been formally trained in BDI's approach to project management and for each project, the PM follows a detailed **Project Management Plan** procedures that describes the scope and deliverables and details the schedule, milestones, work breakdown structure, task assignments, and Quality Control Plan, including specific responsibilities for each key team member. The PMP and in-house PM tools save significant time. Some of the tools used to maintain control of the schedule and budget are described in the next sections.

## SCHEDULE & BUDGET CONTROLS

**Schedule:** With our depth of staff and vast array of multi-disciplined experience, BDI has the capability to fast track any project. This expertise provides the client with a **one-stop shop** for any project – whether we are serving as program manager, project manager, design support, or construction manager. We provide a complete array of engineering and management services integrated to our client's needs.

Between the level of expertise and the personnel available that have previous experience working on similar contracts for other local agencies, we have the capacity and expertise to maintain accelerated task order schedules. **Our depth of staff in the required disciplines ensures that each task assignment will be given the manpower necessary to provide the TSR CDD's with a quality end product within the project budget and schedule.**

Our schedules are developed in great detail, describing every activity involved in every phase. Moreover, activities are linked so that we are in essence creating a critical path project schedule. This schedule is one of several that our task order manager reviews for compliance on a weekly basis. He will review the level of completeness of every activity with the individuals performing the work and confirm that the project is on schedule.

We have the capacity and expertise to complete all assignments for this project on time. We recognize that a major element used to evaluate the effectiveness of our services is the degree to which schedules are completed. Our project efforts are directed toward a high level of schedule control and our project management policies have been devised to support this objective. We also realize that effective, timely response to the unexpected requests from the board, often on a moment's notice, is both art and science. We are confident that our team can easily respond to such assignments under this contract within the required number of days. Rapid, effective response to unforeseen situations is a skill that our team members have developed through years of experience and practice of putting our clients' immediate needs first and foremost. These values and high-performance expectations are ingrained into our culture. This Team maintains an attitude that all work schedules can be compressed saving time and man-hours for other assignments saving valuable community dollars.

Our web-based project management and accounting tools, in conjunction with scheduling software, regular team communications, corporate procedures for project execution, and sound judgment, allow our task order managers to identify problems early, so expedient correction can minimize schedule or cost overruns.

**Budget:** Keeping in mind the CDD's budget for each assignment, we will develop an appropriate scope to satisfy the budget constraints. Once underway, BDI focuses on cost control using a state-of-the-art integrated accounting and resource planning software and a collaborative team approach. During the performance of the project we track the hours and dollars expended on each project phase. All employee timesheets are input electronically at least weekly, so up-to-date project costs are available on each PM's dashboard.

# PROPOSED BILLING STRUCTURE

For each assignment, our project managers prepare a monthly progress report describing for each phase the percent of work completed, work performed during the report period, status with respect to schedule, unusual problems, delays, approval action, information required, and potential schedule slippage with recommendations. Project team meetings are held weekly or bi-weekly to discuss the progress of the project. Each phase is reviewed for progress, manpower allocations, budget, and schedule. Any issues are discussed and a strategy for their resolution is addressed. Invoices will be prepared by the Project Manager based on the hours worked on each assignment at hourly rates established in the contract.

## PERSONNEL ASSIGNMENT & PROJECT EFFICIENCY

The success of any project depends on utilizing the right personnel – those who possess the needed technical knowledge, successful project experience, specialized equipment, and collaboration skills.

Once notified of an assignment and based on the type and scope of work, Stephen will assemble the right project team in terms of team size and expertise, with the objective of keeping the team as small as possible to

meet the schedule and keeping the team intact throughout the entire project.

Clear expectations and close collaboration from the start of each assignment will enhance efficiency and minimize delays. BDI's focus is always on the end result: accurate, concise, and clear deliverables.

We have repeatedly demonstrated our ability to perform complex assignments on time and within budget, and to be proactively aware of and promptly responsive to the CDD's needs. The proof of our willingness and ability to meet schedule and budget expectations is in our performance.

# *State of Florida*

## *Department of State*

I certify the attached is a true and correct copy of the Articles of Incorporation of BRLETIC DVORAK, INC., a Florida corporation, filed electronically on December 05, 2022 effective January 03, 2023, as shown by the records of this office.

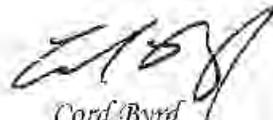
I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is P22000090017.

Authentication Code: 221207110639-500398548025#1

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Seventh day of December, 2022



  
Cord Byrd  
Secretary of State



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

**DVORAK, ROBERT EDWIN III**

536 4TH AVENUE SOUTH  
UNIT 4  
ST. PETERSBURG FL 33701

**LICENSE NUMBER: PE40962**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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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

**BRLETIC, STEPHEN DANIEL**

10938 87TH AVE  
SEMINOLE FL 33772

**LICENSE NUMBER: PE81281**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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# ARCHITECT – ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> <b>TSR CDD, Pasco County, FL</b>	
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER N/A

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE <b>Stephen Brletic, PE</b>		
5. NAME OF FIRM <b>Brletic Dvorak, Inc. (BDI)</b>		
6. TELEPHONE NUMBER (813) 361-1466	7. FAX	8. E-MAIL ADDRESS sbrletic@bdiengineers.com

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	<i>(Check)</i>				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-			
<b>a.</b>	X				<b>Brletic Dvorak, Inc. (BDI)</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	536 4th Ave. S, Unit 4 St. Petersburg, FL 33701	Civil Engineering
<b>b.</b>					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
<b>c.</b>					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
<b>d.</b>					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
<b>e.</b>					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
<b>f.</b>					<input type="checkbox"/> 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 <b>Stephen Brletic, PE</b>	13. ROLE IN THIS CONTRACT <b>Project Manager</b>	14. YEARS EXPERIENCE a. TOTAL <b>13</b> b. WITH CURRENT FIRM <b>3</b>	
15. FIRM NAME AND LOCATION (City and State) <b>Brletic Dvorak, Inc. (BDI)   St. Petersburg, FL</b>			
16. EDUCATION (DEGREE AND SPECIALIZATION) BS in Civil Engineering, University of North Florida, 2011		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, Florida (81281)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Brletic has over 11 years of experience in land development engineering in the Tampa Bay area. His project experience includes design and permitting for a wide range of projects, including residential subdivisions, commercial developments, and borrow pits. He routinely performs the functions necessary to design and permit land development projects.			

**19. RELEVANT PROJECTS**

1) TITLE AND LOCATION (City and State) <b>Lexington Oaks Community Development District Engineering Support</b> Pasco County, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES <b>Ongoing</b> CONSTRUCTION (if applicable) <b>Varies</b>
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> BDI provides engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.	
1) TITLE AND LOCATION (City and State) <b>Oak Creek Community Development District Engineering Support</b> Wesley Chapel, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES <b>Ongoing</b> CONSTRUCTION (if applicable) <b>Varies</b>
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Design Engineer.</b> BDI provides engineering services to the <b>Oak Creek CDD in Wesley Chapel</b> on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: <b>Basketball Court:</b> BDI is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. BDI will also oversee contractor bidding and construction phase services. <b>Trail Boardwalks:</b> BDI is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity.	
1) TITLE AND LOCATION (City and State) <b>Westchase Community Development District (CDD) Engineering Support</b> Tampa, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES <b>Ongoing</b> CONSTRUCTION (if applicable) <b>Varies</b>
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Design Engineer.</b> BDI is providing engineering services to the <b>Westchase Community Development District (CDD)</b> in Tampa, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. BDI provided a signing and marking inspection and certification for the CDD.	
1) TITLE AND LOCATION (City and State) <b>Fishhawk Ranch Community Development District Engineering Support</b> Lithia, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES <b>Ongoing</b> CONSTRUCTION (if applicable) <b>Varies</b>
d.	



(3) BRIEF DESCRIPTION (*Brief scope, size, cost, etc.*) AND SPECIFIC ROLE

Check if project performed with current firm

**Project Manager.** BDI provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: **Permit Inventory and Inspection Scheduling**—This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. **Engineer Transition**—This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Robert Dvorak, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Engineer</b>	14. YEARS EXPERIENCE a. TOTAL <b>38</b> b. WITH CURRENT FIRM <b>3</b>	
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Brletic Dvorak, Inc. (BDI)   St. Petersburg, FL</b>			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> BSE, Agricultural Engineering, University of Florida, 1984		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer, FL 40962	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Mr. Dvorak is responsible for managing the water resource projects for Johnson, Mirmiran and Thompson, Inc. as well as the design, hydrologic and hydraulic modeling, and regulatory permitting for a wide range and variety of projects. His experience with the implementation of local and state regulations has enhanced his ability to expedite the permitting process with the ACOE, the DEP, the regional WMD's, and the FDOT.			

**19. RELEVANT PROJECTS**

1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
<b>Oak Creek Community Development District Engineering Support</b> Wesley Chapel, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> BDI provides engineering services to the <b>Oak Creek CDD in Wesley Chapel</b> on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: <b>Basketball Court</b> – BDI is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. BDI will also oversee contractor bidding and construction phase services. <b>Trail Boardwalks</b> – BDI is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity.	Ongoing	Varies
<b>Heritage Springs Community Development District Engineering Support</b> Pasco County, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> BDI serves as District Engineer for the <b>Heritage Springs CDD</b> and our recent tasks have been varied, including permit inventory and inspections, coordination of and recommendations for maintenance of wetland and mitigation areas, design of drainage improvements, and repair of erosion and scour problems on stormwater ponds, open conveyances, and weirs. For most projects, in addition to design and permitting services, BDI has provided construction support including RFP development, bidding assistance through construction observation and project close-out. BDI also completed a synthesis of research literature regarding the use of grass carp to control nuisance vegetation in stormwater detention ponds. A report with recommendations was presented to the Board.	Ongoing	Varies
<b>South Fork Community Development District (CDD) Engineering Support</b> Riverview, FL  (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> BDI is providing engineering services to the <b>South Fork Community Development District (CDD)</b> in Riverview, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the South Fork community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, Traffic Analyses, and Pond Maintenance Plan. BDI provided traffic counts for the US 301 and Ambleside Boulevard intersection for the CDD.	Ongoing	Varies
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	



<b>Westchase Community Development District (CDD) Engineering Support</b> Tampa, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> Varies
<p>(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>d. <b>Project Manager.</b> BDI is providing engineering services to the <b>Westchase Community Development District (CDD)</b> in Tampa, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. BDI provided a signing and marking inspection and certification for the CDD.</p>		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Jerry Whited</b>	13. ROLE IN THIS CONTRACT <b>Project Manager II</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>10</b>	b. WITH CURRENT FIRM <b>3</b>

15. FIRM NAME AND LOCATION *(City and State)*  
**Brletic Dvorak, Inc. (BDI) | St. Petersburg, FL**

16. EDUCATION *(DEGREE AND SPECIALIZATION)*  
N/A

17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*  
Stormwater Operator

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Mr. Whited is responsible for performing inspections on a variety of stormwater management facilities throughout southwest Florida for as-builts and recertification compliance. He also participates in advisory committee and association meetings to keep abreast of water management, environment surface water, and water use current and future issues and concerns. He has also performed inspections and surveys on numerous projects throughout southwest Florida. Jerry is also a FSA certified Stormwater Operator Level 1.

**19. RELEVANT PROJECTS**

1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
<b>Waterset North Community Development District (CDD) Engineering Support</b> Apollo Beach, FL	Ongoing	Varies
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
a. <b>Project Manager II.</b> BDI is providing engineering services to the <b>Waterset North Community Development District (CDD)</b> in Apollo Beach, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the South Fork community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, Traffic Analyses, and Pond Maintenance Plan.		
<b>Country Walk Community Development District Engineering Support</b> Pasco County, FL	Ongoing	N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
b. <b>Project Manager II.</b> Pond Inspections and Report Writing – BDI team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are 39 water management facilities located in the HSCDD that require inspection and certification of compliance for SWFWMD. BDI was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, BDI is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD.		
<b>Preserve at South Branch Community Development District Engineering Support</b> Pasco County, FL	Ongoing	Varies
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
c. <b>Project Manager II.</b> BDI provided engineering services on a work order basis to serve as District Engineer for the Preserve at South Branch CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.		
<b>Westchase Community Development District Engineering Support</b> Tampa, FL	Ongoing	Varies
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
d. <b>Project Manager II..</b> BDI provides engineering services to the Westchase CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Westchase community include: <b>Permit Inventory and Inspection Scheduling</b> —This task required research		



of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. **Sidewalk Assessment and Repair Project**-This task consisted of assessing sidewalks within the CDD that required repair to remedy ADA and drainage concerns that the county would not address and then performing design and construction administration tasks to complete the project.

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Kirk Wagner</b>	13. ROLE IN THIS CONTRACT <b>Senior Inspector/Project Manager II</b>	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 3

15. FIRM NAME AND LOCATION *(City and State)*  
**Brletic Dvorak, Inc. (BDI) | St. Petersburg, FL**

16. EDUCATION *(DEGREE AND SPECIALIZATION)*  
BS in Computer Science, LFSU

17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*  
N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
Mr. Wagner is responsible for performing inspections on a variety of stormwater management facilities throughout southwest Florida for as-builts and recertification compliance. He also participates in advisory committee and association meetings to keep abreast of water management, environment surface water, and water use current and future issues and concerns. He has also performed inspections and surveys on numerous projects throughout southwest Florida. Kirk also holds certifications including FDEP Stormwater Erosion and Sedimentation Control Inspector –Inspector # 46681, FDACS Pesticide applicators license for category 5A – Aquatics, and FSA Stormwater Operator Level 1 certification.

**19. RELEVANT PROJECTS**

1) TITLE AND LOCATION <i>(City and State)</i> <b>Spring Lake Community Development District (CDD) Engineering Support</b> Brooksville, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> Varies

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
**a. Project Manager II.** BDI is providing engineering services to the **Spring Lake Community Development District (CDD)** in Riverview, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Spring Lake community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, and Misc. Drainage projects.

1) TITLE AND LOCATION <i>(City and State)</i> <b>Westchase Community Development District Engineering Support</b> Hillsborough County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
**b. Senior Inspector.** Pond Inspections and Report Writing – BDI team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are a number of water management facilities located in the Westchase CDD that require inspection and certification of compliance for SWFWMD. BDI was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, BDI is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD.

1) TITLE AND LOCATION <i>(City and State)</i> <b>Lexington Oaks Community Development District Engineering Support</b> Pasco County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> Varies

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
**c. Senior Inspector.** BDI provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.

1) TITLE AND LOCATION <i>(City and State)</i> <b>Fishhawk Ranch Community Development District Engineering Support</b> Lithia, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> Varies



(3) BRIEF DESCRIPTION (*Brief scope, size, cost, etc.*) AND SPECIFIC ROLE

Check if project performed with current firm

**Senior Inspector.** BDI provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: **Permit Inventory and Inspection Scheduling**—This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Shane Ferguson</b>	13. ROLE IN THIS CONTRACT <b>Inspector</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>10</b>	b. WITH CURRENT FIRM <b>1</b>

15. FIRM NAME AND LOCATION (City and State)  
**Brletic Dvorak, Inc. (BDI) | St. Petersburg, FL**

16. EDUCATION (DEGREE AND SPECIALIZATION)  
BA in Economics, USFSP

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)  
N/A

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
Mr. Ferguson is responsible for performing inspections on a variety of stormwater management facilities throughout southwest Florida for as-builts and recertification compliance. He also participates in advisory committee and association meetings to keep abreast of water management, environment surface water, and water use current and future issues and concerns. He has also performed inspections and surveys on numerous projects throughout southwest Florida.

**19. RELEVANT PROJECTS**

1) TITLE AND LOCATION (City and State) <b>Spring Ridge Community Development District (CDD) Engineering Support</b> Brooksville, FL	(2) YEAR COMPLETED
	PROFESSIONAL SERVICES Ongoing
	CONSTRUCTION (if applicable) Varies

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  Check if project performed with current firm  
a. **Inspector.** BDI is providing engineering services to the **Spring Ridge Community Development District (CDD)** in Brooksville, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Spring Ridge community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, Traffic Analyses, Road Inspection and Clubhouse Improvements.

1) TITLE AND LOCATION (City and State) <b>Westchase Community Development District Engineering Support</b> Hillsborough County, FL	(2) YEAR COMPLETED
	PROFESSIONAL SERVICES Ongoing
	CONSTRUCTION (if applicable) N/A

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  Check if project performed with current firm  
b. **Inspector.** Pond Inspections and Report Writing – BDI team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are a number of water management facilities located in the Westchase CDD that require inspection and certification of compliance for SWFWMD. BDI was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, BDI is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD.

1) TITLE AND LOCATION (City and State) <b>Lexington Oaks Community Development District Engineering Support</b> Pasco County, FL	(2) YEAR COMPLETED
	PROFESSIONAL SERVICES Ongoing
	CONSTRUCTION (if applicable) Varies

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  Check if project performed with current firm  
c. **Inspector.** BDI provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.

1) TITLE AND LOCATION (City and State) <b>The Groves Community Development District Engineering Support</b> Pasco County, FL	(2) YEAR COMPLETED
	PROFESSIONAL SERVICES Ongoing
	CONSTRUCTION (if applicable) Varies

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  Check if project performed with current firm  
d. **Inspector.** BDI provides engineering services to the Groves CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Groves community include: Extrenal Facility Inspection and Assessment. This task involved inspection of roadway, curbs, stormwater facilities, courts, sidewalks, and other site infrastructure components within the CDD boundary.



<b>TEAM'S</b>	<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED</b>	20. EXAMPLE PROJECT KEY NUMBER <b>1</b>
<b>QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified.  Complete one Section F for each project.)</i>		

21. TITLE AND LOCATION <i>(City and State)</i> <b>Harbour Isles Community Development District (CDD)</b> <b>Hillsborough County, FL</b>	22. YEAR COMPLETED		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; padding: 5px;">PROFESSIONAL SERVICES Ongoing</td> <td style="width: 50%; padding: 5px;">CONSTRUCTION <i>(If applicable)</i> Varies</td> </tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Varies		

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Inframark IMS	b. POINT OF CONTACT NAME Angle Montagna	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116

BDI provides engineering services to the **Harbour Isles Community Development District (CDD)** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity and each has a specific scope and schedule which is coordinated through the Board and District Manager.

Various tasks completed for the Harbour Isles community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **New Fitness Center** – Stephen Brletic completed the site design and permitting for a new fitness center adjacent to the existing clubhouse. Permits were obtained from Hillsborough County and the Southwest Water Management District. We prepared the contract documents, including general conditions, assisted in the bid phase, and provided construction phase services as well. *(Construction budget: \$119,000)*
- **Night Swimming Assessment** – Stephen Brletic performed light readings and made lighting recommendations with respect to the availability of the community swimming pool during dark hours.
- **Traffic Analyses** – Stephen Brletic has reviewed the Signal Warrant Study provided by the Florida Department of Transportation for the intersection of US 41/SR 45 at Spindle Shell Way. Discussion with FDOT and the neighboring development are underway.
- **Miscellaneous Assistance** – Stephen Brletic provides miscellaneous assistance regarding CDD assets, such as:
  - Reclaimed water assessment and construction
  - Pool paver subsidence
  - Nuisance flooding around landscaped areas and pool area
  - Utility valve subsidence
  - Monitoring progress of County's plans to extend reclaimed water to the development within the next two years
  - Decorative lighting assistance

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Engineering,

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>2</b>
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21. TITLE AND LOCATION <i>(City and State)</i> <b>Diamond Hill Community Development District (CDD)</b> <b>Hillsborough County, FL</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Varies

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Inframark IMS	b. POINT OF CONTACT NAME Angel Montagna	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116

BDI provides engineering services to the **Diamond Hill Community Development District (CDD)** in **Valrico** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Diamond Hill community include:

- **Brilliant Cut Way Drainage Improvements** – BDI performed survey, design, permitting, and construction administration for drainage improvement to alleviate nuisance yard flooding adjacent to CDD ponds and residential properties. *(Construction budget: \$20,000)*
- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Repairs** - BDI reviewed the stormwater detention pond conditions and performance. Specific concerns were recent repairs to drainage structures and inflow pipe foundations. Data collection and permit evaluation and research as well as hydraulic and hydrologic calculations were specific tasks. The final deliverable was a report addressing probable improvements and cost estimates for Phase I. Phase II consisted of developing construction documents for competitive bid. The design improvements consisted of an energy dissipating structure with sand cement armoring and regrading around the pond bottoms and side slopes.
- **Pond Inspections** – BDI reviewed all the permits for the development's 23 ponds and developed an inspection schedule to comply with SWFWMD requirements. BDI performs the necessary pond inspections.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Engineering

TEAM'S

3

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.)

21. TITLE AND LOCATION (City and State) <b>Fishhawk Ranch Community Development District (CDD) Lithia, Hillsborough County, FL</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Halifax Solutions	b. POINT OF CONTACT NAME Eric Dailey	c. POINT OF CONTACT TELEPHONE NUMBER (813) 244-4388
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BDI provides engineering services to the **Fishhawk Ranch Community Development District (CDD)** in **Lithia** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Fishhawk Ranch community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Engineer Transition** – This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.
- **Various Pond Restoration/Drainage Improvements** – BDI performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality.
- **Palmetto Club Building Repairs** – BDI performed construction assistance and project management for the CDD from start to finish for the Palmetto Cub repairs associated with storm damage.
- **Boardwalk Trail Repairs** – BDI performed the construction assistance and project management for the CDD from start to finish for numerous major boardwalks through wetlands or over ponds within the Fishhawk Ranch Community.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED

20. EXAMPLE PROJECT KEY NUMBER

TEAM'S

4

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.)

21. TITLE AND LOCATION (City and State) <b>Mira Lago West Community Development District (CDD) Ruskin, Hillsborough County, FL</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Inframark IMS	b. POINT OF CONTACT NAME Jennifer Goldyn	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116
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BDI provides engineering services to the **Mira Lago West Community Development District (CDD)** in **Ruskin** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Mira Lago West community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Bank Restoration** – BDI performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality.
- **Adjacent Development Impact Management** – This task required coordination with state permit agencies and private developers to coordinate impacts to the existing community caused by the new construction of a subdivision adjacent to the CDD owned properties and residential lots.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering,
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<b>TEAM'S</b>	<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED</b>	20. EXAMPLE PROJECT KEY NUMBER
	<b>QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	<b>5</b>

21. TITLE AND LOCATION <i>(City and State)</i> <b>Sterling Hill Community Development District (CDD) Spring Hill, FL</b>	22. YEAR COMPLETED		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES Ongoing</td> <td style="width: 50%;">CONSTRUCTION <i>(If applicable)</i> Varies</td> </tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Varies		

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Rizzetta & Company, Inc.	b. POINT OF CONTACT NAME Darryl Adams	c. POINT OF CONTACT TELEPHONE NUMBER (813) 994-1001
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BDI provides engineering services to the **Sterling Hill Community Development District (CDD)** in **Spring Hill** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Sterling Hill community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Splash Pad** – This task required project management of the CDD selected contractor and EOR for a splash pad project at the Sterling Hill South clubhouse facility. This also required permit modifications to the community's SWFWMD Environmental Resource Permit.
- **South Clubhouse Dog Park/Pickleball Court** – BDI performed design, permitting, and construction administration for pickleball courts and dog park with associated fencing. The project is ongoing.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Engineering
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**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)*

**Heritage Springs Community Development District (CDD)  
Wesley Chapel, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

INFRAMARK

b. POINT OF CONTACT NAME

Mark Vega

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 991-1116

BDI provides engineering services to the **Heritage Springs Community Development District (CDD)** in **Trinity** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Heritage Springs community include:

- **Hole #17 Drainage Improvement Project** – This project involved the design for the regrading of an area of the golf course which had been filled, partially blocking the free flow of water over a 250-foot weir. This design was a compromise between the need to move the water during flood conditions and the need for a dry landing area for golfers. Rip-rap will be used to stabilize areas within the high flow zones along with a stone-filled Geoweb containment system. *(Construction budget: \$35,000)*
- **Pond Inspections and Report Writing** – The BDI team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are 39 water management facilities located in the CDD that require inspection and certification of compliance for SWFWMD. BDI was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, BDI is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD.
- **Warrington Way Drainage Project** – This project was comprised of a bypass drainage system to capture and route water away from the Warrington Way storm sewer system to alleviate flooding problems. Warrington Way has historically flooded due to elevations in the roadway which are too low, allowing standing water when the flood stage in the adjacent wetlands reaches its peak. The drainage project allows for another outfall to the wetland thus reducing flooding in Warrington Way. This project required BDI to update the Master Drainage Analysis for the development and to provide a hydrologic and hydraulic modeling analysis demonstrating that the proposed project would not adversely impact downstream properties. A modification to the approved ERP was obtained from the Southwest Florida Water Management District. BDI also provided construction management services and handled everything from bidding to construction observation to final close-out. *(Construction budget: \$150,000)*
- **Pond Repairs** – This task included ongoing inspection of the ponds and developing plans for specific repairs. These repairs included numerous bank erosions, erosion along the edges of gabions, weir repairs, and flume repairs. BDI also assisted in the project to clear around structures in wetlands to provide for free flow of water out of the development.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Brletic Dvorak, Inc. (BDI)	Tampa, FL	Engineering,

**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 <i>(City and State)</i> <b>Lexington Oaks Community Development District (CDD) Wesley Chapel, FL</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Mark Vega	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116
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BDI provides engineering services to the **Lexington Oaks Community Development District (CDD)** in **Wesley Chapel** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Lexington Oaks community include:

- **Pond Bank Restoration** – BDI performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction performed to-date: \$450,000)*
- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Pasco County.
- **Pond Maintenance Plan** – The objective of this task was to determine the extent of repair needed for each pond, establish an estimated cost, and prioritize each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue that would require maintenance or repair. Numerous ponds had erosion on the side slopes and several had control structures that were not functioning as designed due to skimmer settlement or foundation/embankment erosion. A report was prepared and presented to the CDD Board for additional action and as a planning tool to eventually address all the ponds.
- **Amenities Center Drainage Improvements** – BDI performed survey and design to alleviate extensive flooding that kept residents from utilizing playcourts and fields as well as prohibiting maintenance. *(Construction budget: \$40,000)*
- **Court Resurfacing** – BDI prepared plans for the resurfacing of two tennis courts and one basketball court. *(Construction budget: \$15,000)*
- **Pool Heating Analysis** – BDI prepared a comparative analysis of heating the District's pool using natural gas or propane.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Engineering,
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**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)*

**South Fork Community Development District (CDD)  
Riverview, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

INFRAMARK

b. POINT OF CONTACT NAME

Mark Vega

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 991-1116

BDI provides engineering services to the **South Fork Community Development District (CDD)** in **Riverview** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.



Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the South Fork community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Bank Restoration** – BDI performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on three stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction budget: \$209,000)*
- **Traffic Analyses** – BDI has reviewed the Signal Warrant Study provided by the Florida Department of Transportation for the intersection of Ambleside Boulevard at US 301. BDI provided updated traffic counts to determine if the recent development in the area had increased traffic volumes to the point of warranting a signal at this location.
- **Pond Maintenance Plan** – The objective of this task was to determine the extent of repair needed for specific ponds, establish an estimated cost, and prioritize the immediate needs for each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue requiring maintenance or repair. Numerous ponds had erosion on the side slopes, and several had drainage structures that were not functioning as designed due to becoming dislodged from embankment erosion. A report was prepared and presented to the CDD Board for alternative measures to address the pond issues and RFP packages were prepared for bidding purposes.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Brletic Dvorak, Inc. (BDI)	Tampa, FL	Engineering

**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)*

**Oak Creek Community Development District (CDD)  
Pasco County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

INFRAMARK

b. POINT OF CONTACT NAME

Mark Vega

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 991-1116, 104

BDI provides engineering services to the **Oak Creek Community Development District (CDD)** in **Wesley Chapel** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Oak Creek community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Pasco County.
- **Basketball Court** – BDI performed survey, design, permitting, and construction administration for a basketball court adjacent to their clubhouse pool. The court will also be striped for a dual use for two pickleball courts. *(Construction budget: \$36,000)*
- **Trail Boardwalks** – BDI performed survey, design, permitting, and construction administration for a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with safe access to the natural uplands to utilize as a picnic or walking trail amenity. *(Construction budget: \$63,000)*
- **Playground Expansion** – BDI performed survey, design, and permitting to expand the existing playground to accommodate a new swing set area for toddlers while maintaining safe ADA access.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Brletic Dvorak, Inc. (BDI)	Tampa, FL	Engineering,

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>10</b>
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21. TITLE AND LOCATION <i>(City and State)</i> <b>River Bend Community Development District (CDD)</b> <b>Hillsborough County, FL</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Varies

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER GMS	b. POINT OF CONTACT NAME Amanda Ferguson	c. POINT OF CONTACT TELEPHONE NUMBER (813) 344-4844

BDI provides engineering services to the **River Bend Community Development District (CDD)** in **Ruskin** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the River Bend community include:

- Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- Amenity Center Drainage Improvements** – The River Bend CDD has experience chronic flooding due to rapid expansion of the amenities within the parcel without accommodating additional stormwater runoff. BDI performed survey, design, permitting, and construction administration services to address existing flooding occurring at the access, parking lot, playground, tennis court, pool equipment area, and open spaces. The improvements will accommodate future amenity projects through total buildout of the parcel. *(Construction budget: \$119,000)*

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Brletic Dvorak, Inc. (BDI)	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Engineering

**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
Robert Dvorak, PE	Project Engineer	●	●	●	●	●	●	●	●	●	●
Stephen Brletic, PE	Project Manager	●	●	●	●	●	●	●	●	●	●
Cliff Wilson	Designer	●	●	●	●	●	●	●	●	●	●
Jerry Whited	Project Manager II	●	●	●	●	●		●	●	●	●
Kirk Wagner	Senior Inspector		●	●		●	●	●		●	
Shane Ferguson	Inspector		●	●		●	●	●	●		●

**29. EXAMPLE PROJECTS KEY**

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Harbour Isles Community Development District (CDD)	6	Heritage Springs Community Development District (CDD)
2	Diamond Hill Community Development District (CDD)	7	Lexington Oaks Community Development District (CDD)
3	Fishhawk Ranch Community Development District (CDD)	8	South Fork Community Development District (CDD)
4	Mira Lago Community Development District (CDD)	9	Oak Creek Community Development District (CDD)
5	Sterling Hill Community Development District (CDD)	10	River Bend Community Development District (CDD)

**H. ADDITIONAL INFORMATION**

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

N/A

**I. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

12/3/25

33. NAME AND TITLE

Stephen Brletic | Project Manager



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6CIII**



Serving. Leading. Solving.™

# TSR COMMUNITY DEVELOPMENT DISTRICT

Statement of Qualifications for  
District Engineering Services

December 5, 2025





December 5, 2025

Mr. Chuck Adams  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**RE: Statement of Qualifications to Provide  
District Engineering Services to the  
TSR Community Development District**

Dear Mr. Adams,

BGE, Inc. (BGE), is pleased to present this statement of qualifications to be considered to serve as District Engineer for the TSR Community Development District (CDD).

Five decades after we were founded in 1975 in Houston as a special district (municipal utility district) and land development firm, special districts continue to be a core area of our practice. We continue to pride ourselves on being a firm that has extensive experience successfully serving districts like yours.

Our corporate philosophy is built around responsiveness and commitment to our clients. You can be assured that we will provide you with professional engineering solutions in a timely manner and within budget. Your District will receive the personal attention it deserves and needs from a staff of experienced professionals.

I, **Philip Chang, PE**, will be your Lead District Engineer. I have over 30 years of engineering experience, including over 14 years as a well-respected District Engineer in the local CDD community. My knowledge and application of practical solutions will be an asset to your District.

Our Assistant District Engineer, Alex Hulbert has 25 years of experience and will manage the day-to-day activities related to neighborhood issues as they arise. He has outstanding technical abilities and is very familiar with resolving issues affecting CDDs.

In particular, we believe the following qualifications are particularly important:

- I believe that being responsive and available are key elements of a strong partnership with the District.
- I have worked with the Wrathell, Hunt and Associates team at other CDDs and I am familiar with what it takes to get the job done. In addition, I was the District Engineer for your District prior to joining the BGE team.

The BGE team has worked with the following CDD's in the Tampa Bay area and throughout Florida:

- Longleaf CDD
- Suncoast CDD
- Long Lake Ranch CDD
- Concord Station CDD
- Terra Bella CDD
- Watergrass I & II CDDs
- Water's Edge CDD
- LaCollina CDD
- Oaks at Shady Creek CDD
- Shell Point CDD
- Cordoba Ranch CDD
- Timber Creek CDD
- Summit at Fern Hill CDD
- Park Place CDD
- Long Lake Ranch CDD
- Cypress Preserve CDD
- Cory Lakes CDD
- Spring Lake CDD
- Wynnmere East CDD
- Fleming Island CDD
- Heritage Park CDD
- South Village CDD

- We currently serve as the District Engineer for more than 110 districts, including 18 districts for over a decade and six districts for more than 25 years. I have served as a District Engineer in more than 20 districts, including two for over 10 years and another two for nearly 10 years.
- We offer integrated design, construction, and project management expertise utilizing our in-house experts in public works, survey, geographic information systems (GIS), landscape architecture, and quality assurance/quality control processes. By using our "One Team" approach, we bring together the benefits of extensive technical expertise, high-quality solutions, and accessible personal service.
- We are committed to making ourselves available whenever and wherever to answer questions and to provide information from which our clients can make informed decisions.

Thank you for giving us the opportunity to present our qualifications and for your thoughtful consideration. We want to be your District Engineer and pledge to do whatever it takes to provide responsive, responsible, and reliable service that are within your budget requirements.

Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Chang', with a horizontal line underneath.

Philip Chang, PE  
*District Engineer*

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# SECTION A

## ABILITY OF PROFESSIONAL PERSONNEL PROJECT TEAM

## QUALIFICATIONS

At BGE, we offer a complete range of civil engineering and construction services across the southeast United States. The wide-ranging nature of our capabilities ensures that, whatever the project, we have the skills and knowledge to realize our clients' goals. We aim for excellence in design and construction matched by the highest standards of management and technical skills.

BGE is ranked #110 in the Top 500 Design Firms in the country by *Engineering News-Record*.

Founded on integrity and a commitment to exceptional client service, our approach has resulted in long-term client relationships. In fact, we have numerous client relationships that have lasted more than 30 years.

BGE is organized as a privately owned corporation with 55 shareholder partners. Lee C. Lennard, PE, F. SAME, serves as President and CEO. Our staff of 1,000 employees enable BGE to excel in the following services:

### **Community Development District Services**

- Stormwater infrastructure assessments
- Pond inspections
- Americans with Disabilities Act (ADA) facility compliance assessments
- Traffic sign and pavement marking condition reports
- Asphalt and concrete condition assessments
- Construction phase observation and assistance
- Engineer's Reports
- Rehabilitation infrastructure
- Bond issuance assistance
- Asset management
- Capital improvement planning
- Drainage, hydraulics, and hydrology
- GIS Asset Management Systems

### **Surveying**

- Topographic and boundary
- Construction staking
- Right-of-way (ROW) mapping
- GPS control/real-time surveying

### **Utility District Services**

- Water supply and distribution
- Water treatment

- Wastewater collection and treatment
- NPDES permitting
- Structural engineering and inspection
- Electrical engineering and SCADA Systems
- Lead and copper rule compliance
- Alternative capacity requirement reports for water plant facilities
- Regulatory agency coordination and consultation
- Hydraulic modeling

### **Land Development**

- Large master-planned community developments
- Single-family housing
- Streets, utilities, and drainage
- Feasibility studies
- Golf course grading and drainage

### **Site Development**

- Multi-family housing, retail, educational, healthcare and churches
- Parks and hike and bike trails
- Commercial and industrial
- Feasibility studies
- LEED and low impact designs

### **Construction Services**

- Construction management
- Project/Owner representation
- Tank inspection services
- Cathodic protection services
- Unmanned Aerial Vehicle (UAV) inspection and photography

### **Environmental Services**

- Stormwater quality and SWPPP
- Environmental documents
- Wetland delineation
- Section 404, Section 10 permits

### **Transportation**

- Streets, roadways, highways, and freeways
- Toll roads
- Bridges

### **Traffic Engineering**

- Signal and ITS systems
- Traffic synchronization
- Signing and markings
- Feasibility studies
- Thoroughfare planning
- Traffic impact analysis
- Intersection analysis
- Intersection design

## BGE AND TEAM LICENSES


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## LICENSEE DETAILS

12:01:18 PM 5/2/2025

## Licensee Information

Name:	BGE, INC. (Primary Name) BGE, INC. (DBA Name)
Main Address:	10777 WESTHEIMER ROAD SUITE 400 HOUSTON Texas 77042
County:	OUT OF STATE

## License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	32116
Status:	Current
Licensure Date:	05/24/2017
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.: **LS6889**

Expiration Date: February 28, 2027

## Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

JIM SULLIVAN  
13502 ARTISAN CIR  
PALM BEACH GARDENS, FL 33418-5606

WILTON SIMPSON  
COMMISSIONER OF AGRICULTURE

Ron DeSantis, Governor Melanie S. Griffin, Secretary




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

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



**CHANG, PHILIP**  
 3357 COONIE COURT  
 NEW PORT RICHEY, FL 34655

**LICENSE NUMBER: PE57410**

**EXPIRATION DATE: FEBRUARY 28, 2027**  
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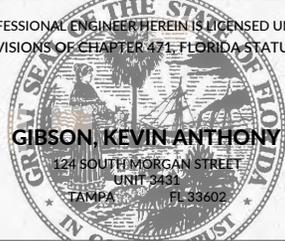
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**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**BOARD OF PROFESSIONAL ENGINEERS**

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



**GIBSON, KEVIN ANTHONY**  
 124 SOUTH MORGAN STREET  
 UNIT 3431  
 TAMPA, FL 33602

**LICENSE NUMBER: PE95104**

**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



**TETRO, MEGAN MILLER**  
 5426 BAY CENTER DRIVE  
 SUITE 100  
 TAMPA, FL 33609

**LICENSE NUMBER: PE76120**

**EXPIRATION DATE: FEBRUARY 28, 2027**  
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## ORGANIZATIONAL CHART

At BGE, we understand the role of the District Engineer. We provide insight and expertise to allow you to make informed decisions. We will do so by communicating frequently with the District Manager and the Onsite Manager to reduce surprises.

Philip Chang, PE, will be your Lead District Engineer. He has over 30 years of engineering experience including over 14 years as a well-respected District Engineer. He oversees our CDD program

at BGE and has worked with several CDDs nearby, including Longleaf, Suncoast, and Terra Bella, as well as many others in the Tampa Bay area.

Alex Hulbert has 25 years of experience and will be your Assistant District Engineer. He will manage the day-to-day activities related to neighborhood issues as they arise. He has significant experience resolving drainage issues and assists Philip at other CDDs.

# TSR COMMUNITY DEVELOPMENT DISTRICT



**PHILIP CHANG, PE****Lead Project Manager and Lead District Engineer****BIOGRAPHY**

Philip has 31 years of experience focusing on civil engineering/public works, including 14 years as a District Engineer for CDDs in the Tampa Bay area. His specialty is providing practical solutions to unique project challenges. His strengths include responsiveness, reliability, communication, safety, project management, transportation safety, stormwater management, and ADA compliance.

**LICENSES/REGISTRATIONS**

Florida PE No. 57410

Virginia PE No. 0402041539

**EDUCATION**

BS, Civil Engineering, McMaster University

**CONTACT INFORMATION**

5426 Bay Center Drive  
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Tampa, Florida 33609



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C: 727.534.4852



pchang@bgeinc.com

**LONGLEAF COMMUNITY DEVELOPMENT DISTRICT**

Longleaf Community Development District • New Port Richey, Florida

Philip has been the District Engineer for this CDD in the New Port Richey area of Pasco County since 2011. As District Engineer, he provided design improvements to several stormwater management pond outfall structures that had failed, improved stormwater conveyance in the existing storm pipe system, completed regular ADA sidewalk assessments, provided guidance with regards to pavement repairs, completed pond inspections, prepared engineer's reports for bond issuance and provided practical solutions to all the issues that arose in this Traditional Neighborhood Development (TND) community.

**TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT**

Terra Bella Community Development District • Land O'Lakes, Florida

Philip has been the District Engineer for this community in the Land O'Lakes area of Pasco County since 2016. His projects included a regulatory sign assessment, traffic calming analyses, drainage and roadway improvements, sidewalk condition assessments, infrastructure repair bidding, and coordination with contractors.

**STARKEY RANCH (TSR) COMMUNITY DEVELOPMENT DISTRICT**

TSR Community Development District • Odessa, Florida

As the previous District Engineer, Philip assisted the community with pond inspections for Southwest Florida Water Management District (SWFWMD) certification, CDD infrastructure repair coordination, contractor coordination as well ROW and CDD parcel verification. Philip also provided assistance and coordination to the Onsite Manager as needed.

**FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT**

Forest Creek Community Development District • Parrish, Florida

As District Engineer for this CDD in Manatee County, Philip provided professional services related to the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and other miscellaneous professional services. He also communicated monthly with the Board Chair, providing updates on projects and other ongoing tasks as needed.

## PHILIP CHANG, PE | LEAD PROJECT MANAGER AND LEAD DISTRICT ENGINEER

### **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Cordoba Ranch Community Development District • Lutz, Florida

Philip is the Lead District Engineer for this unique CDD in Lutz in Hillsborough County. In this role, he has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway and asphalt damage, ROW maintenance issues, and parcel ownership verification and resolution. Professional services also included survey services.

### **RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT**

Riverbend West Community Development District • Ruskin, Florida

Philip is the Lead District Engineer for this CDD in Ruskin, southwest Hillsborough County. In addition to pond inspections, assessing drainage issues, and other typical District Engineer duties, he also coordinated with the District and the Bond Issuance teams to annex a new development/phase into the established Riverbend West Community Development District.

### **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

Spring Lake Community Development District • Riverview, Florida

As District Engineer, Philip was instrumental in reconstructing and fortifying the pond banks after Hurricane Ian's storm damage. Other services included pond inspections, survey services to verify encroachment onto CDD property, assessment and resolution of drainage issues, coordination with contractors and CDD staff, and providing bidding assistance on infrastructure repair projects.

### **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Long Lake Ranch Community Development District • Land O'Lakes, Florida

As District Engineer, Philip completed an assessment of ADA compliance under Title II Regulations for the District's facilities and provided a comprehensive report for the Board's review and action. Additionally, he assisted in the permitting and construction of a new utility building, completed pond inspections, facilitated survey services, and provided options related to poor drainage issues, which were implemented by the District.

### **PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

Park Place Community Development District • Tampa, Florida

Philip was the District Engineer for this community near Westchase in Hillsborough County. This community consisted of six different subdivisions and communities, each with its own unique characteristics. His services included the oversight of asphalt roadway repaving for the entire District, resolving drainage issues, assessing sidewalk trip hazards, verification of parcel ownership and encroachments, and pond inspections to satisfy SWFWMD permit requirements. Additionally, Philip attended monthly meetings to provide updates to the Board of Supervisors.

### **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

Cory Lakes Community Development District • Tampa, Florida

Philip was the District Engineer for this unique CDD that includes a large navigable lake in the New Tampa area of Hillsborough County. This community required multiple significant drainage structures to be reconstructed. Philip provided his services to issue a Request for Proposals and coordinated during construction to ensure that construction observation was completed prior to releasing the final payment to the contractor. Phil provided periodic assistance/coordination to the District related to drainage issues, wetland impacts by homeowners, roadway pavement repairs, surveying, and parcel ownership verification.

# ALEX HULBERT

## Assistant Project Manager



### BIOGRAPHY

Alex has 25 years of project management and civil design experience in land development, site design, and municipal projects. He specializes in land and site development design, including land planning, stormwater drainage systems, utilities, and permitting/coordination efforts. He has served as Project Manager on large-scale residential, commercial, mixed-use developments, parks, stormwater management, utility improvements, roadway projects, and infrastructure design projects in the eastern United States.

### EDUCATION

AA, Liberal Arts, Pasco-Hernando Community College

### CONTACT INFORMATION



5426 Bay Center Drive  
Suite 100  
Tampa, Florida 33609



O: 813.467.7404



ahulbert@bgeinc.com

### **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Cordoba Ranch Community Development District • Lutz, Florida

Alex is the Principal in Charge for this Community Development District in Lutz in Hillsborough County. In this role, he has provided oversight to the Lead District Engineer in addressing issues related to drainage structure assessments, resolving drainage issues, roadway/asphalt damage condition assessments, ROW maintenance, and parcel ownership verification and resolution.

### **WATERGRASS COMMUNITY DEVELOPMENT DISTRICTS I & II**

Watergrass Community Development District I • Wesley Chapel, Florida

Alex has supported the District Engineer at these communities in the Wesley Chapel area of Pasco County. Projects at this District have included sidewalk condition assessments, ADA compliance, and pond inspections for SWFWMD certification as well as responding to resident inquiries and facilitating discussions between the District and the County. He also provided support to the District Engineer related to new bond issuances.

### **LONGLEAF COMMUNITY DEVELOPMENT DISTRICT**

Longleaf Community Development District • New Port Richey, Florida

Alex supports the District Engineer at this CDD in the New Port Richey area of Pasco County. The District Engineer partnered with the District to address issues related to outfall structures at stormwater management ponds, conveyance in the existing storm pipe system, and ADA compliance. Additionally, Alex completed engineering reports for bond issuance, performing pond inspections, and providing guidance for pavement repairs in this TND.

### **VETERANS' AFFAIRS CLINIC**

Island 301 LLC • Zephyrhills, Florida

Alex served as Project Manager for the site design of a 10-acre commercial master plan with a United States Department of Veterans Affairs (VA) clinic as the anchor. The project included due diligence, conceptual site design, rezoning, master storm drainage in a basin of special concern, floodplain compensation, utility design, grading, site layout, and permitting.

**JIM SULLIVAN, PSM****Survey and Mapping****BIOGRAPHY**

Jim is a registered Professional Surveyor and Mapper with over 27 years of experience. He began his career in the US Army before graduating from East Tennessee State University with a Bachelor of Science in Surveying and Mapping. He is an experienced Project Manager in many disciplines of land surveying, which has allowed him to apply the latest survey technology to everyday solutions resulting in cost savings and schedule efficiencies on a variety of design projects. Jim also holds the Occupational Safety and Health Administration 10-hour Construction Safety and Health certification.

**LICENSES/REGISTRATIONS**

Florida PSM No. LS6889

**EDUCATION**

BS, Surveying and Mapping, East Tennessee State University

Technical Engineering Specialist US Army

**CONTACT INFORMATION**

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Suite 104  
Palm Beach Gardens,  
Florida 33410



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jsullivan@bgeinc.com

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT - PARK PARCEL TRANSFERS**

Cordoba Ranch Community Development District • Lutz, Florida

Jim was the Surveyor of Record for this project that required an exchange of properties between the client and the homeowner's association (HOA) that was necessitated because of a review by the insurance adjuster. He prepared exhibits based on field verification of roadways, parking areas and recreational facilities. In addition, Jim completed sketches and property descriptions were completed for use by District Counsel and the HOA attorney to finalize the land transfers.

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT - ENCROACHMENT VERIFICATION**

Spring Lake Community Development District • Riverview, Florida

Jim served as the Surveyor of Record for the field verification of possible permanent encroachments into Spring Lake CDD property by a homeowner that had made improvements to his backyard as part of his swimming pool construction project. He prepared an exhibit that graphically represented the location of the property lines and the improvements that the homeowner made that extended beyond the homeowner's property onto CDD property for use by District Counsel.

**DEERPARK BOULEVARD AND SR 207 INTERSECTION**

St. Johns County • Elkton, Florida

Jim served as Surveyor of Record for the design survey to improve a high-risk intersection near IH-95 and address county comments from an industrial land development project. The intersection has seen accidents and near misses due to increased warehouse traffic and trucks turning left toward I-95 without a signal, raising concerns from nearby subdivisions. Jim surveyed 1,200 feet of SR 207 and 300 feet of side streets, established ROW, researched easements, performed a topographic survey (including overhead wire clearances), and checked for encroachments. Underground utilities were located at Quality Level B, mapped, and included in the survey.

**MOON LAKE ROAD TRAFFIC SIGNAL DESIGN**

Pasco County • New Port Richey, Florida

Jim served as Surveyor of Record for design improvements at the Slidell Street and Lakeview Drive intersections with Moon Lake Road, a 5-mile rural arterial connecting Ridge Road to SR 52. He delivered a design survey including control, ROW establishment, topographic survey, and subsurface utility engineering, processed in OpenRoads Design, and finalized with a signed and sealed Surveyor's Report.

**KEVIN GIBSON, PE****Stormwater/Drainage****BIOGRAPHY**

Kevin has 9 years of experience focusing on civil engineering/land development, including professional engineering services to developers, cities, and counties. His specialties include hydrology and hydraulic (drainage) modeling, grading and site development. His strengths include analytical analysis, residential land development, project management, and engineering assessment.

**LICENSES/REGISTRATIONS**

Florida PE No. 95104

**EDUCATION**

BS, Civil Engineering, University of Pittsburgh

**CONTACT INFORMATION**

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Suite 100  
Tampa, Florida 33609



O: 813.467.7402



kgibson@bgeinc.com

**SOUTH AVENUE EXTENSION**

City of Zephyrhills • Zephyrhills, Florida

Kevin was responsible for the design of new utilities and drainage collect system for the new road extension and ensuring adjacent properties had utility services for future development. This was a state-funded municipal project for approximately 1,300 linear feet of new road to extend the existing South Avenue in the City of Zephyrhills. The city will be acquiring 5 acres of ROW and providing new utility and drainage infrastructure.

**SUMNER CROSSING**

Boos Development Group • Riverview, Florida

Kevin provided offsite drainage and utility design for the additional pavement and coordination with the onsite engineer for the widening of Balm Road to serve a proposed mixed-use commercial development.

**ANGELINE PHASE VII**

Metro Development • Land O'Lakes, Florida

Kevin provided professional consulting services for Phase VII of the overall Angeline Master Development. This phase is approximately 330 acres in size and will consist of 800+ townhome units with associated roadways, utilities, and stormwater management system. Project management services are required to ensure the project stays on schedule and have all permits in hand by Summer 2025.

**OAK STONE**

Metro Development • Arcadia, Florida

Kevin provided professional consulting services for a five-phase mixed-use residential subdivision and was responsible for meeting project deadlines, design of the community, and permitting services. The entire project is 640 acres in size and will consist of 2,000 units with associated roadways, utilities, stormwater management system, amenities for the community, lagoon area, and a private wastewater treatment plant.

**SHSB NAPLES SELF-STORAGE**

SHSB Naples LLC • Naples, Florida

Kevin was responsible for the design of the entire site and permitting services through Collier County, SWFWMD, and FDOT for the development of a 1.14 acre outparcel for a 5-story 100,000 square foot (gross) self-storage facility with associated pavement, parking, utilities, and stormwater management system. In addition, he ensured that the stormwater system followed the design criteria put in place by the existing permit and coordinated with the adjacent property owner for sanitary sewer connection into their lift station.

**MEGAN TETRO, PE****Transportation****BIOGRAPHY**

Megan is Director of Transportation Systems in BGE's Tampa office. She is a client-focused professional engineer with a diverse project management and roadway design background. Since 2008, she has managed design-build projects and task work order-driven contracts and designed various interchange reconstruction, resurfacing, restoration, and rehabilitation (RRR), shared-use path, and safety improvement projects. Megan excels at problem-solving during the design process and communicating with her clients to provide efficient design solutions.

**LICENSES/REGISTRATIONS**

Florida PE No. 76120

**EDUCATION**

BS, Civil Engineering, Florida State University

**CONTACT INFORMATION**

5426 Bay Center Drive  
Suite 100  
Tampa, Florida 33609



O: 904.544.3988



mtetro@bgeinc.com

**DISTRICTWIDE DESIGN-BUILD PUSHBUTTON CONTRACTS I AND II**

FDOT District 1 • Bartow, Florida

Megan was Project Manager for both contracts, which focused on task work order (TWO) safety improvements to be designed and constructed within 365 days or less. Elements of work included milling & resurfacing, roadway widening, median modifications, drainage modifications, signing and pavement marking, intersection lighting, signalization, and pedestrian upgrades such as curb ramps, crosswalks, and signalization. Geotechnical, survey, and SUE investigation were also required for these TWOs. Megan facilitated design services for up to six simultaneous TWOs and oversaw nearly 100 total TWOs under the combined contracts.

**I-10 WIDENING FROM I-295 TO I-95 DESIGN-BUILD**

FDOT District 2 • Jacksonville, Florida

Megan was the temporary traffic control Engineer on Record for this I-10 widening project from approximately 3700 feet west of the I-295 interchange to 1900 feet east of Stockton Street. Elements of work included asphalt and concrete pavement widening along I-10; 12 bridges widenings; redesign of multiple minor streets under I-10 that included intersections, sidewalk additions, widening, and milling and resurfacing; and replacement of the existing Cedar River bridge culvert. Additional elements of work included drainage, ITS, lighting, landscape opportunity plans, signing and pavement marking, water and sewer design, survey, and geotechnical engineering.

**I-75 WIDENING DESIGN-BUILD FROM SOUTH OF SR 50 TO HERNANDO/SUMTER COUNTY LINE**

FDOT District 7 • Brooksville, Florida

Megan was the Assistant Project Manager and lead roadway engineer responsible for all cross-discipline design coordination. This \$94M design-build project consisted of widening and reconstruction of six miles of I-75 in Hernando County, including reconstruction of the interchange at US 98/SR 50/Cortez Boulevard to a Single Point Urban Interchange (SPUI) configuration. The I-75 bridges over US 98 were replaced with single-span steel girder bridges designed to accommodate a future 10-lane typical section for I-75 and 8-lane typical section for US 98. Approximately one mile of US 98 was widened and reconstructed within the interchange limits using concrete pavement.

# ALEXANDRA KING

## Geographic Information Systems (GIS)



### BIOGRAPHY

Alexandra has 3 years of progressive experience in GIS specializing in the Civil Engineering field. Her expertise lies in various software tools and technologies relevant to her field including Google Suite Software, ArcMap, ArcGIS Pro, ArcPy, Environmental Systems Research Institute, Inc. (Esri) Suite Software, Survey123, and Arc Collector.

### EDUCATION

BS, Geographic Information Systems and Technology  
Texas A&M University

### CONTACT INFORMATION



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Vero Beach, Florida  
32960



O: 832.592.2738



aking@bgeinc.com

### ZEPHYRHILLS SIDEWALKS RESURFACING APPLICATIONS

City of Zephyrhills • Zephyrhills, Florida

Alexandra developed a GIS asset management solution for tracking the resurfacing of Zephyrhills sidewalks, signage, and crosswalk striping. This solution enabled field workers to use Esri's Field Maps mobile application for real-time project updates, including adding map points, comments, PDFs, and photos. Facilitated data access and updates through Esri Experience Builder, with editing capabilities and project overviews via Esri Dashboard.

### FLORIDA SPYGLASS™, BGE, INC.

BGE, Inc. • Statewide, Florida

Alexandra assisted in developing a tracking hub for internal client collaboration on tasks like due diligence and conflict identification. The final product was an Esri Experience Builder, including a Web App Builder, housing state and county data such as parcels, Federal Emergency Management Agency (FEMA), soil types, and certified transmission lines. This comprehensive application offers a bird's-eye view of Florida, highlighting the most suitable properties for clients.

### HARRIS COUNTY MUD 55 AND 132 GIS APPLICATIONS

Harris County Municipality District • Harris County, Texas

Alexandra created a web-based application to host GIS data and documents related to water, storm, and sanitary utilities for the MUD. Users can click on specific GIS layers to access these documents in the field. The application also features updates on utility inspections, presented through Esri Experience Builder and Dashboards, allowing for easy filtering and viewing of inspection results.

### FM 546 EXTENSION ROW TRACKING APPLICATIONS

TxDOT • Collin County, Texas

Alexandra collaborated with BGE's transportation department, TxDOT, Collin County, and the Appraisal District to develop a real-time tracker for the FM 546 Extension. Managed ROW coordination for 7.5 miles of roadway and over 75 properties along the corridor. Alexandra created a web-based Esri Experience Builder to streamline the process, allowing all parties to visualize ROW acquisition status, manage documents, and export parcel data. This enabled the teams access to real-time information from anywhere. As a result, Alexandra delivered a solution using Esri's Experience Builder, featuring a Dashboard, BGE editing page, and Collin County/ Appraisal District editing page for field updates and documentation attachment.

**YASMINE ETALLA****Sidewalks/Roadways****BIOGRAPHY**

Yasmin has 2 years of progressive experience with a focus on civil engineering/land development, including services to CDDs, cities, and counties. Her specialties include data collection, field reviews, and construction documentation. Her strengths include GIS data collection, visual documentation, and project implementation.

**EDUCATION**

BS, Civil Engineering, Florida State University

**CONTACT INFORMATION**

5426 Bay Center Drive  
Suite 100  
Tampa, Florida 33609



O: 727.537.0995



acardella@bgeinc.com

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Cordoba Ranch Community Development District • Lutz, Florida

Yasmin reported to the Assistant District Engineer for this CDD in Lutz in Hillsborough County. In this role, she completed field reviews related to drainage improvements and assessments of pavement condition. She is part of the team currently assessing future roadway improvements to be completed under a phased capital improvement program.

**TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT**

Terra Bella Community Development District • Land O'Lakes, Florida

Yasmin assisted with the assessment of the stormwater management pond system assessment following two major hurricanes that affected the Tampa Bay area. The assessments considered the condition of the stormwater structures, concrete outfall control structures, and erosion around the perimeter of the ponds. Survey services were also part of the assessment project.

**WATERGRASS CDD I**

Watergrass CDD I • Wesley Chapel, Florida

Yasmin provided condition assessments of storm structures and stormwater ponds within this CDD. These assessments included documentation, reporting, and recommended repairs where applicable. Ultimately, quotes were obtained for repairs to be completed by contractors experienced in these types of issues that are common to CDDs.

**ZEPHYRHILLS SIDEWALKS**

City of Zephyrhills • Zephyrhills, Florida

Yasmin was responsible for completing site inspections for this City of Zephyrhills project, which consisted of nearly 10 miles of new sidewalks providing safe routes for schoolchildren to get to school. She tracked the progress of construction using a GIS application developed by BGE, which included progress photographs and problem areas to be addressed by the contractor.

**CONNERTON**

Wild Idea Partners, LLP • Land O'Lakes, Florida

Yasmin reported to the design Project Manager for this residential project in the central portion of Pasco County. During the project, her responsibilities included drainage/grading design, adjustments to the site layout, stormwater modeling, drainage report preparation, floodplain impact determination, and floodplain compensation. She was also integral to the completion of the construction plans.



# SECTION B

**CERTIFIED MINORITY BUSINESS  
ENTERPRISE**

**WOMEN/MINORITY BUSINESS ENTERPRISE**

While BGE is not a Women/Minority Business Enterprise (W/MBE) or Small Local Business Enterprise (SBE), we consistently demonstrate a strong commitment to W/MBE participation across our projects. We integrate W/MBE goals into our project management and staffing plans, to ensure meaningful roles for certified firms. This approach includes:

- **Proactive Team Integration:** BGE treats subconsultants as part of its core team, reviewing resumes, interviewing staff, and incorporating them into monthly staffing meetings.
- **Mentorship and Development:** We actively mentor small and minority-owned firms through formal programs (e.g., Mentor-Mentee Program) and informal partnerships, fostering growth and sustainability for these businesses.
- **Exceeding Goals:** BGE routinely meets or exceeds participation targets, often surpassing required percentages through strategic assignments and accountability measures.

Currently, we are partnering with Osiris 9, a certified SBE, as their subconsultant providing support for a transportation improvement project in Columbia County.





# SECTION C

## TIME AND BUDGET

**WILLINGNESS TO MEET TIME AND BUDGET**

Our Lead District Engineer, Philip Chang, PE, has a track record of working with CDDs that spans over 14 years in the Tampa Bay area. He understands the time and budget constraints that are typically experienced by the District. That is why his approach to addressing community issues is to provide practical solutions when appropriate instead of unnecessarily over-engineering a proposed fix.

Our practical approach was recently demonstrated in a community where several pond structures needed repairs. We created a straightforward exhibit that included photographic documentation and record drawings to communicate the necessary repairs to a contractor, eliminating the need for complex engineering construction plans. This not only resulted in significant cost savings for the CDD regarding the bid documents but also allowed us to provide information to the contractor without delay. We intend to apply this same practical approach to all projects within TSR.

Additionally, the makeup of our CDD team ranges from engineering graduates to highly experienced licensed professional engineers. As such, we can staff a project appropriately based on the complexity of the issue(s) and the level of experience necessary to provide a practical solution. We were able to put this into practice recently with one of our graduate engineers who was tasked with photo-documenting roadway conditions in a community for subsequent review and assessment by the District Engineer in the office. By doing so, not only were our resources managed wisely, but we also met the needs of the District while also being cognizant of their budgetary constraints. This intentional management and scheduling of our staff and projects will be applied to the benefit of the TSR.

With our continued practical approach to solving problems and thoughtful allocation of resources, we are confident that we will not only meet but exceed your expectations with regard to your time and budget requirements.





# SECTION D

## PAST PERFORMANCE

## BGE PAST PERFORMANCE

**TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT**

LAND O' LAKES, FLORIDA

**Point of Contact**

Mr. Jason Greenwood,  
District Manager  
Governmental  
Management Services  
4530 Eagle Falls Place  
Tampa, Florida 33619  
813.344.4844  
jgreenwood@gms-  
tampa.com



BGE provided engineering and survey services to this CDD in the Land O'Lakes area of Pasco County. Condition assessments were undertaken to identify and quantify damage that may have resulted from two major storm events (Hurricanes Helene and Milton), which impacted the Tampa Bay area. Rainfall amounts ranged from 19- to 24-inches between the two hurricanes which occurred in the span of two weeks. Topographic services were also provided to verify grading and elevations related to stormwater infrastructure. An engineering report summarizing findings and recommendations was provided to address the issues identified by BGE.

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**

LAND O' LAKES, FLORIDA

**Point of Contact**

Alba Sanchez  
District Manager  
Inframark, LLC  
2654 Cypress Ridge  
Boulevard  
Suite 101  
Wesley Chapel, Florida  
33544  
813.991.1116  
alba.sanchez@  
inframark.com



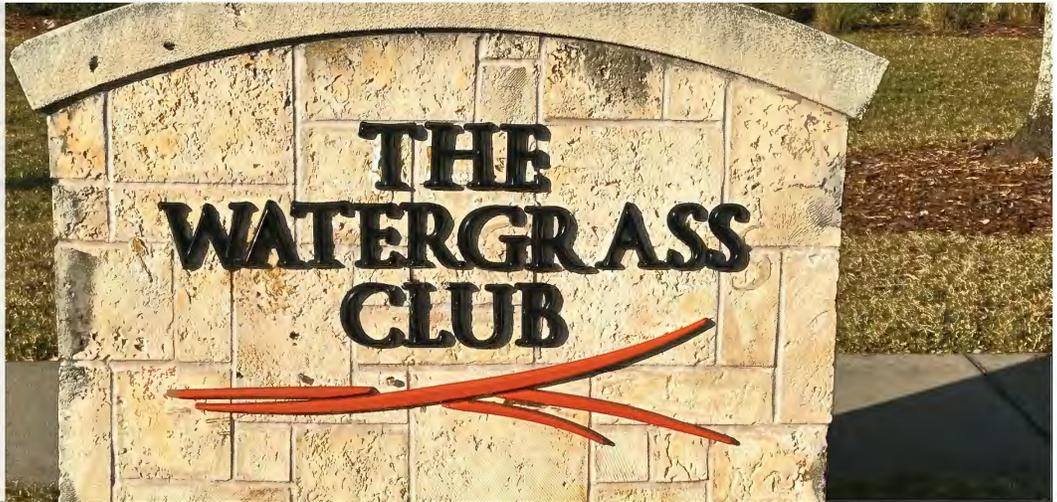
BGE's District Engineer has been providing District Engineering services to this CDD in the Land O'Lakes area of Pasco County since 2013. Past projects at the District have included pond assessment and assessment reports, sidewalk replacements, boundary fence/wall replacement, new monumentation, landscape enhancements, coordination with the County, and tasks related to (post-development) bond issuance with the resident board. The longevity of the work with the District is a testament to the commitment made by the District Engineer to the Suncoast CDD.

## WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT

WESLEY CHAPEL, FLORIDA

### Point of Contact

Samantha Ford  
District Manager  
Inframark, LLC  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
813.873.7300  
samantha.ford@inframark.com



As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.

## CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

LUTZ, FLORIDA

### Point of Contact

Christina Newsome  
District Manager  
Inframark, LLC  
2654 Cypress Ridge  
Boulevard  
Suite 101  
Wesley Chapel, Florida  
33544  
813.608.8228  
christina.newsome@inframark.com  
cominframark.com



BGE is the District Engineer for this unique CDD in Lutz in Hillsborough County. In this role, BGE has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway and asphalt damage, ROW maintenance issues, and parcel ownership verification resolution, and professional survey services.

## LONGLEAF COMMUNITY DEVELOPMENT DISTRICT

NEW PORT RICHEY, FLORIDA

### Point of Contact

Heather Jackson  
District Manager  
Inframark, LLC  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33609  
813.873.7300  
heather.jackson@  
inframark.com



BGE provides engineering services to this Community Development District located in the New Port Richey area of Pasco County. Longleaf was the first community in the County developed as a TND where the homes have front porches, and the roadway network includes rear alleys. BGE completed the Engineer's Report necessary for the issuance of bonds to establish Neighborhood 4 as part of the District. Included in the report were the cost estimate, exhibits, and a summary of the proposed capital improvements.

## TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

RIVERVIEW, FLORIDA

### Point of Contact

Heather Jackson  
District Manager  
Inframark, LLC  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33609  
813.873.7300  
heather.jackson@  
inframark.com



BGE is the District Engineer for this CDD in Riverview in Hillsborough County. In this role, BGE is assisting the District with its efforts to remediate damage as a result of two major hurricanes that occurred within a span of about two weeks (Helene and Milton). Damage included significant erosion, displaced storm structures, and pond embankment washouts. Part of BGE's efforts include assisting the District with its efforts to obtain FEMA grants to repair the significant damage.

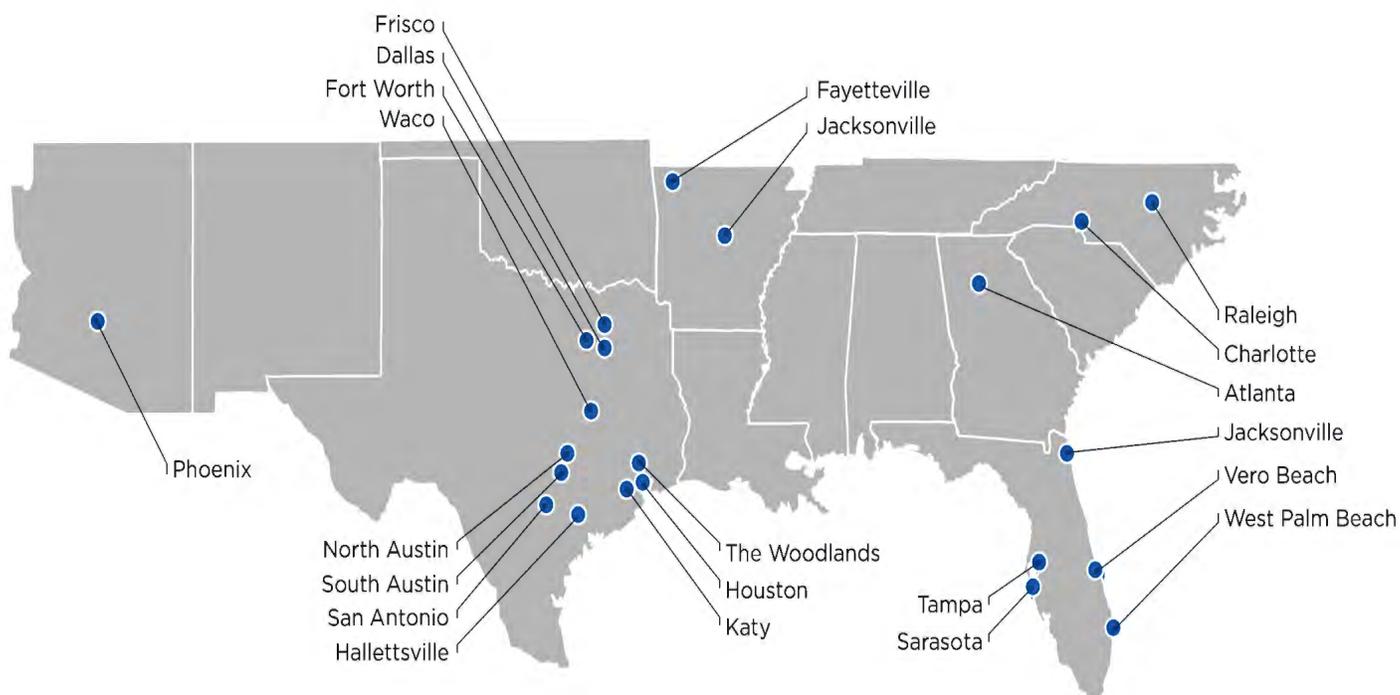
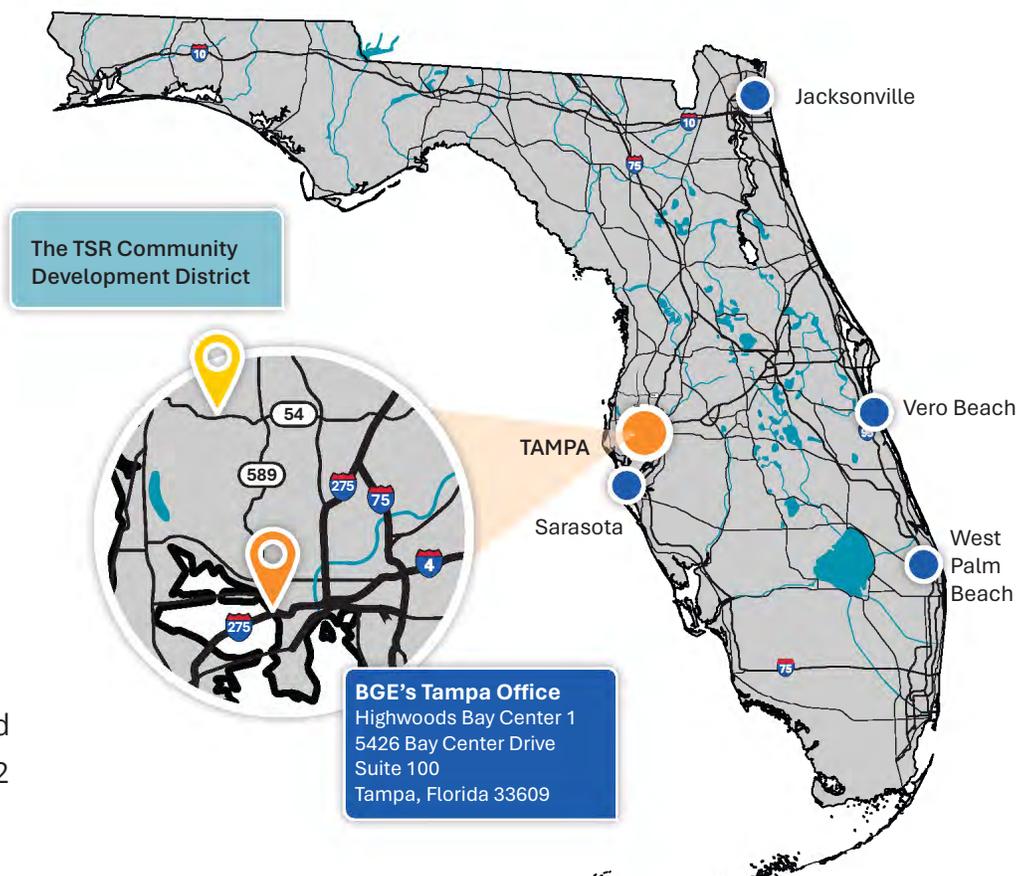


# SECTION E

## GEOGRAPHIC LOCATION

## BGE LOCATIONS

The BGE Tampa office is located approximately 23 miles from Starkey Ranch and will provide District Engineering services to your community. Additionally, Philip Chang, your Lead District Engineer lives in the neighboring Longleaf CDD and can respond quickly if necessary outside of regular business hours. Should additional assistance be needed beyond the staff in Tampa, support will be provided by one of the other four offices located within Florida. BGE is headquartered in Houston, Texas, and has 22 offices nationwide with 1,000 staff.



**BGE's 22 offices, including the firm's headquarters, located in Houston at 10777 Westheimer Road, Suite 400 Houston, Texas 77042.**



# SECTION F

## CURRENT AND PROJECTED WORKLOADS

## BGE RECENT, CURRENT, AND PROJECTED WORKLOADS

With 1,000 employees across the firm, BGE's "One Team" approach allows us to adjust to workload fluctuations across our offices and regions. BGE's team of experts has the capacity to successfully partner with the District.

Our recent projects have included the following issues which are common in CDDs:

- Stormwater pond inspections
- Assessing/resolving poor drainage issues
- Storm structure/pipe failure investigations and recommendations
- Roadway/pavement condition assessments
- Sidewalk/ADA reviews
- Pond slope erosion remediation
- Regulatory/traffic sign assessments
- Traffic calming assessments/reports
- Storm damage/impact assessments



The table below illustrates our team's current and project workload and their ability to meet the needs of the District.

TEAM MEMBER	ROLE	CURRENT WORKLOAD	PROJECTED WORKLOAD
Philip Chang, PE	Lead District Engineer	65%	50%
Alex Hulbert	Assistant District Engineer	75%	65%
Jim Sullivan, PSM	Surveying and Mapping	75%	65%
Alexandra King	GIS	80%	70%
Kevin Gibson, PE	Stormwater/Drainage	80%	70%
Megan Tetro, PE	Transportation	75%	65%
Yasmin Eltalla	Sidewalks/Roadways	80%	70%



# SECTION G

## PREVIOUSLY AWARDED WORK

**WORK PREVIOUSLY AWARDED BY THE DISTRICT**

Although the District has not previously awarded us any work, we have a diversified array of services and staff that are familiar with what is required to efficiently respond to the needs of the District.

We are enthusiastic about partnering with the District and are ready to provide District Engineering Services immediately upon selection by the Board and the execution of an engineering services contract.





# APPENDIX A

**BGE SF330**

# ARCHITECT – ENGINEER QUALIFICATIONS

## PART I – CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> RFQ for Engineering Services for the TSR Community Development District	
2. PUBLIC NOTICE DATE November 21, 2025	3. SOLICITATION OR PROJECT NUMBER 25-02484P

### B. ARCHITECT-ENGINEER POINT OF CONTACT

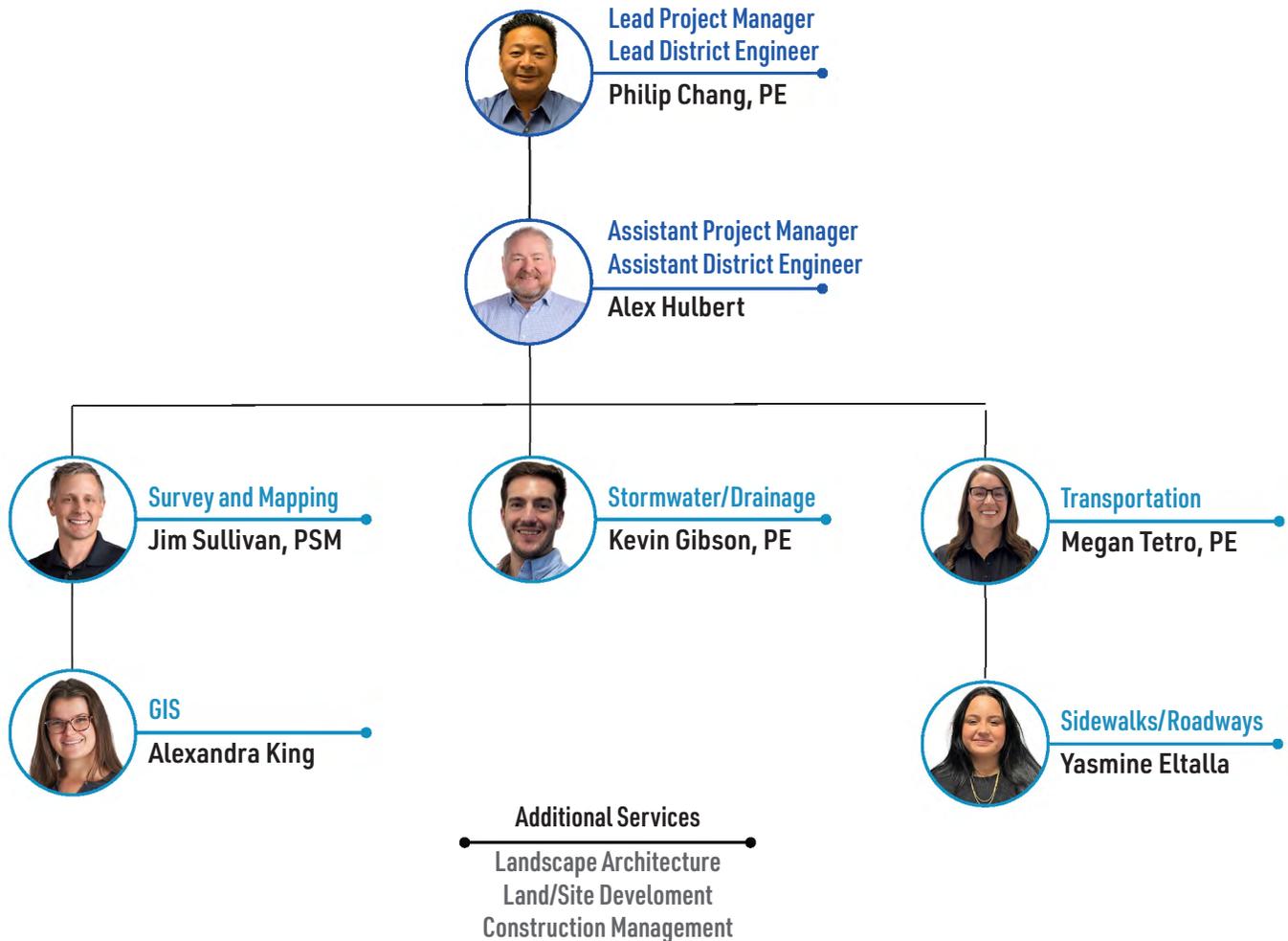
4. NAME AND TITLE Philip Chang, PE		
5. NAME OF FIRM BGE, Inc.		
6. TELEPHONE NUMBER 813.328.3664	7. FAX NUMBER N/A	8. E-MAIL ADDRESS pchang@bgeinc.com

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	CHECK			9. FIRM NAME  [X] CHECK IF BRANCH OFFICE	10. ADDRESS	11. ROLE IN THIS CONTRACT
	Prime	J-V Partner	Subcontractor			
a.	<input checked="" type="checkbox"/>			BGE, Inc.  [X] CHECK IF BRANCH OFFICE	5426 Bay Center Dr., Suite 100, Tampa, Florida 33609	District Engineer
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		
g.				[ ] CHECK IF BRANCH OFFICE		
h.				[ ] CHECK IF BRANCH OFFICE		

# TSR COMMUNITY DEVELOPMENT DISTRICT



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Philip Chang, PE</b>	13. ROLE IN THIS CONTRACT <b>Lead Project Manager Lead District Engineer</b>	14. YEARS EXPERIENCE	
		A. TOTAL <b>31</b>	B. WITH CURRENT FIRM <b>1</b>
15. FIRM NAME AND LOCATION (CITY AND STATE) <b>BGE, Inc., Tampa, Florida</b>			
16. EDUCATION (DEGREE AND SPECIALIZATION) <b>B.Eng in Civil Engineering, McMaster University</b>		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) <b>Florida PE No. 57410, Virginia PE 0402041539</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.) <b>FDEP Qualified Stormwater Management Inspector American Public Works Association</b>			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Watergrass Community Development District I Wesley Chapel, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries and verification of encroachments to CDD parcel ownership.			
b.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Terra Bella Community Development District Land O'Lakes, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Philip is the District Engineer for this community in the Land O'Lakes area of Pasco County. His projects included a regulatory sign assessment, traffic calming analyses, drainage/roadway improvements, sidewalk condition assessments, infrastructure repair bidding and coordination with contractors.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Cordoba Ranch Community Development District Lutz, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Philip is the Lead District Engineer for this unique Community Development District in Lutz in Hillsborough County. In this role, he has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway/asphalt damage, right-of-way maintenance issues and parcel ownership verification/resolution. Professional services have also included survey services.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Suncoast Community Development District Land O'Lakes, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Philip has been the District Engineer for this community in the Land O'Lakes area of Pasco County for over 10 years. His work included sidewalk trip hazard assessments, pond inspections for Southwest Florida Water Management District (SWFWMD) certification, facilitating discussions between the District and County staff, and responding to resident inquiries. He also provided support preparing Engineering Reports for new bond issuances and reviewing pay requisitions related to bond funded projects.			
e.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Longleaf Community Development District New Port Richey, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Philip has been the District Engineer for this CDD in the New Port Richey area of Pasco County for 14 years. As District Engineer, he provided design improvements to several stormwater management pond outfall structures that had failed, improved stormwater conveyance in the existing storm pipe system, completed regular ADA sidewalk assessments, provided guidance with regards to pavement repairs, completed pond inspections, prepared engineer's reports for bond issuance and provided practical solutions to all the issues that arose in this Traditional Neighborhood Development (TND) community.			

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Alex Hulbert	13. ROLE IN THIS CONTRACT Assistant Project Manager/Assistant District Engineer	14. YEARS EXPERIENCE	
		A. TOTAL 25	B. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION (CITY AND STATE) BGE, Inc., Tampa, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) AA, Liberal Arts, Pasco-Hernando Community College		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION <i>(City and State)</i> Cordoba Ranch Community Development District Lutz, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Alex is the Principal in Charge for this Community Development District in Lutz in Hillsborough County. In this role, he has provided oversight to the Lead District Engineer in addressing issues related to drainage structure assessments, resolving drainage issues, roadway/asphalt damage condition assessments, ROW maintenance, and parcel ownership verification/resolution.			
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Watergrass Community Development Districts I & II Wesley Chapel, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Alex has supported the District Engineer at these communities in the Wesley Chapel area of Pasco County. Projects at this District have included sidewalk condition assessments, ADA compliance, and pond inspections for SWFWMD certification as well as responding to resident inquiries and facilitating discussions between the District and the County. He also provided support to the District Engineer related to new bond issuances.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i> Longleaf Community Development District New Port Richey, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Alex supports the District Engineer at this CDD in the New Port Richey area of Pasco County The District Engineer partnered with the District to address issues related to outfall structures at stormwater management ponds, conveyance in the existing storm pipe system, and ADA compliance, as well as completing engineer's reports for bond issuance, performing pond inspections, and providing guidance for pavement repairs in this TND.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Suncoast Community Development District Land O'Lakes, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Alex is the Principal in Charge for this community in the Land O'Lakes area of Pasco County. Projects have included sidewalk trip hazard assessments, pond inspections for Southwest Florida Water Management District (SWFWMD) certification, and responding to resident inquiries. Support has also been provided to prepare Engineering Reports for new bond issuances and reviewing pay requisitions related to bond funded projects.			
e.	(1) TITLE AND LOCATION <i>(City and State)</i> Timber Creek Development District Riverview, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Alex is the Principal in Charge for this Community Development District in Riverview in Hillsborough County. In this role, he provides support to the Lead District Engineer with addressing issues related to storm damage from Hurricanes Helene and Milton, assessing stormwater infrastructure and ponds, assessing the condition of District amenities and parcel ownership verification/resolution.			

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Jim Sullivan, PSM</b>	13. ROLE IN THIS CONTRACT <b>Survey and Mapping</b>	14. YEARS EXPERIENCE	
		A. TOTAL <b>29</b>	B. WITH CURRENT FIRM <b>2</b>
15. FIRM NAME AND LOCATION (CITY AND STATE) <b>BGE, Inc., Tampa, Florida</b>			
16. EDUCATION (DEGREE AND SPECIALIZATION) <b>BS, Surveying and Mapping, East Tennessee State University</b>		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) <b>Florida LS6889</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Cordoba Ranch Community Development District Lutz, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Jim was the Surveyor of Record for this project that required an exchange of properties between the client and the homeowner's association (HOA) that was necessitated because of a review by the insurance adjuster. He prepared exhibits based on field verification of roadways, parking areas and recreational facilities. In addition, sketches and property descriptions were completed for use by District Counsel and the HOA attorney to finalize the land transfers.			
b.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Spring Lake Community Development District Riverview, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Jim served as the Surveyor of Record for the field verification of possible permanent encroachments into Spring Lake CDD property by a homeowner that had made improvements to his backyard as part of his swimming pool construction project. He prepared an exhibit that graphically represented the location of the property lines and the improvements that the homeowner made that extended beyond the homeowner's property onto CDD property for use by District Counsel.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Moon Lake Road Traffic Signal Design New Port Richey, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>2024</b>	CONSTRUCTION <i>(If Applicable)</i> <b>2024</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Jim served as the Surveyor of Record for design improvements at the two intersections of Slidell Street and Lakeview Drive with Moon Lake Road. Moon Lake Road is a 5-mile, two-lane rural arterial road connecting Ridge Road with SR-52. He provided a design survey that included control, ROW establishment, topographic survey, and subsurface utility engineering. The deliverable was processed in Open Roads Design followed by a signed and sealed Surveyor's Report.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Deer Park Boulevard and SR 207 Intersection Elkton, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Jim served as the Surveyor of Record for the design survey to improve the intersection at SR 207 and Deerpark Blvd. to address county comments from an industrial land development project. This intersection, located less than a half mile from IH 95, has had accidents and near misses due to many warehouses being constructed. Trucks crossing traffic to turn left (eastbound) to I-95 without a signal have led to many concerns from area subdivisions. Jim surveyed 1,200 feet of SR 207 and 300 feet along the side streets. He established the ROW researched for easements, performed a topographic survey including overhead wire clearances, and reviewed for encroachments. Underground utilities were located (Level B), mapped, and included in the survey.			
e.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>E 148th Ave Site, Tampa Family Health Centers Lutz, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Jim served as the Surveyor of Record for a 1.5-acre health care development adjacent to a newly construction larger facility. Tampa Family Health Centers (TFHC) recently purchased an adjoining lot to expand services to include a standalone clinic. Jim performed a Boundary, Topographic, and Tree Survey. To incorporate features from the larger tract, Jim surveyed the parking lot which was the planned interior ingress/egress for the site and the retention pond which was planned to be extended to account for the additional runoff.			

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Kevin Gibson, PE</b>	13. ROLE IN THIS CONTRACT <b>Stormwater/Drainage</b>	14. YEARS EXPERIENCE	
		A. TOTAL <b>10</b>	B. WITH CURRENT FIRM <b>4</b>
15. FIRM NAME AND LOCATION (CITY AND STATE) <b>BGE, Inc., Tampa, Florida</b>			
16. EDUCATION (DEGREE AND SPECIALIZATION) <b>BS, Civil Engineering, University of Pittsburgh</b>		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) <b>Florida PE No. 95104</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.) <b>Tampa Bay Builders Association Real Estate Investment Council</b>			

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE	CONSTRUCTION <i>(If Applicable)</i>
a.	<b>South Avenue Extension Zephyrhills, Florida</b>	<b>2024</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> A state funded municipal project for approximately 1,300 linear feet of new road to extend the existing South Avenue in the City of Zephyrhills. The city will be acquiring 5 acres of ROW and providing new utility and drainage infrastructure. Responsible for design of new utilities and drainage collect system for the new road extension and ensuring adjacent properties had utility services for future development.		
b.	<b>Sumner Crossing Riverview, Florida</b>	<b>2021</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Kevin provided offsite drainage and utility design for the additional pavement and coordination with the onsite engineer for the widening of Balm Road to serve a proposed mixed-use commercial development.		
c.	<b>Angeline Phase VII Land O'Lakes, Florida</b>	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Providing professional consulting services for Phase VII of the overall Angeline Master Development. This phase is approximately 330 ac in size and will consist of 800+ townhome units with associated roadways, utilities, and stormwater management system. Project managing services are required to ensure the project stays on schedule and have all permits in hand by Summer 2025.		
d.	<b>Oak Stone Arcadia, Florida</b>	<b>2022</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Provided professional consulting services for a five-phase mixed-use residential subdivision. The entire project is 640 acres in size and will consist of 2,000 units max. with associated roadways, utilities, stormwater management system, amenities for the community, lagoon area, and a private wastewater treatment plant. Responsible for meeting project deadlines, design of the community, and permitting services.		
e.	<b>SHSB Naples Self-Storage Naples, Florida</b>	<b>2022</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Development of a 1.14 acre outparcel for a 5-story 100,000 square foot (gross) self-storage facility with associated pavement, parking, utilities, and stormwater management system. Responsible for designing the entire site and permitting services through Collier County, SFWMD, and FDOT. Ensuring that the stormwater system followed the design criteria put in place by the existing permit and coordinating with the adjacent property owner for sanitary sewer connection into their lift station.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME <b>Megan Tetro, PE</b>	13. ROLE IN THIS CONTRACT <b>Transportation</b>	14. YEARS EXPERIENCE	
		A. TOTAL <b>17</b>	B. WITH CURRENT FIRM <b>1</b>
15. FIRM NAME AND LOCATION (CITY AND STATE) <b>BGE, Inc., Tampa, Florida</b>			
16. EDUCATION (DEGREE AND SPECIALIZATION) <b>BS in Civil Engineering, Florida State University</b>		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) <b>Florida PE No. 76120</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)			

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE	CONSTRUCTION <i>(If Applicable)</i>
a.	Districtwide Design-Build Pushbutton Contracts I and II	2024	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> <i>Check if project performed with current firm</i> A state funded municipal project for approximately 1,300 linear feet of new road to extend the existing South Avenue in the City of Zephyrhills. The city will be acquiring 5 acres of ROW and providing new utility and drainage infrastructure. Responsible for design of new utilities and drainage collect system for the new road extension and ensuring adjacent properties had utility services for future development.		
b.	I-10 Widening from I-295 to I-95 Design-Build	2021	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> <i>Check if project performed with current firm</i> Megan was the temporary traffic control Engineer on Record for this I-10 widening project from approximately 3700 feet west of the I-295 interchange to 1900 feet east of Stockton Street. Elements of work included asphalt and concrete pavement widening along I-10; 12 bridges widenings; redesign of multiple minor streets under I-10 that included intersections, sidewalk additions, widening, and milling and resurfacing; and replacement of the existing Cedar River bridge culvert. Additional elements of work included drainage, ITS, lighting, landscape opportunity plans, signing and pavement marking, water and sewer design, survey, and geotechnical engineering.		
c.	I-75 Widening Design-Build from South of SR 50 to Hernando/Sumter County Line	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> <i>Check if project performed with current firm</i> Megan was the Assistant Project Manager and lead roadway engineer responsible for all cross-discipline design coordination. This \$94M design-build project consisted of widening and reconstruction of six miles of I-75 in Hernando County, including reconstruction of the interchange at US 98/SR 50/ Cortez Boulevard to a Single Point Urban Interchange (SPUI) configuration. The I-75 bridges over US 98 were replaced with single-span steel girder bridges designed to accommodate a future 10-lane typical section for I-75 and 8-lane typical section for US 98. Approximately one mile of US 98 was widened and reconstructed within the interchange limits using concrete pavement.		
d.	Jacaranda Boulevard at Venice Avenue Roundabout Improvements FDOT District 1	2022	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> <i>Check if project performed with current firm</i> Megan was PM and EOR for this TWO, which addressed safety improvements by reconfiguring the existing roundabout at the intersection of Jacaranda Boulevard and Venice Avenue. Elements of work included reducing the westbound entry outside lane to a right-turn only and reducing the northern portion of the circulatory to one lane, along with increasing the eastbound exit to two lanes to reduce the volume of crashes at this roundabout. Additionally, pavement markings were upgraded to include larger YIELD signs at entry points, RRFB assemblies were added to replace all existing and missing pedestrian crossing signs, and I-75 route shields were added for driver clarity.		

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**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	
Alexandra King	Geographic Information Systems (GIS)	A. TOTAL 2	B. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (CITY AND STATE) BGE, Inc., Tampa, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) BS, Geographic Information Systems and Technology Texas A&M University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)			

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE	CONSTRUCTION <i>(If Applicable)</i>
a.	Zephyrhills Sidewalks Resurfacing Applications Zephyrhills, Florida	2024	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm A state funded municipal project for approximately 1,300 linear feet of new road to extend the existing South Avenue in the City of Zephyrhills. The city will be acquiring 5 acres of ROW and providing new utility and drainage infrastructure. Responsible for design of new utilities and drainage collect system for the new road extension and ensuring adjacent properties had utility services for future development.		
b.	Florida SpyGlass™, BGE, Inc. Statewide, Florida	2021	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Alexandra assisted in developing a tracking hub for internal client collaboration on tasks like due diligence and conflict identification. The final product was an Esri Experience Builder, including a Web App Builder, housing state and county data such as parcels, Federal Emergency Management Agency (FEMA), soil types, and certified transmission lines. This comprehensive application offers a bird's-eye view of Florida, highlighting the most suitable properties for clients.		
c.	Harris County MUD 55 and 132 GIS Applications Harris County, Texas	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Alexandra created a web-based application to host GIS data and documents related to water, storm, and sanitary utilities for the MUD. Users can click on specific GIS layers to access these documents in the field. The application also features updates on utility inspections, presented through Esri Experience Builder and Dashboards, allowing for easy filtering and viewing of inspection results.		
d.	FM 546 Extension ROW Tracking Applications Collin County, Texas	2022	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Alexandra collaborated with BGE's transportation department, TxDOT, Collin County, and the Appraisal District to develop a real-time tracker for the FM 546 Extension. Managed ROW coordination for 7.5 miles of roadway and over 75 properties along the corridor. Alexandra created a web-based Esri Experience Builder to streamline the process, allowing all parties to visualize ROW acquisition status, manage documents, and export parcel data. This enabled the teams access to real-time information from anywhere. As a result, Alexandra delivered a solution using Esri's Experience Builder, featuring a Dashboard, BGE editing page, and Collin County/Appraisal District editing page for field updates and documentation attachment.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Yasmin Eltalla</b>	13. ROLE IN THIS CONTRACT <b>Sidewalks/Roadways</b>	14. YEARS EXPERIENCE	
		A. TOTAL <b>2</b>	B. WITH CURRENT FIRM <b>2</b>
15. FIRM NAME AND LOCATION (CITY AND STATE) <b>BGE, Inc., Tampa, Florida</b>			
16. EDUCATION (DEGREE AND SPECIALIZATION) <b>BS, Civil Engineering, Florida State University</b>		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) <b>Engineer Intern</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Cordoba Ranch Community Development District Lutz, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Yasmin reported to the Assistant District Engineer for this CDD in Lutz in Hillsborough County. In this role, she completed field reviews related to drainage improvements and assessments of pavement condition. She is part of the team currently assessing future roadway improvements to be completed under a phased capital improvement program..			
b.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Terra Bella Community Development District Land O'Lakes, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Yasmin assisted with the assessment of the stormwater management pond system assessment following two major hurricanes that affected the Tampa Bay area. The assessments considered the condition of the stormwater structures, concrete outfall control structures, and erosion around the perimeter of the ponds. Survey services were also part of the assessment project.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Watergrass Community Development District I Wesley Chapel, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Yasmin provided condition assessments of storm structures and stormwater ponds within this CDD. These assessments included documentation, reporting, and recommended repairs where applicable. Ultimately, quotes were obtained for repairs to be completed by contractors experienced in these types of issues that are common to CDDs.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Zephyrhills Sidewalks Zephyrhills, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>2024</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Yasmin was responsible for completing site inspections for this City of Zephyrhills project, which consisted of nearly 10 miles of new sidewalks providing safe routes for schoolchildren to get to school. She tracked the progress of construction using a GIS application developed by BGE, which included progress photographs and problem areas to be addressed by the contractor.			
e.	(1) TITLE AND LOCATION <i>(City and State)</i> <b>Connerton Land O'Lakes, Florida</b>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICE <b>Ongoing</b>	CONSTRUCTION <i>(If Applicable)</i> <b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Yasmin reported to the design Project Manager for this residential project in the central portion of Pasco County. During the project, her responsibilities included drainage/grading design, adjustments to the site layout, stormwater modeling, drainage report preparation, floodplain impact determination, and floodplain compensation. She was also integral to the completion of the construction plans.			

**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

**01**

21. TITLE AND LOCATION <i>(City and State)</i> Cordoba Ranch Community Development District Lutz, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER Cordoba Ranch Community Development	B. POINT OF CONTACT NAME Ms. Christina Newsome District Manager	C. POINT OF CONTACT TELEPHONE NUMBER 813.608.8228
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*  
 BGE is the District Engineer for this unique Community Development District in Lutz in Hillsborough County. In this role, BGE has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway and asphalt damage, ROW maintenance issues, and parcel ownership verification resolution, and professional survey services.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

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**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

**02**

21. TITLE AND LOCATION <i>(City and State)</i> Terra Bella Community Development District Land O'Lakes, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER Terra Bella Community Development District	B. POINT OF CONTACT NAME Mr. Jason Greenwood District Manager	C. POINT OF CONTACT TELEPHONE NUMBER 813.344.4844
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*  
 In addition to District Engineering Services, BGE provided engineering and survey services to this CDD in the Land O'Lakes area of Pasco County to identify and quantify damage that resulted from two major storm events (Hurricanes Helene and Milton), which impacted the Tampa Bay area. Rainfall amounts ranged from 19- to 24-inches between the two hurricanes which occurred in the span of two weeks. Topographic services were also provided to verify grading and elevations related to stormwater infrastructure. An engineering report summarizing findings and recommendations was provided to address the issues identified by BGE.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

STANDARD FORM 330 (REV. 7/2021)

**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

**03**

21. TITLE AND LOCATION <i>(City and State)</i> Longleaf Community Development District New Port Richey, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER Longleaf Community Development District	B. POINT OF CONTACT NAME Ms. Heather Jackson District Manager	C. POINT OF CONTACT TELEPHONE NUMBER 656.258.5166
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*  
 BGE provides engineering services to this Community Development District located in the New Port Richey area of Pasco County. Longleaf was the first community in the County developed as a TND where the homes have front porches, and the roadway network includes rear alleys. BGE completed the Engineer's Report necessary for the issuance of bonds to establish Neighborhood 4 as part of the District. Included in the report were the cost estimate, exhibits, and a summary of the proposed capital improvements.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.			

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**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

**04**

21. TITLE AND LOCATION <i>(City and State)</i> Watergrass Community Development District I Wesley Chapel, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER Watergrass Community Development District I	B. POINT OF CONTACT NAME Ms. Samantha Ford District Manager	C. POINT OF CONTACT TELEPHONE NUMBER 813.873.7300
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

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**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

**05**

21. TITLE AND LOCATION <i>(City and State)</i> Watergrass Community Development District II Wesley Chapel, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If Applicable)</i> N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER Watergrass Community Development District II	B. POINT OF CONTACT NAME Mr. David Wenck District Manager	C. POINT OF CONTACT TELEPHONE NUMBER 813.608.8230
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

STANDARD FORM 330 (REV. 7/2021)

**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

**06**

21. TITLE AND LOCATION <i>(City and State)</i>  Suncoast Community Development District Land O'Lakes, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES  Ongoing	CONSTRUCTION <i>(If Applicable)</i>  N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER  Suncoast Community Development District	B. POINT OF CONTACT NAME  Ms. Alba Sanchez District Manager	C. POINT OF CONTACT TELEPHONE NUMBER  813.991.1116
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*  
 BGE provides District Engineering services to this CDD in the Land O'Lakes area of Pasco County where Philip Chang has been the District Engineer since 2013. Philip's past projects at the District have included pond assessment and assessment reports, sidewalk replacements, boundary fence/wall replacement, new monumentation, landscape enhancements, coordination with the County, and tasks related to (post-development) bond issuance with the resident board. The longevity of the work with the District is a testament to the commitment made by the District Engineer to the Suncoast CDD.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.			

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**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

**07**

21. TITLE AND LOCATION <i>(City and State)</i>  Timber Creek Community Development District Riverview, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES  Ongoing	CONSTRUCTION <i>(If Applicable)</i>  N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER  Timber Creek Community Development District	B. POINT OF CONTACT NAME  Ms. Heather Jackson District Manager	C. POINT OF CONTACT TELEPHONE NUMBER  656.258.5166
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*  
 BGE is the District Engineer for this Community Development District in Riverview in Hillsborough County. In this role, BGE is assisting the District with its efforts to remediate damage as a result of two major hurricanes that occurred within a span of about two weeks (Helene and Milton). Damage included significant erosion, displaced storm structures, and pond embankment washouts. Part of BGE's efforts include assisting the District with its efforts to obtain FEMA grants to repair the significant damage.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.			

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**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

**08**

21. TITLE AND LOCATION <i>(City and State)</i>  Forest Creek Community Development District Parrish, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES  Ongoing	CONSTRUCTION <i>(If Applicable)</i>  N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER  Forest Creek Community Development District	B. POINT OF CONTACT NAME  Mr. Mark Vega District Manager	C. POINT OF CONTACT TELEPHONE NUMBER  813.991.1140
---	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

As District Engineer for this CDD in Manatee County, BGE provides professional engineering and survey services related to the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and any other services as requested.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.			

STANDARD FORM 330 (REV. 7/2021)

**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

**09**

21. TITLE AND LOCATION <i>(City and State)</i>  Summit at Fern Hill Community Development District Riverview, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES  Ongoing	CONSTRUCTION <i>(If Applicable)</i>  N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER  Summit at Fern Hill Community Development District	B. POINT OF CONTACT NAME  Ms. Jamie Giuffre District Manager	C. POINT OF CONTACT TELEPHONE NUMBER  813.873.7300
--	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

As the District Engineer for this CDD in the Riverview area of Hillsborough County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.			

STANDARD FORM 330 (REV. 7/2021)

**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 <i>(City and State)</i>  Mirabella Community Development District Wimauma, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES  Ongoing	CONSTRUCTION <i>(If Applicable)</i>  N/A

**23. PROJECT OWNER'S INFORMATION**

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Mirabella Community Development District	Ms. Heather Jackson District Manager	656.258.5166

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*  
 As the District Engineer for this CDD in the Wimauma area of Hillsborough County, BGE is responsible for the assessment of drainage issues, pond inspections, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.			

STANDARD FORM 330 (REV. 7/2021)



## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

BGE provides a comprehensive range of professional services, from feasibility and impact studies through permitting to design, program management, and construction management. We are privileged to continue serving many of the same clients that we had when we started the company in 1975.

The firm employs 1,000 people with offices in Florida, Texas, Arkansas, Arizona, North Carolina, and Georgia. We are privileged to continue serving many of the same clients that we had when we started the company.

We believe that BGE is personified by our core values of integrity, commitment, respect, and excellent reputation. These core values reflect who we are and who we were created to be. They serve as a guide for how we conduct ourselves and challenge us to adhere to the highest moral and ethical standards.

Maybe the best way to say it is that BGE exists to serve. We are about making things better through our service. We are about making a difference, about making tomorrow better than today. For us, it provides the inspiration to meet the challenges of each new day in every community that we serve.

We stand by our word and do not waiver. We are committed to do what is right, even when it is not easy by adhering to the highest moral and ethical standards. We do not make excuses.

We commit our time, talent, and resources to make a difference in our communities and we value everyone's contribution to the success of the team by honoring our commitments to each other and to you.

We must have one thing for our company to exist, and that one thing is you, our client. We serve our clients by creating solutions to address your needs. Our business is built on relationships, and our goal is to serve as your trusted advisor.

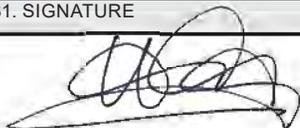
By the very nature of what we do, we make a difference by improving the quality of life in our communities. We are also generous corporate citizens, dedicating our time, talent, and resources to educational and charitable causes within our communities. We serve our clients, our communities, and each other. We are a company making a difference; we are a company built to serve.

We are BGE and this is the BGE Way.

## I. AUTHORIZED REPRESENTATIVE

*The foregoing is a statement of facts.*

31. SIGNATURE



32. DATE

December 5, 2025

33. NAME AND TITLE

Philip Chang, PE, Director, Public Works

STANDARD FORM 330 (REV. 7/2021)

# ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

## PART II – GENERAL QUALIFICATIONS

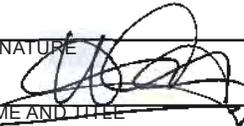
(If a firm has branch offices, complete for each specific branch office seeking work.)

2A. FIRM (OR BRANCH OFFICE) NAME <b>BGE, Inc.</b>			3. YEAR ESTABLISHED <b>1975</b>	4. UNIQUE ENTITY IDENTIFIER <b>059336917</b>
2B. STREET <b>5426 Bay Center Dr., Suite 100</b>			5. OWNERSHIP	
2C. CITY <b>Tampa</b>	2D. STATE <b>Florida</b>	2E. ZIP CODE <b>33609</b>	A. TYPE <b>Corporation</b>	
6A. POINT OF CONTACT NAME AND TITLE <b>Philip Chang, PE</b>			B. SMALL BUSINESS STATUS <b>N/A</b>	
6B. TELEPHONE NUMBER <b>813.328.3664</b>			7. NAME OF FIRM (If Block 2a is a Branch Office)	
6C. EMAIL ADDRESS <b>pchang@bgeinc.com</b>				
8A. FORMER FIRM NAME(S) (If any) <b>Brown &amp; Gay Engineers, Inc.; Brown, Gay, &amp; Associates; Mercer-Brown Engineers, Inc.</b>			8B. YEAR ESTABLISHED <b>1975</b>	8C. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
A. FUNCTION CODE	B. DISCIPLINE	C. NUMBER OF EMPLOYEES		A. PROFILE CODE	B. EXPERIENCE	C.
		(1) FIRM	(2) BRANCH			
02	Administrative	95	1	C15	Construction Management	9
08	CADD Technician	87	1	G04	GIS Services; Develop, Anlz, & Clct	3
12	Civil Engineer	163	13	P05	Planning-Community, Reg, & State	7
15	Construction Inspector	93	0	P06	Planning-Site, Install, & Project	9
16	Construction Manager	59	0	S10	Survey, Platt, Map, Fld Pln Study	7
24	Environmental Scientist	58	0	T03	Traffic & Transportation Engineer	10
29	GIS Specialist	6	1	W02	Water Res, Hydrology, Gnd Water	9
34	Hydrologist	27	0			
38	Land Surveyor	81	6			
47	Planner: Urban/Regional	11	0			
52	Sanitary Engineer	10	0			
53	Scheduler	12	0			
57	Structural Engineer	14	6			
58	Technician/Analyst	42	1			
60	Transportation Engineer	128	2			
62	Water Resources Engineer	30	0			
	Other Employees	1,000	1			
<b>Total</b>		<b>1,000</b>	<b>21</b>			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	0	1. Less than \$100,000	6. \$2 million to less than \$5 million		
b. Non-Federal Work	10	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million		
c. Total Work	10	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

12. AUTHORIZED REPRESENTATIVE  
*The foregoing is a statement of facts.*

A. SIGNATURE 	B. DATE <b>December 5, 2025</b>
C. NAME AND TITLE <b>Philip Chang, PE, Director, Public Works</b>	



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Tampa, Florida 33609  
813.848.0901  
[bgeinc.com](http://bgeinc.com)

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6D**

**TSR Community Development District**  
**Request for Qualifications – District Engineering Services**

**Competitive Selection Criteria**

	Ability and Adequacy of Professional 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
<i>weight factor</i>	<b>25</b>	<b>25</b>	<b>20</b>	<b>15</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>100</b>
	NAME OF RESPONDENT							
1	<b>Alliant Engineering, Inc.</b>							
2	<b>Brletic Dvorak, Inc. (BDI Engineering)</b>							
3	<b>BGE, Inc.</b>							

\_\_\_\_\_  
 Board Member's Signature

\_\_\_\_\_  
 Date

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**7A**



## OPERATIONS PROPOSED PLAN FROM 2024

Elements of this plan would be used to design the landscaping maintenance area, but with the District clearing and constructing the area, instead of the District's Landscaping vendor. The area then could be contracted to be used by the landscaping vendor.

### **SITE PREPERATION:**

Contractor will Clear and Grub approximately 1.5 acres for landscape maintenance area and access roads, at their expense. All cleared areas to be graded and compacted. All material cleared will be hauled off-site and disposed of properly. The procurement and cost of any permits required for removing trees or clearing the designated areas will be borne by the Contractor.

### **FENCING / GATES:**

Contractor will install, at their expense:

- 8'h Black Chain Link Commercial Grade, complete with top rail and bottom tension wire.
- 10'w x 8'h Commercial Chain Link Double Drive Gates (Quantity x2)
- Landscaping Maintenance Area will be enclosed with fencing listed above, on three sides (minimum), as illustrated in Exhibit A. Contractor may choose to fence the rear section, at their cost.

### **GRAVEL/ SITE DRESSING:**

***Access Roads:*** Contractor will install, at their expense, a base material and top layer material leading up to the entrance drive gates. This area will be a minimum of 10' x 10', and the base material can consist of crusher run, limestone, traffic bond gravel, flexbase, or another alternative material, as approved in advance by the District. The top layer of the entrance path will have a crushed stone finish, with #57 granite, #57 limestone, #67 granite, #67 limestone, 3/4" river gravel, or another alternative material, if approved in advance by the District.

***Within Fenced Area:*** Contractor will install, at their expense, a base material and top layer material within the fenced area. The base material can consist of crusher run, limestone, traffic bond gravel, flexbase, or another alternative material, as approved in advance by the District. The top layer of the entrance path will have a crushed stone finish, with #57 granite, #57 limestone, #67 granite, #67 limestone, 3/4" river gravel, or another alternative material, if approved in advance by the District.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**7B**



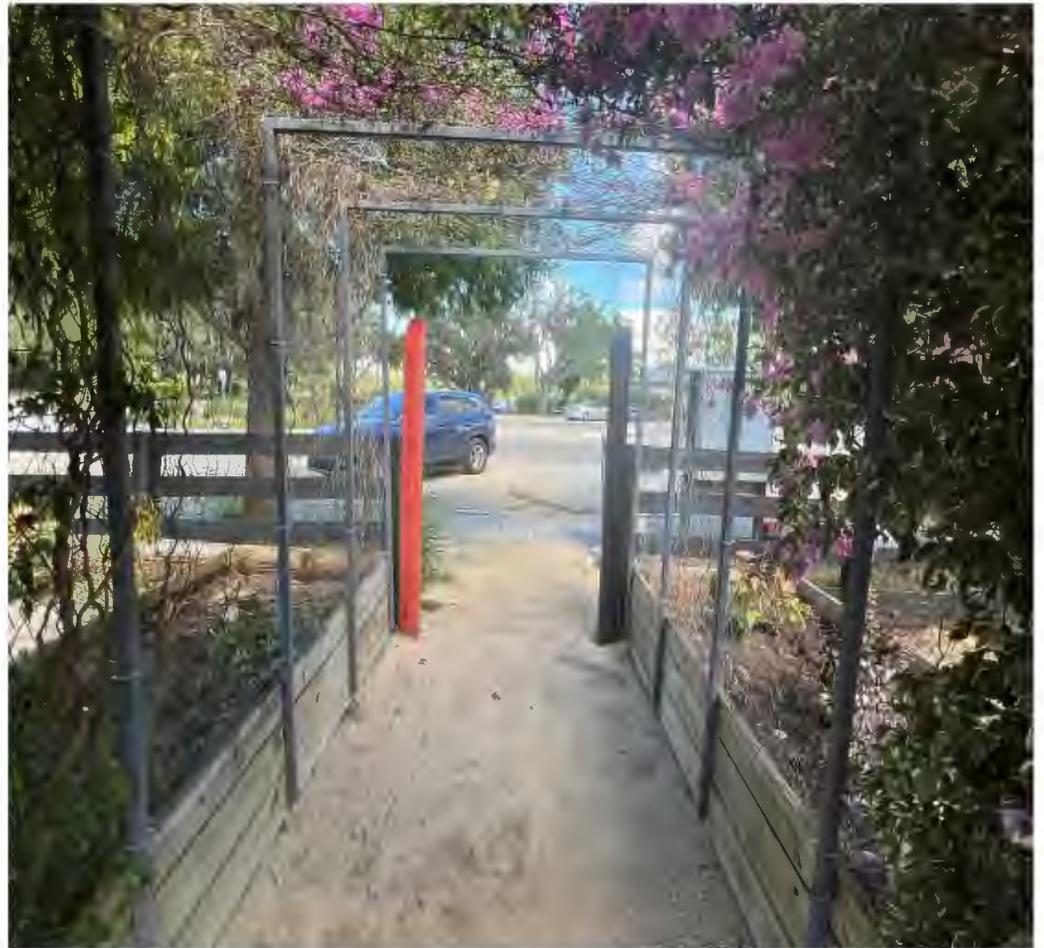
 Starkey Ranch  
**Butterfly**  
GARDEN

*"Call of the Butterflies"*





Transforming the Community Garden  
Into a Vibrant Butterfly Sanctuary



# Current Layout and Plant Species

## Garden Physical Arrangement

Analyze the garden's layout to understand spatial factors affecting butterfly movement and habitat suitability.

## Existing Plant Varieties

Identify the current plant species to determine which support or hinder butterfly populations in the garden.

## Habitat Support Factors

Evaluate elements that promote butterfly habitats to inform garden redesign for better ecological balance.





# Identifying Limitations for Butterfly Habitat

## **Lack of Host Plants**

Insufficient host plants limit butterfly reproduction and reduce caterpillar survival rates.

## **Limited Nectar Sources**

Scarcity of nectar-producing flowers restricts adult butterfly feeding and energy availability.

## **Environmental Barriers**

Physical or chemical barriers in the garden hinder butterfly movement and habitat access.



# Selecting Butterfly- Friendly Plants

## **Native Host Plants**

Select native plants that caterpillars feed on to support butterfly life cycles effectively.

## **Nectar-Rich Flowers**

Plant flowers rich in nectar to provide essential food sources for adult butterflies.

# Butterfly Friendly Plant Samples

**Coral Bean**



**Bottlebrush**



**Firebush**



**Milkweed**



**Butterfly Bush**



**Black-eyed Susan**



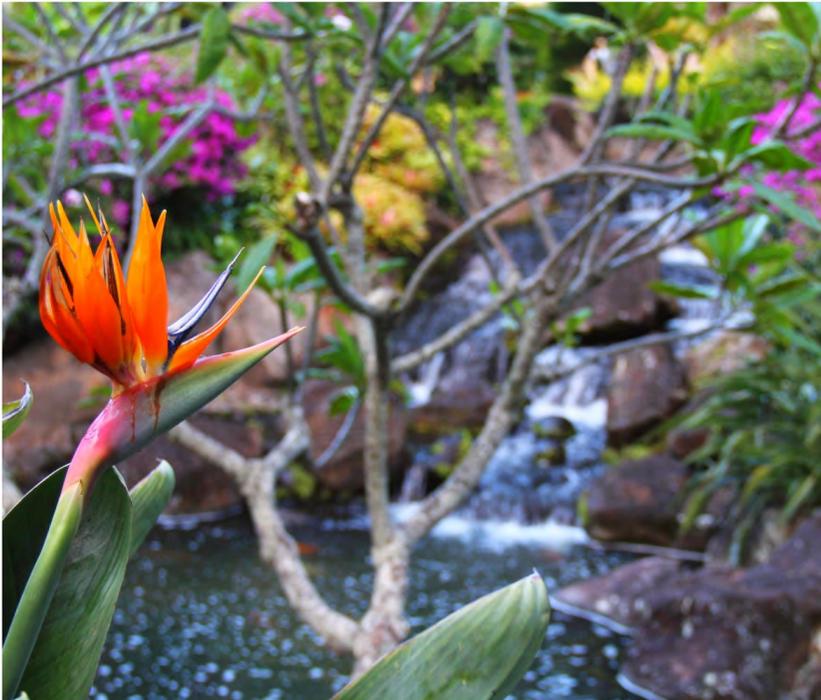
**Firecracker Plant**



**Firespike**



# Designing Garden Features to Attract Butterflies



## **Sunny Areas**

Butterflies thrive in sunny areas, so include bright spots in your garden for warmth and activity.

## **Sheltered Spots**

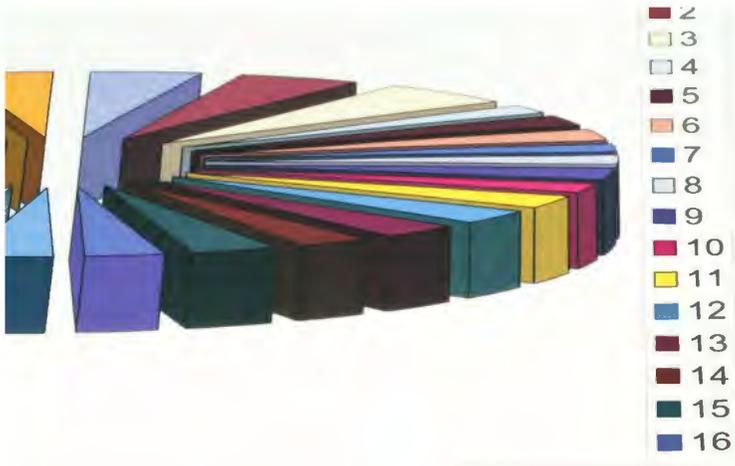
Provide sheltered spots to protect butterflies from wind and harsh weather, enhancing their comfort.

## **Water Sources**

Add shallow water sources for butterflies to drink and hydrate, supporting their survival.

## **Butterfly Houses**

Install butterfly houses to offer safe resting and breeding spaces for butterflies in your garden.



# Creating a Timeline and Budget for Changes

## Schedule Development

Create a detailed timeline outlining every phase of the project to promote organized progress and guarantee that deadlines are achieved.

## Budget Allocation

Allocate funds wisely to address expenses associated with acquiring plants, landscaping efforts, and necessary project materials.

## Sponsorships

Work alongside vendors and established partners to obtain expertise and possible financial support. The plan involves acknowledging their contributions through signage placed within the garden.



# Preparing the Soil and Removing Unsuitable Plants

## **Remove Invasive Plants**

Eliminate invasive and non-beneficial plants to protect native butterfly-friendly species and promote healthy growth.

## **Improve Soil Quality**

Enhance soil conditions by loosening and enriching it to support the growth of butterfly-friendly plants.



# Planting Host and Nectar Plants

## **Diverse Plant Selection**

Incorporate various plant species to support multiple butterfly types and their life cycles effectively.

## **Host Plants for Caterpillars**

Host plants provide essential food for caterpillars, ensuring successful growth and development.

## **Nectar Plants for Adults**

Nectar plants offer vital nourishment for adult butterflies, supporting their energy needs.



# Installing Supportive Structures Such as Water Sources and Shelter

## **Butterfly Puddling Stations**

Butterfly puddling stations provide essential moisture and minerals, attracting and supporting butterfly populations.

## **Sheltering Shrubs**

Sheltering shrubs offer protection and resting spots, improving habitat suitability for butterflies.

## **Sunlit Resting Areas**

Sunlit resting areas give butterflies warm spots to bask and regulate body temperature.



## Promoting Ongoing Garden Maintenance and Monitoring

### **Regular Garden Care**

Consistent garden maintenance ensures healthy habitats that support diverse butterfly populations.

### **Citizen Science Participation**

Engaging the community in monitoring butterfly populations promotes conservation awareness and data collection.



## Dedication Project:

As part of this renewal project for the garden, Operations recommends dedicating the bench that is in the garden, to former Supervisor Matt Call, with the inscription:

**Dedicated to Matt Call,  
May we always have the  
courage to embrace  
freedom, change, love,  
and hope, in all its many  
forms.**

# Conclusion

## **Biodiversity Enhancement**

Creating a butterfly sanctuary boosts local biodiversity by providing essential habitats for pollinators.

## **Community Involvement**

Engaging the community fosters collective ownership and nurtures a shared responsibility toward the sanctuary.

## **Sustainable Care**

Ongoing maintenance and careful planning ensure the sanctuary remains a safe haven for butterflies and people.

## **Resources:**

North American Butterfly Association

<https://naba.org/butterfly-gardens/>

Florida Native Plant Society

<https://www.fnps.org/>

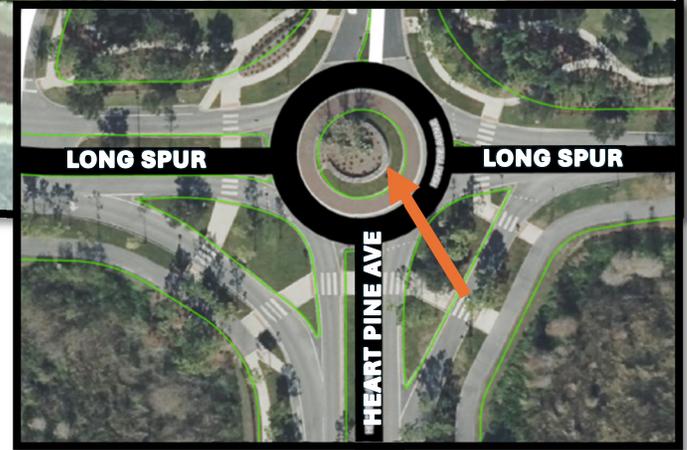


# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

# HEART PINE AVENUE ROUNDABOUT REPAIR



*Wrathell, Hunt and Associates, LLC*

## **Background:**

On September 29th, 2025, Management was notified of a single vehicle accident that occurred at the roundabout at Heart Pine Ave. and Long Spur. Management immediately went to the site to assess the area. During that accident, it appears that approximately 11 feet of the Gabion baskets that make up the roundabout were damaged during the incident. The mesh material that forms the retainage of the basket is severely damaged, but the rock contents of the baskets appear to remain in good and usable condition. The signage present was also damaged and must be replaced.

As has happened in the past when damage like this has occurred, management reached out to the contractor that initially installed the gabion baskets. We requested a proposal from the vendor to allow us to repair the area and pursue the driver for the damage. To this point, after over a dozen emails and phone calls, with promises to deliver the proposal for the project, with management reaching out to other partners to help obtain the proposal, the vendor will not respond at all to our requests.

Unfortunately, management has also been unable to locate another vendor in the Tampa market to provide the requisite proposal and complete this repair. With that challenge, the repair of this roundabout has remained at a standstill.

In review of the historical documents and construction references for the district, management was able to locate the supplier's information for the gabion baskets. For smaller projects like the baskets along Gunn Hwy, management now has the source to simply order those baskets and replace them at a lower cost to the district should it become necessary in the future. In examining the order forms and references, in the case of the roundabout, management believes that we have identified the correct materials to replace the damaged parts of the baskets. We have contacted the supplier and had meaningful discussions with them on how to complete the process, including obtaining instructions for the work.

With that said, this project will be a learning for management and staff as we try to complete this repair on our own. Our estimate of materials may not fully represent all the tools and materials that are required to complete this project. However, management has done its best to fully estimate and consider all the requirements for this project. If the onsite maintenance team can complete this project, that will be the only additional cost to the district. If we must get an outside vendor, who is just supplying the labor while we provide the instruction, this project will likely be done on time and materials.

Due to challenge of the situation, we asked the Board of Supervisors for latitude and flexibility on this project, as management makes every effort to help the community rebuild this area. If you approve the initial materials for this project, we recommend that you provide an additional buffer to allow the district manager the ability to order or source additional parts to complete the projects, without waiting until a future meeting. Please note that there WILL be some trial and error in the process, requiring extra parts as we go through the learning process.





✉ info@gabionsupply.com  
☎ 866-391-6295  
Hours: Mon-Fri 8am-5:30pm CST



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- AquaRockBags
- Shoreline Protection Solutions | Cliff & Oyster Reef Systems



## Dura-Weld Gabions

GABION SUPPLY is one of the few AMERICAN owned and managed suppliers of pre-assembled Gabion Baskets and Mattresses. Please note that most gabions on the internet are made in China, India, Mexico, Europe and Australia.

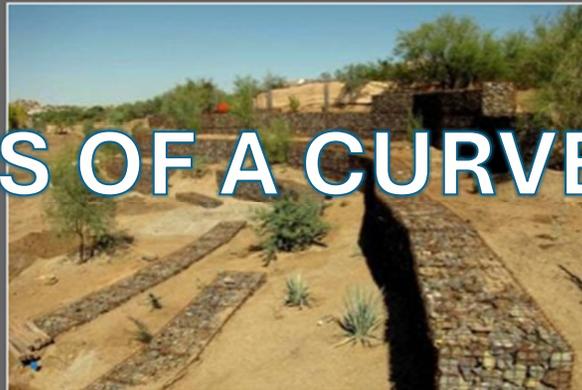
[DURA-WELD™ MSE WALL SPECIFICATIONS](#)

[ASSEMBLY & FILLING GUIDE](#)

[ASTM- A 974-97 WELDED WIRE GABION SPECIFICATIONS](#)

[High Quality Dura Weld Gabions - Gabion Supply](#)

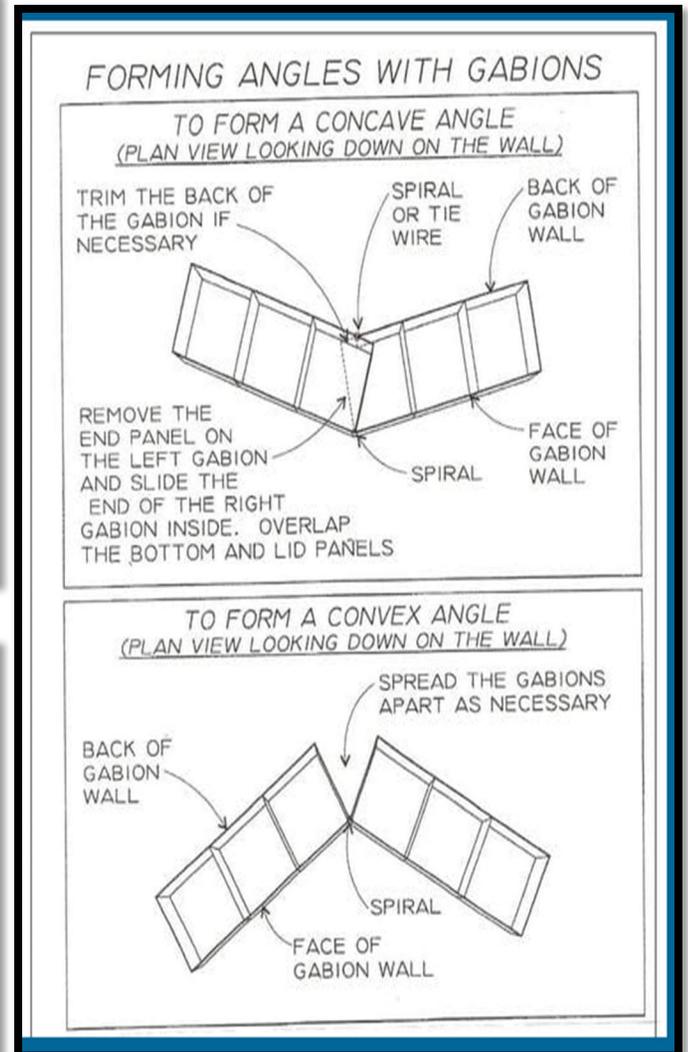
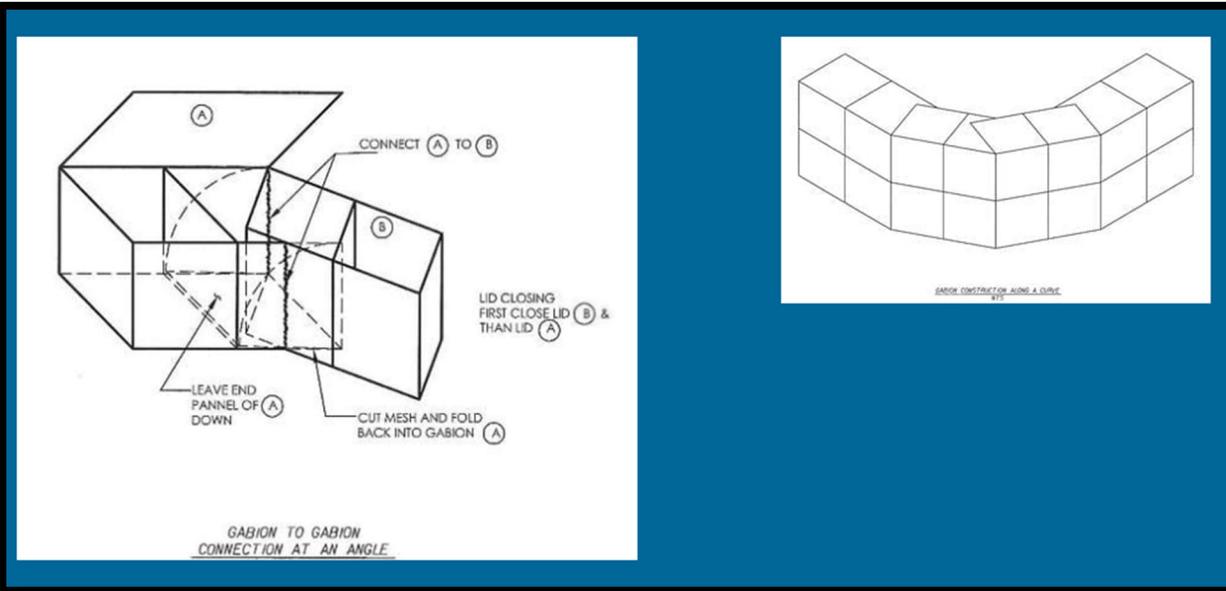
<https://gabionsupply.com/duraweld-gabions/>



**EXAMPLES OF A CURVED WALL**



# HOW TO CONSTRUCT A CURVED GABION WALL



## STANDARD SIZES - WELDED MESH GABIONS w / 3" x 3" SQUARE MESH OPENINGS

<b>3'L x 3'W x 3'H</b>	4.5'L x 3'W x 1.5'H	6'L X 1.5'W X 3'H	9'L x 3'W x 1'H
3'L x 3'W x 1.5'H	4.5'L x 1.5'W x 3'H	6'L x 3'W x 1'H	12'L X 3'W X 3'H
3'L x 1.5'W x 3'H	4.5'L x 3'W x 1'H	9'L X 3'W X 3'H	12'L X 3'W X 1.5' H
3'L x 3'W x 1'H	6'L X 3'W X 3'H	9'L X 3'W X 1.5' H	12'L X 1.5'W X 3'H
4.5'L x 3'W x 3'H	6'L X 3'W X 1.5' H	9'L X 1.5'W X 3'H	12'L x 3'W x 1'H

Gabion Baskets for Curved Stone Walls - Gabion Supply

<https://gabionsupply.com/curved-walls/>

**SPECIFICATIONS**

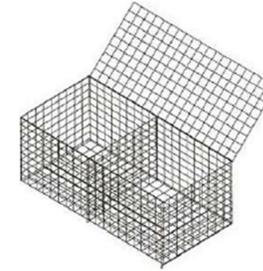
**GALVANIZED STEEL MESH**



GABIONS ARE PRE-ASSEMBLED IN THE FACTORY – THEN KNOCKED DOWN AND FOLDED FLAT ON A WOODEN PALLET FOR TRUCK SHIPMENT

**MATERIALS: 9 GAUGE (0.148) RESISTANCE WELDED STEEL WIRE**

**GALVANIZED FINISH w/ 3" x 3" SQUARE MESH OPENINGS**

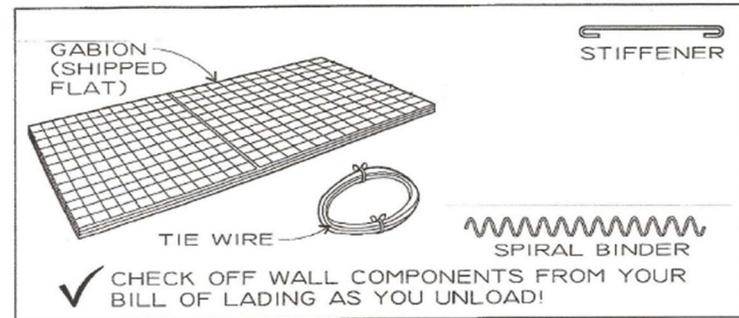


**ASSEMBLY & FILLING GUIDE FOR WELDED WIRE MESH GABIONS**

**Before starting assembly ... put on your safety glasses and work gloves !!!**

Each gabion includes: Corner stiffeners, spiral binders (these are long spring-like formed wire for panel joints) and a coil of tie wire

**GABION PARTS**



**Pneumatic Hog Ring**

**Type 1140**

**Description:**

The 1140 hog ring is a very popular hog ring that is used primarily in the erosion control industry. It is constructed out of high quality wire and then upset together with high strength polymer tape. It features blunt tips to promote safety or sharp tips for pinning.



**Popular applications:**

Gabion Baskets, Large Bag Closures, Wire to Wire, Arts and Crafts

Open:	1-1/2" Crown (1.509" / 38.10mm)
Close:	9/16" Diameter (0.5625" / 14.29mm)
Wire:	11 gauge (0.120" / 3.048mm)

Type description:	1140 Series Hog Ring
Article code:	Pneumatic Model
Application code:	200125
Ring Design:	C1511 or SC508P
Material options:	Galvanized, Aluminum, Stainless, GalFen
Points:	Blunt or Sharp
Fasteners per strip:	40 rings
Fasteners per box:	1,600 rings
Weight net box:	16.5 lbs (7.48 kg)
Boxes per stack:	96 boxes
Weight per stack:	1,584 lbs (718.56 kg)

**GALVANIZED (HIGH-TENSILE) STEEL RINGS PIN 1140 (PACKED 1,600 RINGS PER BOX)**

**PRICE: \$89.95 per box**

**RINGMASTER™ TOOLS & "C" HOG RING FASTENERS**

**RINGMASTER™ MODEL C-1511 PNEUMATIC HOG RING GUN**



**MADE IN AMERICA**

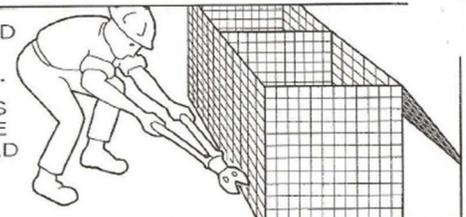
The Model C-1511 Pneumatic Hog Ring Gun is a heavy duty commercial grade / hand held tool designed for larger gabion projects. It is fast operating (cuts labor by 30%) and will close # 11-40 high tensile series galvanized steel or stainless steel hog rings to a closed diameter of 9/16" Air compressor is required (100 psi) - not included



**FIELD MODIFICATIONS:**

GABIONS MAY BE FIELD CUT TO FIT CURVES, CULVERTS OR ANGLES.

RECONNECT THE ENDS OF THE GABIONS THE SAME WAY YOU WOULD ASSEMBLE AN UNCUT GABION



**PROJECTED PART NEEDS & QUANTITY ESTIMATES**



**Gabion Spirals - Bundle of 50**  
\$139.00

36" Galvanized Steel

1 **ADD TO CART**



**Gabion Corner Stiffener Rods (Bundles of 50)**  
\$149.00

18" Galvanized Steel

1 **ADD TO CART**



**500' Gabion Tie Wire Roll**  
\$89.00

Galvanized

1 **ADD TO CART**



**Galvanized & Stainless Steel Hog Rings**  
\$149.00

Galvanized Hog Rings

1 **ADD TO CART**



**Manual Hog Ring Gun**  
\$1,450.00 ~~\$1,600.00~~

1 **ADD TO CART**



**Gabion Guard**  
\$115.00

32"

3 **ADD TO CART**

### Gabion Information

**Gabion Type**  
DuraWeld

**Gauge**  
9

**Finish**  
Galvanize

**ADD a line item**

**SIZE:** 3'x3'x3'  
**ESTIMATED QTY:**  
12 PANELS @  
\$100 EACH (PLUS FREIGHT)

**\$3521\***

\*ESTIMATED DOES NOT INCLUDE FREIGHT OR LABOR

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2026**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2026**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>									
Cash									
Trust: operating	\$ 8,370,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,370,444
BankUnited - 2863	57,351	-	-	-	-	-	-	-	57,351
Investments									
Revenue	-	195,451	76,502	73,238	71,693	47,232	26,765	-	490,881
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	2,644,895
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,031	247,031
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	2,640	-	-	-	-	-	-	-	2,640
Accounts receivable	23	-	-	-	-	-	-	-	23
Due from Byron-Odessa LLC	4,268	-	-	-	-	-	-	-	4,268
Due from Starkey Ranch Asset	5,431	-	-	-	-	-	-	-	5,431
Due from Bromadnic Real Estate	3,694	-	-	-	-	-	-	-	3,694
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	39,851
Due from other	1,328	-	-	-	-	-	-	-	1,328
Due from general fund	-	591,457	595,187	586,596	732,198	585,522	301,682	-	3,392,642
Utility deposit	7,490	-	-	-	-	-	-	-	7,490
Total assets	<u>\$ 8,452,669</u>	<u>\$1,414,016</u>	<u>\$1,325,724</u>	<u>\$1,141,242</u>	<u>\$1,246,905</u>	<u>\$953,120</u>	<u>\$493,547</u>	<u>\$ 247,031</u>	<u>\$15,274,254</u>
<b>LIABILITIES</b>									
Liabilities:									
Credit card payable	\$ 973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 973
Due to other	28	-	-	-	-	-	-	-	28
Due to debt service fund 2015	591,457	-	-	-	-	-	-	-	591,457
Due to debt service fund 2015A	595,187	-	-	-	-	-	-	-	595,187
Due to debt service fund 2016	586,596	-	-	-	-	-	-	-	586,596
Due to debt service fund 2017	732,198	-	-	-	-	-	-	-	732,198
Due to debt service fund 2018	585,522	-	-	-	-	-	-	-	585,522
Due to debt service fund 2019	301,682	-	-	-	-	-	-	-	301,682
Contracts payable	-	-	-	-	-	-	-	2,702	2,702
Accrued taxes payable	306	-	-	-	-	-	-	-	306
Total liabilities	<u>3,393,949</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,702</u>	<u>3,396,651</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Deferred receipts	14,710	-	-	-	39,851	-	-	-	54,561
Unearned revenue	957	-	-	-	-	-	-	-	957
Total deferred inflows of resources	<u>15,667</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>55,518</u>
<b>FUND BALANCES</b>									
Restricted for									
Debt service	-	1,414,016	1,325,724	1,141,242	1,207,054	953,120	493,547	-	6,534,703
Capital projects	-	-	-	-	-	-	-	244,329	244,329
Unassigned	5,043,053	-	-	-	-	-	-	-	5,043,053
Total fund balances	<u>5,043,053</u>	<u>1,414,016</u>	<u>1,325,724</u>	<u>1,141,242</u>	<u>1,207,054</u>	<u>953,120</u>	<u>493,547</u>	<u>244,329</u>	<u>11,822,085</u>
Total liabilities, deferred inflows of resources and fund balances									
	<u>\$ 8,452,669</u>	<u>\$ 1,414,016</u>	<u>\$ 1,325,724</u>	<u>\$ 1,141,242</u>	<u>\$ 1,246,905</u>	<u>\$ 953,120</u>	<u>\$ 493,547</u>	<u>\$ 247,031</u>	<u>\$ 15,274,254</u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,270,161	\$ 5,004,679	\$ 5,369,486	93%
Commercial shared costs	-	-	126,900	0%
Program revenue	100	7,211	20,000	36%
Interest	70	3,889	50,000	8%
Specialty program revenue	-	-	30,000	0%
Miscellaneous	-	-	17,000	0%
Total revenues	<u>4,270,331</u>	<u>5,015,779</u>	<u>5,613,386</u>	89%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	2,153	12,600	17%
Management	3,506	10,518	42,070	25%
Legal	3,568	3,568	25,000	14%
Engineering	-	1,500	25,000	6%
Assessment administration	833	2,500	10,000	25%
Audit	-	-	6,600	0%
Arbitrage rebate calculation	500	500	3,000	17%
Dissemination agent	1,083	3,250	13,000	25%
Trustee	24,244	24,244	35,000	69%
Telephone	21	62	250	25%
Postage	45	213	1,500	14%
Printing & binding	167	500	2,000	25%
Legal advertising	-	120	1,000	12%
Annual special district fee	-	175	175	100%
Insurance	-	7,588	8,500	89%
Other current charges	12	370	2,000	19%
Office supplies	-	-	750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property tax	554	18,251	-	N/A
Property appraiser	-	-	687	0%
Tax collector	85,403	100,094	111,864	89%
Total professional & administrative	<u>119,936</u>	<u>175,606</u>	<u>301,901</u>	58%
<b>Field operations</b>				
<b>Contract services</b>				
Field services	2,360	7,081	28,325	25%
Landscape maintenance	156,028	468,085	1,931,250	24%
Landscape consulting	8,422	19,322	65,400	30%
Landscape consulting fees	-	-	10,129	0%
Landscape arbor care	60,617	72,139	60,000	120%
Wetland maintenance	4,500	13,500	114,800	12%
Wetland mitigation reporting	-	-	15,945	0%
Lake maintenance	10,660	31,980	128,000	25%
Erosion control and grass carp stock	-	-	120,000	0%
Hurricane clean-up	-	-	100,000	0%
Community trash hauling	39,258	117,775	444,000	27%
Off-duty traffic patrols	1,525	2,925	15,000	20%
<b>Repairs &amp; maintenance</b>				
Repairs - general	857	857	20,000	4%
Operating supplies	663	4,020	20,000	20%
Plant replacement	-	1,153	120,000	1%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Mulch	-	-	191,600	0%
Sod	-	-	20,000	0%
Fertilizer/chemicals	-	-	12,000	0%
Irrigation repairs	5,231	14,795	100,000	15%
Irrigation water truck rental	-	-	40,000	0%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	150	1,274	50,000	3%
Road & sidewalk	-	11,364	60,000	19%
Signage maintenance	7,355	8,320	-	N/A
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	-	80,000	0%
Pressure washing	-	103	20,000	1%
Utilities - common area				
Electric	1,152	2,457	14,500	17%
Streetlights	34,125	69,655	395,000	18%
Irrigation - reclaimed water	8,530	21,157	70,000	30%
Gas	98	207	450	46%
Recreation facilities				
Amenity management staff/contract	41,359	89,683	455,000	20%
Office operations	8,624	25,772	140,000	18%
Janitorial	2,000	4,000	-	N/A
Park A/C repairs & maintenance	-	1,323	7,500	18%
Pool operations	5,248	15,336	100,000	15%
Pool - signage maintenance	-	-	80,000	0%
Pest services	-	-	2,000	0%
Pool resurfacing	66,784	117,074	-	N/A
Insurance	-	84,230	93,200	90%
Cable/internet/telephone	1,262	3,003	12,000	25%
Access cards	-	1,006	1,500	67%
Activities	3,539	19,535	30,000	65%
Specialty programming	-	-	30,000	0%
Recreational repairs	-	375	20,000	2%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	24,277	43,005	15,000	287%
Capital outlay - splash pad referb.	-	-	75,000	0%
Total field operations	494,624	1,287,511	5,327,879	24%
Total expenditures	614,560	1,463,117	5,629,780	26%
Net increase/(decrease) of fund balance	3,655,771	3,552,662	(16,394)	
Fund balance - beginning (unaudited)	1,387,282	1,490,391	1,907,289	
Fund balance - ending (projected)	<u>\$ 5,043,053</u>	<u>\$ 5,043,053</u>	<u>\$ 1,890,895</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 521,828	\$ 611,588	\$ 661,099	93%
Interest	3	14	-	N/A
Total revenues	<u>521,831</u>	<u>611,602</u>	<u>661,099</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	199,809	199,809	100%
Interest - 5/1	-	-	194,997	0%
Tax collector	10,436	12,232	13,773	89%
Total expenditures	<u>10,436</u>	<u>432,041</u>	<u>628,579</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	511,395	179,561	32,520	
Fund balance:				
Beginning fund balance (unaudited)	902,621	1,234,455	1,219,841	
Ending fund balance (projected)	<u>\$ 1,414,016</u>	<u>\$ 1,414,016</u>	<u>\$ 1,252,361</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 525,119	\$ 615,445	\$ 665,268	93%
Interest	3	13	-	N/A
Total revenues	<u>525,122</u>	<u>615,458</u>	<u>665,268</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	218,650	218,650	100%
Interest - 5/1	-	-	213,006	0%
Tax collector	10,502	12,309	13,860	89%
Total expenditures	<u>10,502</u>	<u>440,959</u>	<u>655,516</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	514,620	174,499	9,752	
Fund balance:				
Beginning fund balance (unaudited)	<u>811,104</u>	<u>1,151,225</u>	<u>1,135,043</u>	
Ending fund balance (projected)	<u><u>\$1,325,724</u></u>	<u><u>\$1,325,724</u></u>	<u><u>\$1,144,795</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 517,539	\$ 606,562	\$ 655,667	93%
Interest	2	12	-	N/A
Total revenues	<u>517,541</u>	<u>606,574</u>	<u>655,667</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	230,000	230,000	100%
Interest - 11/1	-	205,788	205,788	100%
Interest - 5/1	-	-	201,188	0%
Tax collector	10,349	12,131	13,660	89%
Total expenditures	<u>10,349</u>	<u>447,919</u>	<u>650,636</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	507,192	158,655	5,031	
Fund balance:				
Beginning fund balance (unaudited)	<u>634,050</u>	<u>982,587</u>	<u>976,973</u>	
Ending fund balance (projected)	<u><u>\$1,141,242</u></u>	<u><u>\$1,141,242</u></u>	<u><u>\$ 982,004</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2017 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 646,000	\$ 757,120	\$ 818,412	93%
Interest	2	10	-	N/A
Total revenues	<u>646,002</u>	<u>757,130</u>	<u>818,412</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	270,000	270,000	100%
Interest - 11/1	-	263,481	263,481	100%
Interest - 5/1	-	-	257,913	0%
Tax collector	12,920	15,142	17,050	89%
Total expenditures	<u>12,920</u>	<u>548,623</u>	<u>808,444</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	633,082	208,507	9,968	
Fund balance:				
Beginning fund balance (unaudited)	<u>573,972</u>	<u>998,547</u>	<u>991,546</u>	
Ending fund balance (projected)	<u><u>\$1,207,054</u></u>	<u><u>\$1,207,054</u></u>	<u><u>\$ 1,001,514</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2018 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 516,591	\$ 605,451	\$ 654,466	93%
Interest	2	9	-	N/A
Total revenues	<u>516,593</u>	<u>605,460</u>	<u>654,466</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	223,822	223,822	100%
Interest - 5/1	-	-	219,547	0%
Tax collector	10,331	12,109	13,635	89%
Total expenditures	<u>10,331</u>	<u>425,931</u>	<u>647,004</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	506,262	179,529	7,462	
Fund balance:				
Beginning fund balance (unaudited)	<u>446,858</u>	<u>773,591</u>	<u>767,993</u>	
Ending fund balance (projected)	<u><u>\$ 953,120</u></u>	<u><u>\$ 953,120</u></u>	<u><u>\$ 775,455</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 266,166	\$ 311,950	\$ 337,204	93%
Interest	1	5	-	N/A
Total revenues	<u>266,167</u>	<u>311,955</u>	<u>337,204</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	125,000	125,000	100%
Interest - 11/1	-	102,600	102,600	100%
Interest - 5/1	-	-	100,491	0%
Tax collector	5,322	6,239	7,025	89%
Total expenditures	<u>5,322</u>	<u>233,839</u>	<u>335,116</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	260,845	78,116	2,088	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(2)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(2)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	260,844	78,114	2,088	
Beginning fund balance (unaudited)	<u>232,703</u>	<u>415,433</u>	<u>412,553</u>	
Ending fund balance (projected)	<u>\$493,547</u>	<u>\$ 493,547</u>	<u>\$ 414,641</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING DECEMBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 3
Total revenues	1	3
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	3
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	2
Total other financing sources/(uses)	1	2
Net change in fund balance	2	5
Beginning fund balance (unaudited)	244,327	244,324
Ending fund balance (projected)	\$ 244,329	\$ 244,329

11:36 AM  
02/04/26

TSR CDD  
Check Detail  
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12544</b>	<b>12/02/2025</b>	<b>BARRY MAZZONI</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-3,988.64</b>
Bill	2041-24955/24963	12/02/2025			538.621 · Signage Maintenance	-3,988.64	3,988.64
TOTAL						-3,988.64	3,988.64
<b>Bill Pmt -Check</b>	<b>12545</b>	<b>12/02/2025</b>	<b>BIG DOG LEO SE...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-150.00</b>
Bill	12012025	12/02/2025			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/02/2025</b>	<b>BRIGHT HOUSE N...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-311.19</b>
Bill	1420332 112425	12/02/2025			572.416 · Amenity Cable/Internet	-311.19	311.19
TOTAL						-311.19	311.19
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/02/2025</b>	<b>DUKE ENERGY</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-6,197.48</b>
Bill	3212 0055 120125	12/02/2025			531.301 · Electric	-19.62	19.62
Bill	8703 0061 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0178 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0269 120125	12/02/2025			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0425 120225	12/02/2025			531.307 · Street Lights	-917.94	917.94
Bill	8703 0566 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0722 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0805 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0847 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8812 1120 120125	12/02/2025			531.301 · Electric	-19.49	19.49
Bill	8712 3081 120225	12/02/2025			531.307 · Street Lights	-946.53	946.53
Bill	8712 3156 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3320 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8811 5106 120125	12/02/2025			531.301 · Electric	-19.27	19.27
Bill	8702 7826 120225	12/02/2025			531.307 · Street Lights	-1,862.57	1,862.57
Bill	8702 7991 120125	12/02/2025			531.301 · Electric	-37.68	37.68
Bill	8702 8059 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8322 120225	12/02/2025			531.307 · Street Lights	-1,619.63	1,619.63
Bill	8702 8471 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8554 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8629 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8702 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8786 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8869 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8942 120125	12/02/2025			531.301 · Electric	-58.09	58.09

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	8935 9059 120125	12/02/2025			531.301 · Electric	-19.06	19.06
Bill	8702 9109 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9430 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9696 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9836 120125	12/02/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9951 120125	12/02/2025			531.301 · Electric	-30.80	30.80
TOTAL						-6,197.48	6,197.48
<b>Bill Pmt -Check</b>	<b>12546</b>	<b>12/02/2025</b>	<b>FEDEX</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-11.68</b>
Bill	9-088-34943	12/02/2025			519.410 · Postage	-11.68	11.68
TOTAL						-11.68	11.68
<b>Bill Pmt -Check</b>	<b>12547</b>	<b>12/02/2025</b>	<b>GENTRY SR INVE...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-7,199.17</b>
Bill	1034	12/02/2025			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17
<b>Bill Pmt -Check</b>	<b>12548</b>	<b>12/02/2025</b>	<b>JESUS FIGUEROA</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-825.00</b>
Bill	112325	12/02/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	112725	12/02/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	113025	12/02/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-825.00	825.00
<b>Bill Pmt -Check</b>	<b>12549</b>	<b>12/02/2025</b>	<b>JUNIPER LANDSC...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-156,028.42</b>
Bill	370312	12/02/2025			538.604 · Landscape Maintenance - Co...	-156,028.42	156,028.42
TOTAL						-156,028.42	156,028.42
<b>Bill Pmt -Check</b>	<b>12550</b>	<b>12/02/2025</b>	<b>MIKE FASANO TA...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-553.67</b>
Bill	28-26-17-0000	12/02/2025			513.510 · Property Taxes	-553.67	553.67
TOTAL						-553.67	553.67

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12551</b>	<b>12/02/2025</b>	<b>PREMIER LAKES</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-15,160.00</b>
Bill	3118	12/02/2025			538.615 · Wetland Maintenance	-4,500.00	4,500.00
Bill	3143	12/02/2025			538.700 · Lake Maintenance	-10,660.00	10,660.00
TOTAL						-15,160.00	15,160.00
<b>Bill Pmt -Check</b>	<b>12552</b>	<b>12/02/2025</b>	<b>WTS INTERNATIO...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-21,917.30</b>
Bill	12430722	12/02/2025			538.121 · Amenity Management	-4,685.00	4,685.00
Bill	12431756	12/02/2025			572.300 · Amenity Management - Activit...	-945.00	945.00
Bill	12431895	12/02/2025			538.121 · Amenity Management	-14,287.30	14,287.30
Bill	12432071	12/02/2025			538.121 · Amenity Management	-2,000.00	2,000.00
TOTAL						-21,917.30	21,917.30
<b>Check</b>	<b>CBI</b>	<b>12/09/2025</b>	<b>SUNTRUST BANK</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-1,705.68</b>
					204.300 · Credit Card - SunTrust	-1,705.68	1,705.68
TOTAL						-1,705.68	1,705.68
<b>Bill Pmt -Check</b>	<b>12553</b>	<b>12/10/2025</b>	<b>COASTAL WASTE...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-39,258.32</b>
Bill	SW0001273180	12/09/2025			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0001273380	12/09/2025			534.000 · Garbage/Solid Waste Contr S...	-423.32	423.32
TOTAL						-39,258.32	39,258.32
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/10/2025</b>	<b>DUKE ENERGY</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-18,639.97</b>
Bill	8812 0434 120325	12/09/2025			531.301 · Electric	-19.51	19.51
Bill	8703 0681 120825	12/09/2025			531.307 · Street Lights	-288.15	288.15
Bill	8811 1467 120625	12/09/2025			531.301 · Electric	-19.51	19.51
Bill	8712 3429 120925	12/09/2025			531.301 · Electric	-219.50	219.50
Bill	3807 3819 120325	12/09/2025			531.301 · Electric	-19.78	19.78
Bill	3807 5598 120325	12/09/2025			572.711 · Pool Operations	-439.94	439.94
Bill	6305 7442 120325	12/09/2025			531.301 · Electric	-23.26	23.26
Bill	8702 8140 120525	12/09/2025			531.307 · Street Lights	-12,983.87	12,983.87
Bill	8702 8223 120925	12/09/2025			572.711 · Pool Operations	-1,216.92	1,216.92
Bill	8702 8413 120525	12/09/2025			531.307 · Street Lights	-2,578.17	2,578.17
Bill	8702 9761 120825	12/09/2025			531.307 · Street Lights	-831.36	831.36
TOTAL						-18,639.97	18,639.97

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12554</b>	<b>12/10/2025</b>	<b>FAIRY DUST HOU...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-2,500.00</b>
Bill	INV00063	12/09/2025			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00062	12/09/2025			572.702 · Oper Mgr - Office Supplies	-500.00	500.00
TOTAL						-2,500.00	2,500.00
<b>Bill Pmt -Check</b>	<b>12555</b>	<b>12/10/2025</b>	<b>JUNIPER LANDSC...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-24,266.12</b>
Bill	371494	12/09/2025			538.320 · Landscape Arbor Care	-4,992.00	4,992.00
Bill	112025	12/09/2025			538.609 · Irrigation Repairs & Maint	-111.29	111.29
					538.609 · Irrigation Repairs & Maint	-450.73	450.73
					538.609 · Irrigation Repairs & Maint	-252.56	252.56
					538.609 · Irrigation Repairs & Maint	-892.85	892.85
					538.609 · Irrigation Repairs & Maint	-101.35	101.35
					538.609 · Irrigation Repairs & Maint	-214.24	214.24
					538.609 · Irrigation Repairs & Maint	-172.69	172.69
					538.609 · Irrigation Repairs & Maint	-303.95	303.95
					538.609 · Irrigation Repairs & Maint	-211.03	211.03
					538.609 · Irrigation Repairs & Maint	-273.56	273.56
					538.609 · Irrigation Repairs & Maint	-497.40	497.40
					538.609 · Irrigation Repairs & Maint	-275.52	275.52
					538.609 · Irrigation Repairs & Maint	-136.78	136.78
					538.609 · Irrigation Repairs & Maint	-361.57	361.57
					538.609 · Irrigation Repairs & Maint	-140.94	140.94
					538.609 · Irrigation Repairs & Maint	-189.78	189.78
					538.609 · Irrigation Repairs & Maint	-216.04	216.04
					538.609 · Irrigation Repairs & Maint	-140.94	140.94
					538.609 · Irrigation Repairs & Maint	-287.90	287.90
Bill	372234	12/09/2025			538.320 · Landscape Arbor Care	-14,043.00	14,043.00
TOTAL						-24,266.12	24,266.12
<b>Bill Pmt -Check</b>	<b>12556</b>	<b>12/10/2025</b>	<b>KUTAK ROCK LLP</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-3,568.00</b>
Bill	3669387 20923-1	12/09/2025			514.007 · District Counsel	-3,568.00	3,568.00
TOTAL						-3,568.00	3,568.00
<b>Bill Pmt -Check</b>	<b>12557</b>	<b>12/10/2025</b>	<b>LAND CLEARING ...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-5,000.00</b>
Bill	0310	12/09/2025			539.700 · Misc. Contingency	-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12558</b>	<b>12/10/2025</b>	<b>PASCO COUNTY ...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-6,669.47</b>
Bill	23565982	12/09/2025		536.301 · Irrigation - Reclaimed Water		-94.56	94.56
Bill	23565980	12/09/2025		536.301 · Irrigation - Reclaimed Water		-49.49	49.49
Bill	23565986	12/09/2025		536.301 · Irrigation - Reclaimed Water		-344.41	344.41
Bill	23565990	12/09/2025		536.301 · Irrigation - Reclaimed Water		-350.47	350.47
Bill	23565992	12/09/2025		536.301 · Irrigation - Reclaimed Water		-149.48	149.48
Bill	23565993	12/09/2025		536.301 · Irrigation - Reclaimed Water		-41.41	41.41
Bill	23565994	12/09/2025		536.301 · Irrigation - Reclaimed Water		-57.57	57.57
Bill	23565995	12/09/2025		536.301 · Irrigation - Reclaimed Water		-229.27	229.27
Bill	23565996	12/09/2025		536.301 · Irrigation - Reclaimed Water		-88.88	88.88
Bill	23566115	12/09/2025		536.301 · Irrigation - Reclaimed Water		-470.66	470.66
Bill	23566116	12/09/2025		536.301 · Irrigation - Reclaimed Water		-363.60	363.60
Bill	23566193	12/09/2025		536.301 · Irrigation - Reclaimed Water		-361.58	361.58
Bill	23566194	12/09/2025		536.301 · Irrigation - Reclaimed Water		-26.26	26.26
Bill	23566195	12/09/2025		536.301 · Irrigation - Reclaimed Water		-11.00	11.00
Bill	23566200	12/09/2025		536.301 · Irrigation - Reclaimed Water		-708.32	708.32
Bill	23566256	12/09/2025		536.301 · Irrigation - Reclaimed Water		-66.66	66.66
Bill	23566265	12/09/2025		536.301 · Irrigation - Reclaimed Water		-47.47	47.47
Bill	23566266	12/09/2025		536.301 · Irrigation - Reclaimed Water		-7.07	7.07
Bill	23566397	12/09/2025		536.301 · Irrigation - Reclaimed Water		-229.16	229.16
Bill	23566421	12/09/2025		536.301 · Irrigation - Reclaimed Water		-339.92	339.92
Bill	23566424	12/09/2025		536.301 · Irrigation - Reclaimed Water		-97.97	97.97
Bill	23566429	12/09/2025		536.301 · Irrigation - Reclaimed Water		-321.18	321.18
Bill	23566432	12/09/2025		536.301 · Irrigation - Reclaimed Water		-58.58	58.58
Bill	23566433	12/09/2025		536.301 · Irrigation - Reclaimed Water		-80.80	80.80
Bill	23566502	12/09/2025		536.301 · Irrigation - Reclaimed Water		-19.19	19.19
Bill	23567008	12/09/2025		536.301 · Irrigation - Reclaimed Water		-320.17	320.17
Bill	23567388	12/09/2025		536.301 · Irrigation - Reclaimed Water		-35.35	35.35
Bill	23567980	12/09/2025		536.301 · Irrigation - Reclaimed Water		-261.59	261.59
Bill	23568100	12/09/2025		536.301 · Irrigation - Reclaimed Water		-76.76	76.76
Bill	23568124	12/09/2025		536.301 · Irrigation - Reclaimed Water		-389.02	389.02
Bill	23568146	12/09/2025		536.301 · Irrigation - Reclaimed Water		-159.58	159.58
Bill	23568148	12/09/2025		536.301 · Irrigation - Reclaimed Water		-38.38	38.38
Bill	23568153	12/09/2025		536.301 · Irrigation - Reclaimed Water		-190.89	190.89
Bill	23568288	12/09/2025		536.301 · Irrigation - Reclaimed Water		-188.87	188.87
Bill	23568626	12/09/2025		536.301 · Irrigation - Reclaimed Water		-377.74	377.74
Bill	23568730	12/09/2025		536.301 · Irrigation - Reclaimed Water		-1.01	1.01
Bill	23568729	12/09/2025		536.301 · Irrigation - Reclaimed Water		-5.05	5.05
Bill	23568731	12/09/2025		536.301 · Irrigation - Reclaimed Water		-6.06	6.06
Bill	23568746	12/09/2025		536.301 · Irrigation - Reclaimed Water		-3.03	3.03
Bill	23568747	12/09/2025		536.301 · Irrigation - Reclaimed Water		-1.01	1.01
<b>TOTAL</b>						<b>-6,669.47</b>	<b>6,669.47</b>

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12559</b>	<b>12/10/2025</b>	<b>PIPER FIRE PROT...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-434.50</b>
Bill	175483	12/09/2025			538.601 · General Repair & Maintenance	-198.00	198.00
Bill	175484	12/09/2025			538.601 · General Repair & Maintenance	-236.50	236.50
TOTAL						-434.50	434.50
<b>Bill Pmt -Check</b>	<b>12560</b>	<b>12/10/2025</b>	<b>SUNSCAPE CONS...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-5,450.00</b>
Bill	14372	12/09/2025			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00
<b>Bill Pmt -Check</b>	<b>12561</b>	<b>12/10/2025</b>	<b>WRATHELL, HUN...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-7,970.42</b>
Bill	2026-0484	12/09/2025			513.100 · District Management	-3,505.84	3,505.84
					513.310 · Assessment Roll Preparation	-833.33	833.33
					513.312 · Dissemination Agent	-1,083.33	1,083.33
					538.120 · Field Services	-2,360.42	2,360.42
					519.411 · Telephone	-20.83	20.83
					519.470 · Printing and Binding	-166.67	166.67
TOTAL						-7,970.42	7,970.42
<b>Check</b>	<b>12562</b>	<b>12/10/2025</b>	<b>TSR CDD</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-7,941.46</b>
					207.201 · Due to Debt Service Fund-2015	-7,941.46	7,941.46
TOTAL						-7,941.46	7,941.46
<b>Check</b>	<b>12563</b>	<b>12/10/2025</b>	<b>TSR CDD</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-7,991.55</b>
					207.202 · Due to Debt Service Fund-201...	-7,991.55	7,991.55
TOTAL						-7,991.55	7,991.55
<b>Check</b>	<b>12564</b>	<b>12/10/2025</b>	<b>TSR CDD</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-7,876.20</b>
					207.203 · Due to debt service fund - 2016	-7,876.20	7,876.20
TOTAL						-7,876.20	7,876.20

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**December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12565	12/10/2025	TSR CDD		101.002 · Suntrust #570803-Operating...		-9,831.19
					207.204 · Due to debt service fund - 2017	-9,831.19	9,831.19
TOTAL						-9,831.19	9,831.19
Check	12566	12/10/2025	TSR CDD		101.002 · Suntrust #570803-Operating...		-7,861.77
					207.205 · .Due to debt service fund -2018	-7,861.77	7,861.77
TOTAL						-7,861.77	7,861.77
Check	12567	12/10/2025	TSR CDD		101.002 · Suntrust #570803-Operating...		-4,050.66
					207.206 · Due to Debt Service Fund - 20...	-4,050.66	4,050.66
TOTAL						-4,050.66	4,050.66
Check	CBI	12/15/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating...		-1,632.25
					204.300 · Credit Card - SunTrust	-1,632.25	1,632.25
TOTAL						-1,632.25	1,632.25
Bill Pmt -Check	12568	12/17/2025	ABBY DENNY		101.002 · Suntrust #570803-Operating...		-90.00
Bill	DE2501	12/16/2025			572.300 · Amenity Management - Activit...	-90.00	90.00
TOTAL						-90.00	90.00
Bill Pmt -Check	12569	12/17/2025	BAY AREA POOL ...		101.002 · Suntrust #570803-Operating...		-66,784.50
Bill	323996C	12/16/2025			572.885 · Pool Resurfacing	-55,744.50	55,744.50
Bill	325208C	12/16/2025			572.885 · Pool Resurfacing	-11,040.00	11,040.00
TOTAL						-66,784.50	66,784.50
Bill Pmt -Check	CBI	12/17/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating...		-355.00
Bill	1414954120725	12/16/2025			572.416 · Amenity Cable/Internet	-165.00	165.00
Bill	1415019120525	12/16/2025			572.416 · Amenity Cable/Internet	-190.00	190.00
TOTAL						-355.00	355.00

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**TSR CDD**  
**Check Detail**  
**December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/17/2025</b>	<b>CITY OF CLEARW...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-98.34</b>
Bill	4224446 121125	12/16/2025			532.306 · Propane Services - Gas	-29.70	29.70
Bill	4304296 121125	12/16/2025			532.306 · Propane Services - Gas	-68.64	68.64
TOTAL						-98.34	98.34
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/17/2025</b>	<b>DUKE ENERGY</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-9,949.27</b>
Bill	8703 0938 121525	12/16/2025			531.307 · Street Lights	-3,596.11	3,596.11
Bill	8712 3263 121225	12/16/2025			572.711 · Pool Operations	-406.46	406.46
Bill	8702 7933 121525	12/16/2025			531.307 · Street Lights	-3,393.31	3,393.31
Bill	8702 9216 121025	12/16/2025			531.307 · Street Lights	-1,347.31	1,347.31
Bill	8702 9365 121525	12/16/2025			531.307 · Street Lights	-488.54	488.54
Bill	8702 9620 121225	12/16/2025			531.307 · Street Lights	-717.54	717.54
TOTAL						-9,949.27	9,949.27
<b>Bill Pmt -Check</b>	<b>12570</b>	<b>12/17/2025</b>	<b>FEDEX</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-33.23</b>
Bill	9-104-40013	12/16/2025			519.410 · Postage	-33.23	33.23
TOTAL						-33.23	33.23
<b>Bill Pmt -Check</b>	<b>12571</b>	<b>12/17/2025</b>	<b>FLORIDA STATE ...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-17,887.08</b>
Bill	163394	12/16/2025			579.799 · Miscellaneous Contigencies	-17,887.08	17,887.08
TOTAL						-17,887.08	17,887.08
<b>Bill Pmt -Check</b>	<b>12572</b>	<b>12/17/2025</b>	<b>JESUS FIGUEROA</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-275.00</b>
Bill	120625	12/16/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
<b>Bill Pmt -Check</b>	<b>12573</b>	<b>12/17/2025</b>	<b>JUNIPER LANDSC...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-3,161.60</b>
Bill	373203	12/16/2025			538.320 · Landscape Arbor Care	-3,161.60	3,161.60
TOTAL						-3,161.60	3,161.60

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**TSR CDD**  
**Check Detail**  
**December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12574</b>	<b>12/17/2025</b>	<b>KUTAK ROCK LLP</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-5,698.46</b>
Bill	3439022 20923-1	09/30/2025			514.007 · District Counsel	-3,736.80	3,736.80
Bill	3483428 20923-1	09/30/2025			514.007 · District Counsel	-1,961.66	1,961.66
TOTAL						-5,698.46	5,698.46
<b>Bill Pmt -Check</b>	<b>12575</b>	<b>12/17/2025</b>	<b>LLS TAX SOLUTI...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-500.00</b>
Bill	003990	12/16/2025			513.203 · Arbitrage Rebate Calculation	-500.00	500.00
TOTAL						-500.00	500.00
<b>Bill Pmt -Check</b>	<b>12576</b>	<b>12/17/2025</b>	<b>PASCO COUNTY ...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-1,860.42</b>
Bill	23566431	12/16/2025			536.301 · Irrigation - Reclaimed Water	-495.91	495.91
Bill	23566434	12/16/2025			536.301 · Irrigation - Reclaimed Water	-33.33	33.33
Bill	23566435	12/16/2025			536.301 · Irrigation - Reclaimed Water	-256.54	256.54
Bill	23566845	12/16/2025			536.301 · Irrigation - Reclaimed Water	-500.96	500.96
Bill	23566846	12/16/2025			536.301 · Irrigation - Reclaimed Water	-571.66	571.66
Bill	23566847	12/16/2025			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
TOTAL						-1,860.42	1,860.42
<b>Bill Pmt -Check</b>	<b>12577</b>	<b>12/17/2025</b>	<b>SUNCOAST POOL...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-3,185.00</b>
Bill	11286	12/16/2025			572.711 · Pool Operations	-1,055.00	1,055.00
Bill	11284	12/16/2025			572.711 · Pool Operations	-1,200.00	1,200.00
Bill	11285	12/16/2025			572.711 · Pool Operations	-930.00	930.00
TOTAL						-3,185.00	3,185.00
<b>Bill Pmt -Check</b>	<b>12578</b>	<b>12/17/2025</b>	<b>U.S. BANK</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-24,243.75</b>
Bill	7979084	12/16/2025			513.105 · Trustee Fees	-6,465.00	6,465.00
Bill	7979793	12/16/2025			513.105 · Trustee Fees	-6,465.00	6,465.00
Bill	7978897	12/16/2025			513.105 · Trustee Fees	-6,465.00	6,465.00
Bill	7976394	12/16/2025			513.105 · Trustee Fees	-4,848.75	4,848.75
TOTAL						-24,243.75	24,243.75

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**TSR CDD**  
**Check Detail**  
**December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12579</b>	<b>12/17/2025</b>	<b>WTS INTERNATIO...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-15,951.06</b>
Bill	12432637	12/16/2025			572.300 · Amenity Management - Activit...	-249.00	249.00
Bill	12432767	12/16/2025			538.121 · Amenity Management	-15,702.06	15,702.06
TOTAL						-15,951.06	15,951.06
<b>Check</b>	<b>CBI</b>	<b>12/23/2025</b>	<b>SUNTRUST BANK</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-1,323.02</b>
					204.300 · Credit Card - SunTrust	-1,323.02	1,323.02
TOTAL						-1,323.02	1,323.02
<b>Bill Pmt -Check</b>	<b>12580</b>	<b>12/23/2025</b>	<b>BARRY MAZZONI</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-3,366.04</b>
Bill	2041-24963	12/23/2025			538.621 · Signage Maintenance	-3,366.04	3,366.04
TOTAL						-3,366.04	3,366.04
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/23/2025</b>	<b>BRIGHT HOUSE N...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-220.00</b>
Bill	1436734121725	12/23/2025			572.416 · Amenity Cable/Internet	-220.00	220.00
TOTAL						-220.00	220.00
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/23/2025</b>	<b>DEX IMAGING</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-273.77</b>
Bill	AR14447308	12/23/2025			572.701 · Office Operations	-273.77	273.77
TOTAL						-273.77	273.77
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>12/23/2025</b>	<b>DUKE ENERGY</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-2,553.66</b>
Bill	8703 0516 121825	12/23/2025			531.307 · Street Lights	-1,604.92	1,604.92
Bill	8702 9274 121725	12/23/2025			531.301 · Electric	-30.80	30.80
Bill	5357 9828 122325	12/23/2025			531.307 · Street Lights	-917.94	917.94
TOTAL						-2,553.66	2,553.66

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**TSR CDD  
Check Detail  
December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>12581</b>	<b>12/23/2025</b>	<b>JESUS FIGUEROA</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-275.00</b>
Bill	121225	12/23/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
<b>Bill Pmt -Check</b>	<b>12582</b>	<b>12/23/2025</b>	<b>JUNIPER LANDSC...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-3,455.00</b>
Bill	373725	12/23/2025			538.320 · Landscape Arbor Care	-1,085.00	1,085.00
Bill	373726	12/23/2025			538.320 · Landscape Arbor Care	-2,370.00	2,370.00
TOTAL						-3,455.00	3,455.00
<b>Bill Pmt -Check</b>	<b>12583</b>	<b>12/23/2025</b>	<b>SUNSCAPE CONS...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-2,972.03</b>
Bill	14420	12/23/2025			538.606 · Landscape Consulting	-2,972.03	2,972.03
TOTAL						-2,972.03	2,972.03
<b>Bill Pmt -Check</b>	<b>12584</b>	<b>12/23/2025</b>	<b>THE DAVEY TREE...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-34,965.00</b>
Bill	920064483	12/23/2025			538.320 · Landscape Arbor Care	-6,915.00	6,915.00
Bill	920076901	12/23/2025			538.320 · Landscape Arbor Care	-28,050.00	28,050.00
TOTAL						-34,965.00	34,965.00
<b>Bill Pmt -Check</b>	<b>12585</b>	<b>12/23/2025</b>	<b>WTS INTERNATIO...</b>		<b>101.002 · Suntrust #570803-Operating...</b>		<b>-5,181.81</b>
Bill	12433418	12/23/2025			572.300 · Amenity Management - Activit...	-496.81	496.81
Bill	12427454	12/23/2025			538.121 · Amenity Management	-4,685.00	4,685.00
TOTAL						-5,181.81	5,181.81

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**A**

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**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Workshop on January 14, 2026 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

**Present:**

Mary Comella	Chair
Karen Anderson	Vice Chair
Kevin Kurtz	Assistant Secretary
Matt Bruno	Assistant Secretary
Dave Jackson	Assistant Secretary

**Also present:**

Barry Mazzoni	District Manager
Mark Yahn (via Zoom)	SunScape Consulting, Inc.
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Blake Gunnels (via Zoom)	SunScape Consulting, Inc. Landscape Architect
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly Landscape Maintenance Professionals (LMP)
Matt Gerich	Juniper formerly Landscape Maintenance Professionals (LMP)

**NO DECISIONS OR ACTIONS WILL BE MADE OR TAKEN  
BY THE BOARD DURING THE WORKSHOP**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Mazzoni called the meeting to order at 4:00 p.m.  
All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

**Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.

41  
42 No members of the public spoke.

43

44 **THIRD ORDER OF BUSINESS**

**Discussion: Fiscal Year 2026 and Beyond  
Project**

45

46  
47 • **Discussion: Rangeland Bridge Replacement and Maintenance**

48 This item was presented after the third bullet point.

49 • **Presentation/Discussion: Garden Renewal Project**

50 Mr. Mazzoni recapped the Board's decision to transform the Community Vegetable  
51 Garden into a Butterfly Sanctuary, since volunteers have left and Steve, from the maintenance  
52 team, is maintaining it and dedicating a bench in tribute of Matt Call's contributions to the  
53 community.

54 Mr. Mazzoni gave the presentation of the Butterfly Sanctuary in the agenda, outlining the  
55 current layout, plant species and plans to add additional plantings that will allow it to flourish.  
56 He would like to partner with SunScape Consulting, Inc., (SunScape), who offered to help with  
57 the design work, and Juniper, which has amazing sourcing of plants. He asked what the Board  
58 wants to budget.

59 Discussion ensued regarding SunScape preparing a budget, plans to keep the raised  
60 planter beds, Mr. Mazzoni and his daughter volunteering to repaint the garden shed, budgeting  
61 and incorporating a maintenance program instead of using volunteers, and possibly adding  
62 irrigation. Mr. Gerich stated that Juniper offered to maintain the garden at no additional cost.

63 Regarding budget, Mr. Yahn stated until Blake and Mr. Gomez meet on site to come up  
64 with a plan with reasonable maintenance expectations from Juniper for the next meeting, it is  
65 too early to come up with a budget. Blake mentioned the need to rotate some of the existing  
66 plants to be more viable.

67 Ms. Comella asked to include Ms. Anderson in the walkthrough, if she is available.

68 Discussion ensued regarding the suggestion to install a metal plaque on the benches;  
69 implementing the project in phases; first doing small improvements, plantings and accessories;  
70 the Board still deciding on a budget of \$5,000 to \$10,000; and obtaining sponsorships.

71           Regarding the ability to implement a sponsorship program, Mr. Mazzoni stated he and  
72 Ms. Willson are working on specific rules that would allow implementation. The Developer is  
73 interested in sponsoring a bench in memory of Matthew Call.

74     •       **Discussion: Landscaping Maintenance Yard Design & Planning**

75           The Operations Proposed Plan from 2024 was included for informational purposes.

76           Mr. Mazzoni noted the following:

77     ➤       At the last meeting, the Board approved completing the mulching up to \$10,000 and not  
78 to remove trees that require a permit for removal.

79     ➤       Confirmation is needed from Pasco County as to the type of fencing and trees required to  
80 face the front but thinks the chain link fence on the surrounding sides can stay.

81     ➤       Starting out small, like removing debris, inspecting the storm drain and electrical box, and  
82 leveling the area, is suggested.

83     ➤       Submitting two designs to the County is suggested, with one being more affordable in the  
84 hopes they approve the chain link, since the new landscaping will be mature by the time the road  
85 is built five years from now and the other design being for upgraded materials, such as adding  
86 equipment storage and offices.

87     ➤       Since the County Commission meeting is scheduled for the end of January 2026, he  
88 suggests the Board focus on enclosing the garden this Fiscal Year and discuss landscaping for the  
89 maintenance yard for the Fiscal Year 2027 budget.

90           Mr. Mazzoni explained that the initial purpose of the yard was to store equipment in  
91 containers and use it as a staging area to store materials up to two weeks. Earlier plans included  
92 LMP's help funding to set up the yard with mulch and fencing, but the costs eventually prohibited  
93 this.

94     ➤       Once the fence is approved and installed, the Board can decide whether to allow the  
95 landscape vendor to keep a mobile office on site.

96     ➤       Per the County's letter stating that the CDD has until early April to get the plans approved,  
97 at the regular meeting following this Workshop, he will request authorization to proceed with  
98 the next stage of the project, which is design.

99     ▪       **Discussion: Rangeland Bridge Replacement and Maintenance**

100           **This item, previously the first bullet point, was presented out of order.**

101           Mr. Mazzoni stated that the County has not provided any updates on reimbursing the  
102 CDD for part of the funds to replace the bridge and hopes to have an update on the Rangeland  
103 Extension at the end of the month, as this item will be on the County agenda in the second  
104 meeting in January. He suggested that the CDD continue maintaining the wooden bridge, if the  
105 County does not agreed to the turnover in 2026, and budget for future replacement.

106           Discussion ensued regarding an arrangement in that the County owns the road; the  
107 Developer Board taking ownership of the bridge, as it was built with different materials; the  
108 County and the Developer not providing the punch list for certain roadways that need to be  
109 conveyed to the County; and the CDD expending costs to repair a pot hole on Rangeland Road,  
110 although the County owners the road.

111     •       **Discussion: Reservice Study – Reserve Advisers.**

112           The Reserve Study will be placed on the February agenda.

113

114     **FOURTH ORDER OF BUSINESS**

**UPCOMING MEETING DATES**

115

116     •       **January 14, 2026 at 5:30 PM**

117     •       **February 11, 2026 at 5:30 PM**

118           ○       **QUORUM CHECK**

119           All Supervisors confirmed their attendance at the January 14, 2026 meeting.

120     ▪       **Public Comments (non-agenda items) [3 minutes per person]**

121           **This item was an addition to the agenda.**

122           No members of the public spoke.

123

124     **FIFTH ORDER OF BUSINESS**

**Supervisors' Requests**

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126           There were no Supervisors' requests.

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128     **SIXTH ORDER OF BUSINESS**

**Adjournment**

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**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 4:59 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**B**

**DRAFT**  
**MINUTES OF MEETING**  
**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 14, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

**Present:**

Mary Comella	Chair
Karen Anderson	Vice Chair
Kevin Kurtz	Assistant Secretary
Matt Bruno	Assistant Secretary
Dave Jackson	Assistant Secretary

**Also present:**

Barry Mazzoni	District Manager
Alyssa Willson (via Zoom)	District Counsel
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Alex Kurth	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly Landscape Maintenance Professionals (LMP)
Matt Gerich	Juniper formerly Landscape Maintenance Professionals (LMP)

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

Mr. Mazzoni called the meeting to order at 5:30 p.m. All Supervisors were present.

All recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Public Comments (agenda items) [3 minutes per person]**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Waterways Update from Aquatics Vendor – Alex/Bill Kurth (Premier Lakes)**

**Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.

42  
43 Mr. Kurth stated. overall, the lakes are in good shape; crews are treating the weeds, which  
44 increased over the last three weeks. A slight increase in shoreline weeds in Huckleberry Pond was  
45 observed; however, the Board approved stocking grass carp at the last meeting, which will do a  
46 better job than long-term herbicide applications. The carp should arrive at the end of the month.

47 • **Consideration of One-Time Work Order Agreements**

48 **A. Huckleberry Pond – 800’ SOX Shoreline Restoration**

49 This item was presented following Item 3B.

50 **B. Grass Car Stocking – 22 Lakes**

51 Mr. Kurth presented the One-Time Work Order Agreement to install grass carp in the 22  
52 highest priority lakes, after confirming that the South Florida Water Management District  
53 (SFWMD) requires installing only one carp barrier on Pond 16-1. This will help control splendor  
54 spike rush, keep the long-term costs down and improve pond health more than herbicides.

55 Mr. Mazzoni reminded the Board that this is a budgeted expense.

56 Mr. Kurth discussed the criteria used to identify these 22 ponds and not others. Regarding  
57 the Premier Agreements behind 3A and 3B being dated January 5, 2025, Mr. Mazzoni stated that  
58 is when the Agreements were issued. He will work with Ms. Willson to prepare the standard CDD  
59 Agreement. He noted the Premier Lakes two-year contract expires in August 2026. Resident  
60 complaints have decrease since awarding the contract. Mr. Kurth offered to hold the current  
61 annual cost for another two-year term, based on the Board’s recent investments.

62 **On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the**  
63 **Premier Lakes One-Time Work Order Agreement to install one carp barrier in**  
64 **Pond 16-1 and stock grass carp in 22 lakes, in the amount of \$16,535, was**  
65 **approved.**

66  
67

68 ▪ **Huckleberry Pond – 800’ SOX Shoreline Restoration**

69 **This item, previously Item 3A, was presented out of order.**

70 Mr. Kurth presented the One-Time Work Order Agreement for shoreline restoration  
71 utilizing ShoreSOX erosion control systems; 800’ of ShoreSOX will be installed along Huckleberry  
72 Pond, which is similar to the one installed along Pond 17-3. He is monitoring erosion along the  
73 Esplanade northwest shoreline.

74 Regarding the ShoreSOX system installed along Pond 17-3, Mr. Soety stated the system  
75 looks solid and is doing its job and the turf looks good and is being maintained. Mr. Mazzoni

76 stated all prior remediation attempts at Pond 17-3 failed. Since the ShoreSOX system was  
 77 installed, it is the most stable of any of the ponds in the CDD. Mr. Kurth discussed the options  
 78 and costs for installing 6', 12' and 18' systems to prevent further erosion. He offered to audit all  
 79 the ponds and prioritize the projects. Regarding removal of trees at Esplanade, he did not see  
 80 any negative impact to not remove them. Upon receipt of and executed contract and deposit,  
 81 mobilization will commence in March or mid-April 2026.

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the Premier Lakes One-Time Work Order Agreement for shoreline restoration utilizing ShoreSOX erosion control systems, in the amount of \$94,000 to install 800' of ShoreSOX along the Huckleberry Pond south shoreline, was approved.**

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88 **FOURTH ORDER OF BUSINESS**

**Landscaping Maintenance and Operational Updates from Sunscape Consulting & LMP**

89  
90

91 Updates on current and upcoming projects were given and the following was reported:

- 92 ➤ Crews commenced seasonal cutback of ornamental grasses and will move a crepe myrtle.
- 93 ➤ The team is addressing fungal activity, weed growth, and turf areas throughout the CDD.
- 94 ➤ Crews started the February sulfur applications for the dead spaces to benefit plant growth  
95 and overall health.
- 96 ➤ Crews are focusing on picking up sycamore leaf droppings and hand pulling weeds along  
97 Rangeland Boulevard.

98 Mr. Mazzoni commended the crews; the area looks amazing.

99

100 **FIFTH ORDER OF BUSINESS**

**Consideration of Juniper Landscaping Proposal No. 379200 [Remove Live Oak Trees]**

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104 Mr. Mazzoni and Mr. Soety discussed prior unsuccessful efforts to save the trees and the  
105 cause of decline; nearly all the trees are dead.

106 Mr. Mazzoni presented the Juniper proposal for tree removal along the pond bank on the  
107 north side of Lake Blanche Avenue and Juniper's offer to remove the trees on the peninsula. Staff  
108 will determine if permits are required and if the CDD is required to replace the trees.

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**On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, Juniper Landscaping Proposal No. 379200 to remove five dead Live Oak Trees, grind all stumps below grade, remove debris, and clean-up the work area upon**

112 **completion, along the Pond Bank on the North Side of Lake Blanche Avenue and**  
 113 **in the peninsula, in a not-to-exceed amount of \$25,100, was approved.**

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**SIXTH ORDER OF BUSINESS**

**Consideration of Authorization and Setting  
 Budget for Garden Renewal Project  
 (Continued from Workshop)**

120 Mr. Mazzoni stated, at the Workshop, Mr. Yahn stated he could work within a budget if  
 121 the Board chooses to do so. He and others proposed setting a budget of \$5,000, \$10,000, or  
 122 \$6,250 or less, which is the same amount the Board gave the volunteers. The Board consensus  
 123 was to defer setting a budget until they review the design plans, which should be of a quality  
 124 consistent with the standards in the Workshop Agenda and include a bench in tribute of Matt  
 125 Call’s contributions to the community.

**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor,  
 authorizing SunScape Consulting, Inc., to move the Garden Renewal project to  
 the design phase, based on the standards in the Workshop Agenda, was  
 approved.**

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**SEVENTH ORDER OF BUSINESS**

**Considering for Authorization for  
 Landscaping Maintenance Yard Design &  
 Planning (Continued from Workshop)**

136 Mr. Mazzoni asked for approval to proceed with the landscape maintenance yard design,  
 137 as Juniper agreed to maintain the area at no extra charge. He proposed working in phases to keep  
 138 the project affordable and to obtain permits as needed. The focus of Phase 1 will be cleanup,  
 139 leveling the land, trimming vegetation, and installing fencing in order to prepare a design.

**On MOTION by Mr. Kurtz and seconded by Ms. Comella, with all in favor,  
 proceeding with the Landscaping Maintenance Yard Design & Planning process  
 as necessary for County approval; focusing on Phase 1 gravel, leveling and  
 fencing; and continuing with the design process, was approved.**

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**EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
 Performance Measures/Standard & Annual  
 Reporting Form**

**A. October 1, 2024 – September 30, 2025 [Posted]**

151 Mr. Mazzoni stated that the 2025 Goals and Objectives Reporting was completed.

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**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the Fiscal Year 2025 Goals and Objectives Annual Reporting, was ratified.**

**B. October 1, 2025 – September 30, 2026**

Mr. Mazzoni stated that the Goals and Objectives Fiscal Year 2026 Performance Measures and Standards are the same as for Fiscal Year 2025.

**On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2025**

Mr. Mazzoni presented the Unaudited Financial Statements as of November 30, 2025. He stated the statements are typically dated for the last day of the month one to two months prior to the meeting date. He and Ms. Hlebak are working to ensure the statements capture the program revenue fees and lifestyle expenses correctly. Regarding collecting outstanding payments, the follow up letters Ms. Willson provided were sent to all commercial property owners; she also sent additional backup materials to Bromadnic Real Estate LLC, who is challenging the assessment figure.

Discussion ensued regarding the ability to implement a policy to collect outstanding payments in the future and impose late fees.

Ms. Willson stated she must research the Developer Declaration Agreement recorded against the property to determine if late fees can be imposed. These are off-site commercial contribution properties outside the CDD; the CDD is a beneficiary and cannot place this on their tax rolls. She noted the option to pursue litigation, subject to meeting certain Statute criteria.

Mr. Mazzoni stated he will follow up on any outstanding payments with the property owners, 30-days after the date of the next cycle of invoices.

**On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.**

**TENTH ORDER OF BUSINESS**

**Approval of November 12, 2025 Regular Meeting Minutes**

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the November 12, 2025 Regular Meeting Minutes, as presented, were approved.

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## **ELEVENTH ORDER OF BUSINESS**

### **Action & Completed Items**

Items 2, 5, 8 and 10 were completed.

Item 3: Mr. Mazzoni stated, since other contractors were not submitting proposals, LMP offered to complete the repairs, subject to Mr. Mazzoni purchasing the materials.

Item 5: Mr. Soety submitted a second opinion; he thinks the grass is Cogon grass.

Discussion ensued regarding the rapid encroachment of Cogon grass along the path in Cuningham Park and throughout the CDD, determining a way to eradicate grass without harming the environment, a suggestion to add a new Fiscal Year 2027 budget line item, and the County eradicating invasive vegetation via controlled burns.

## **TWELFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel: Kutak Rock, LLP**

Ms. Willson stated the legislative session is underway. Her firm will send its weekly Legislative Update Memorandum outlining items that might impact Special Districts. She will continue diligently pursuing collections from the commercial property owners.

#### **B. District Engineer: Johnson Engineering, Inc.**

There was no report.

Mr. Mazzoni provided updates on two of the respondents to the Request for Qualifications (RFQ) for Engineering Services, who he asked to be available for the next meeting.

#### **C. District Manager: Wrathell, Hunt and Associates, LLC**

- **Operations Report**

The Monthly Operations Report was included for informational purposes.

Mr. Mazzoni reported the following:

➤ The “Slow Kids at Play” signs attached to the stop signs by Stencil Park members were removed as they were not uniform throughout the CDD and it requires County approval.

➤ Signs were installed along Pine Spur Gap, Longspur and Lake Blanche, based on the recently approved County Ordinance. Code Enforcement Officers and the Sheriff’s Department are being trained to handle code enforcement, such as ticketing commercial vehicles in parking

222 spaces. Upon receipt of the County’s educational materials regarding towing, enforcement,  
223 potential fines, etc., an e-blast will be sent to residents.

224 ➤ Communication continues with the County regarding its request about the school  
225 crossing, challenging their position that the CDD’s landscape is overgrown, and the decision of  
226 the County and Head of the Crossing Guards to relocate the crossing in front of Longspur.

227 Discussion ensued regarding having the new District Engineer, once engaged, help  
228 determine what the County wants or lists as outstanding punch list items in order to complete  
229 the roadway transfers to the County.

230 ➤ Two additional “No Parking on the Grass” signs were installed along Night Star Trail.  
231 Discussion ensued regarding the procedure to establish a towing policy and whether to  
232 proceed or install a fence or shrubs in lieu of towing, to avoid future damages to CDD property.

233 Mr. Mazzoni will provide options for both at the next meeting.

- 234 • **NEXT MEETING DATE: February 11, 2026 at 5:30 PM**

- 235 ○ **QUORUM CHECK**

236 All Supervisors confirmed their attendance at the February 11, 2026 meeting.

237 **D. Lifestyle Director & Amenity Manager: Arch Amenities Group**

238 Ms. Hlebak presented the Year in Review Summary Report outlining various programs,  
239 amenity rental revenues and maintenance repairs completed throughout 2025.

240 Discussion ensued regarding the rotating maintenance schedule for the CDD dog parks.

242 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

243 There were no Supervisors’ requests.  
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246 **FOURTEENTH ORDER OF BUSINESS**

**Public Comments (non-agenda items) [3 minutes per person]**

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249 No members of the public spoke.  
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251 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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253 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**  
254 **meeting adjourned at 7:43 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.12.25 for 01.14.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	06.04.25	<b>BOTH</b>	Mr. Mazzone: Obtain proposal to replace CDD bridge from same vendor who replaced bridge in Community Park. 07.09.25: Add'l companies contacted for proposals. 09.10.25: Provide proposal for Bridge Engineer to be the Owner's Representative expert on potentially replacing the two bridges. <b>10.08.25:</b> Returned to ONGOING	X			
2	09.10.25	<b>BOTH</b>	Mr. Mazzone: Add to January Wkshp agenda discussion on converting vegetable garden into parking lot & if CDD is using its land correctly. 10.08.25 Add "Discussion Bike Trail" to the agenda. Ms. Comella: To discuss the Library's garden program.			X after 11.12.25	
3	09.10.25	<b>BOTH</b>	Mr. Mazzone: Present proposal to repair roundabout at Heart Pine Ave & pursue restitution. <b>11.12.25:</b> An updated proposal was received due to changes to costs and materials. The proposal will be provided to the insurance company. The driver's information was obtained.	X			
4	10.08.25	<b>BOTH</b>	Mr. Mazzone: Obtain update on the Rangeland East and Extension Project in meeting with County Commissioner Starkey regarding streets and add "discussion/update" to the Workshop agenda.	X			
5	11.12.25	<b>ACTION</b>	Mr. Mazzone: Regarding Cogongrass and two other types of grass present in the area, Mr. Soety to be asked to provide a second opinion.			X after 11.12.25	
6	11.12.25	<b>ACTION</b>	Mr. Mazzone: Reserve Study tour and inspection to begin on Friday, November 21, 2025. Reserve Study to be presented at Feb. 2026 mtg.	X			
7	11.12.25	<b>ACTION</b>	Mr. Mazzone/Ms. Hlebak: Draft e-blast to inform residents of program to improve pond health and of the "catch and release" requirement.	X			
8	11.12.25	<b>ACTION</b>	Ms. Wilson: Email links to free ethics training courses to the Board.	X			
9	11.12.25	<b>ACTION</b>	Mr. Mazzone/Ms. Hlebak: Send e-blast to inform residents of parking enforcement on Pine Spur Gap , Long Spur and Lake Blanche, when information received from Pasco County	X			
10	11.12.25	<b>ACTION</b>	Mr. Mazzone/Ms. Hlebak: signs to be ordered re: parking enforcement on Pine Spur Gap, Long Spur and Lake Blanche.			X after 11.12.25	
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**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.12.25 for 01.14.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.08.25	<b>ACTION</b>	Mr. Mazzone/Mr. Kurth: Prep shoreline restoration projects schedule. 02.12.25 Work on staging & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget.			X	06.04.25
2	02.12.25	<b>ACTION</b>	Mr. Mazzone: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.			X	06.04.25
3	04.09.25	<b>ACTION</b>	Mr. Mazzone: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.			X	06.04.25
4	05.14.15	<b>ACTION</b>	Ms. Willson: Prepare the CDD's standard form of Agreement and will keep the same scope of work in the SunScape Agreement.			X	06.04.25
5	05.14.15	<b>ACTION</b>	Mr. Mazzone: Ask Mr. Kurth to inspect Lake 5A as area is covered with algae blooms and omitting a foul odor.			X	06.04.25
6	05.14.15	<b>ACTION/ AGENDA</b>	Mr. Mazzone: Place "Resident Raisa Carvajal Discussion of Son's incident of fishing on Huckleberry Pond" on next agenda.			X	06.04.25
7	05.14.15	<b>ACTION</b>	Mr. Mazzone: Have the high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows trimmed again.			X	06.04.25
8	05.14.15	<b>ACTION</b>	Mr. Mazzone: Have Lifestyle Teams e-blast about Rose Paving project to repair amenity sidewalk once the project is scheduled.			X	06.04.25
9	04.09.25	<b>ACTION</b>	Mr. Mazzone: Work w/ Developer to use retainer from TM to fund \$1,700 for stop bars, missing crosswalks & striping on Stevenson. 05.14.25 TM will fund costs to finish the stop bars and crosswalks in Stansil Park.			X	07.09.25
10	06.04.25	<b>ACTION</b>	Mr. Adams: Email newly approved updated Fiscal Year 2026 Budget to BOS; explain purpose of "trash collection assessments" budget line item.			X	07.09.25
11	06.04.25	<b>ACTION</b>	Mr. Mazzone: Obtain proposal from LMP to replace damaged CDD landscaping and provide to resident on Edgar Ave.			X	07.09.25
12	06.04.25	<b>ACTION</b>	Ms. Willson: Provide opinion on whether the CDD is required to remove the maintenance fence at Huckleberry Pond.			X	07.09.25
13	01.08.25	<b>ACTION/ AGENDA</b>	Hlebak/Willson: Update Amenity Policy to remove fire pit; <b>02.12.25</b> canoe, kayak, rentals. Prep Memo re classify & sell surplus property. <b>06.04.25</b> Staff: Meet in June. Submit docs to Ms. Willson. <b>07.09.25:</b> Review August, Sept Public Hearing.			X	09.10.25

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.12.25 for 01.14.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
14	05.14.25	<b>ACTION</b>	Mazzoni/ Willson: Prep formal response to County re: its request for CDD approval to design/construct Orange Belt Tr, subject to constraints.			X	09.10.25
15	08.13.25	<b>ACTION</b>	Mr. Adams: FY26 Budget. Reallocate "Erosion control and grass carp stock" & "pool resurfacing" line items to new surplus fund budget items.			X	09.10.25
16	06.04.25	<b>ACTION</b>	Ms. Hlebak: Work w/ Environmental Club to schedule a fishing event.			X	09.10.25
17	08.13.25	<b>ACTION</b>	Mr. Mazzoni: Confirm CDD is not double paying landscape maintenance.			X	09.10.25
18	08.13.25	<b>BOTH</b>	Mr. Mazzoni: Invite Bridge Engineer to Oct mtg to present a proposal.			X	09.10.25
19	08.13.25	<b>BOTH</b>	Mr. Mazzoni: Invite Reserve Advisors to Jan Wkshp. Discuss proposal to replace amenities.			X	09.10.25
20	05.14.15	<b>ACTION</b>	District Eng: Provide geotech crew report on Chapin Pass, Barn Cat Run and Lyon Pine and storm drain inspection to determine any commonality that CDD already repaired, & historical records on the original installation.			X	10.08.25
21	06.04.25	<b>ACTION</b>	Mazzoni/ Adams: Check status of CDD receiving commercial property payments & if the penalty clause was included in CDD invoices to owners. Work w/ Accounting to ensure monthly invoices are processed timely.			X	10.08.25
22	08.13.25	<b>ACTION</b>	Mr. Kurth: Find out if they can amend the existing permit to stock grass carp in other lakes, instead of applying for a new permit.			X	10.08.25
23	08.13.25	<b>ACTION</b>	Mr. Adams: Email final 2025 Goals and Objectives findings, to BOS. 10.08.25 Report posted on website.			X	10.08.25
24	09.10.25	<b>ACTION</b>	Mr. Mazzoni: Ask Taylor Morrison for warranty info on storm drain repair for Stancil pocket park. Notify insurance carrier. 10.08.25 TM will not provide warranty info.			X	10.08.25
25	07.10.24	<b>BOTH</b>	Mr. Adams: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. <b>01.08.25</b> Mr. Liquori: Submit final requisition. <b>06.04.25</b> Ms. Willson: Work with Developer on obtaining add'l docs. <b>09.10.25:</b> Ms. Willson: Present final requisition at nxt mtg.			X	10.08.25
26	06.04.25	<b>ACTION</b>	Mr. Adams: Ensure all expenses through 09.30.25 are posted when Financials presented at Nov 2025 mtg. Present FY25 budget amendment at Jan or Feb 2026 mtg. 07.09.25 & 09.10.25: Mr. Mazzoni stated certain GL items will be audited to ensure payments correctly applied. Any			X	10.08.25



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

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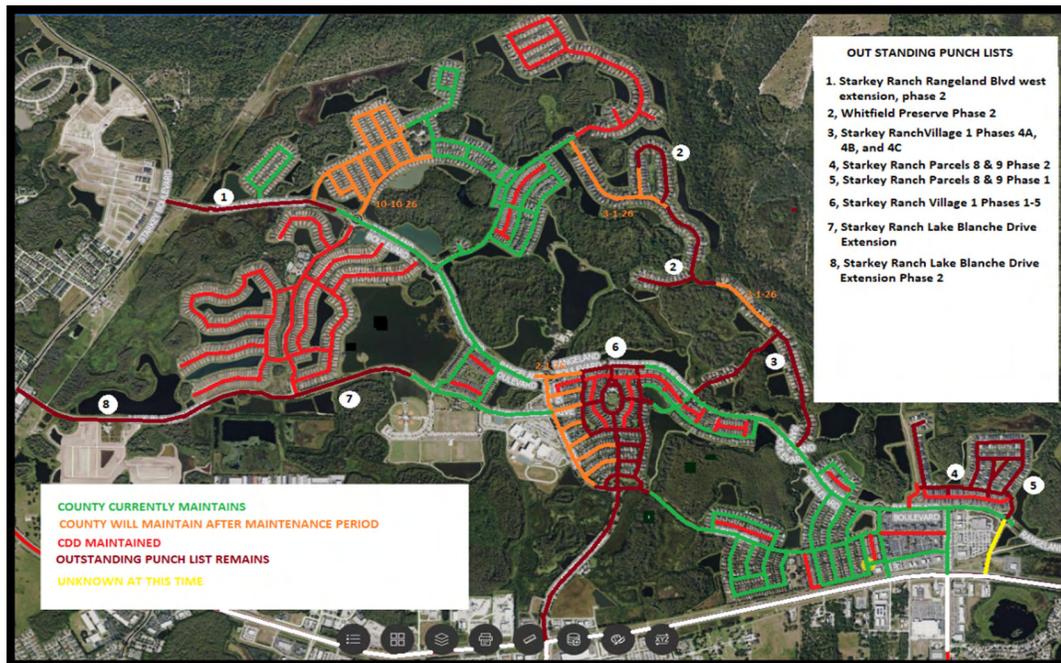
TO: TSR Board of Supervisors  
FROM: Barry Mazzone – Operations Manager  
DATE: February 1, 2026  
SUBJECT: Status Report – Field Operations

**ADMINISTRATIVE UPDATES:**

- **District Engineer:** The District has received multiple submittals back from the Engineering RFQ that went out in November. The resulting submissions will be placed on the February 11<sup>th</sup> agenda for the Board’s review, ranking, and consideration.
- **Reserve Study:** The Reserve Study was sent to the Board on January 21<sup>st</sup>. Reserve Advisors will be available at the February 11<sup>th</sup> meeting to answer any questions.
- **Welcome Center Lease:** The monthly rent will increase \$7,563.20 starting April 1, 2026, per the terms of the lease agreement.

**PROJECT & MAINTENANCE UPDATES:**

**Road Turnover to Pasco County:** We reached out to the County to obtain the punch list for the roads that have yet to be accepted by Pasco County. According to County staff, *The streets in Dark Red still have active Punch Lists. The County is reaching out to the Engineer of Record to clean up the issues. Most of which is paperwork and the fact that no Maintenance Bonds were ever issued. Once they clear up the issues we plan to accept the streets for maintenance.*



**Heart Pine Ave / Long Spur:** County staff have been in discussions with District staff regarding this intersection. In response to the County, District Manager has requested an audience with the County staff, at an onsite meeting, to discuss this intersection in further detail.

**Storm Drain Issues:** Following work completed by Shenandoah, juniper has completed the landscaping portions of the projects in Stansil park, at Ruddy Run, and at the corner of Chapin Pass & Barn Cat Run. The District Engineer has completed the repairs at Chapin Pass and Barn Cat Run, with the sidewalk being replaced on that street. District staff continue to monitor these areas for any further issues or concerns.

**Landscaping Maintenance Yard:** Sunscape consulting will be on site On or before February 10th. They will assess the site and develop a plan to construct the first phase of the landscaping maintenance yard. This item will be presented to the board for approval at the March Board of Supervisors meeting.

**Butterfly Garden:** Sunscape consulting will be on site On or before February 10th. They will assess the site and develop a plan to Transition the garden into a butterfly garden. This item will be presented to the board for approval at the March Board of Supervisors meeting.

Operations took measurements of the park bench that is present in the garden. We will move forward with the memorial for former Supervisor Matt Call, as directed by the board at the January 14<sup>th</sup> meeting.

**Sidewalk & Street Drain Assessment:** The assessment was completed in December. Rose Paving has scheduled work to be completed on February 2nd. The Lifestyle Team is sending out communications to homeowners and residents to let them know about the work. We are also notifying the community about areas that will require parking modifications and street access restrictions for a 24-to-36-hour period.

**Street Sign Assessment:** An assessment of the District's street and road signs was completed on Tuesday, January 20th. Operations is submitting its report to FastSigns and we will get a proposal to make any corrections required for signs that are damaged or leaning.

#### **VENDOR & MISC UPDATES:**

**Notes from Premier Lakes:** Service reports from Premier Lakes for the month of January are attached for the Board's review. These reports provide detailed updates on aquatic maintenance activities.

**Notes from Juniper (LMP):** Seasonal work update - the cutback of Muhly grass throughout Starkey going well Rangeland almost completely done and we're moving our way to Longspur and 54. We're prepping for our Pine straw installation coming in March.

#### **Mowing: Zoysia and Bahia turf areas Hard and soft edging.**

- **Mow Crew North** – Rangeland Blvd West including Albritton Park, following Rangeland Blvd heading East to Cattle Gap Trail.
- **Mow Crew South** – Westside of Lake Blanche Rd., Long Spur heading East to Gunn HWY. This also includes State Road 54 and the entrance to Heart Pine down to Long Spur.

**Water Availability:** Water service was available on our normal schedule (Tuesday and Friday) with good water pressure, allowing us to focus our attention on watering the areas that are most in need. We will continue to monitor the situation closely and take appropriate action whenever water becomes available to ensure all areas

receive adequate irrigation. The irrigation system will be deactivated when temperatures fall below 45 degrees to ensure its optimal operation and longevity.

**Agronomy:** This week the team is focusing on lowering Fire Ant and Fungal activity by retreating active spots in turf with additional fungicides and potash applications. In addition to completing St. Augustine winter fertilization.

**County Ordinance Signage:**



Per our previous discussion, and per the board's authorization, Operations has worked with County Staff to install no parking of RV's, trailers, boats, or commercial vehicle signs along Pine Spur Gap, Long Spur, and Lake Blanche Drive.

We received the information from the County regarding the new ordinance. The Lifestyle Team is distributing that information out through the e-mail blast system.

As this is a county ordinance, Pasco County Code Enforcement and the Pasco County Sheriff's Office will be the parties responsible for enforcing the rules. The CDD will be responsible for maintaining the signs going forward.

# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

<b>DATE</b>	01/05/2026 -
<b>TECH(S)</b>	Dave Smallridge
<b>JOB #</b>	1074372196

<b>CUSTOMER</b>
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzonib@whhassociates.com

<b>SERVICE LOCATION</b>
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzonib@whhassociates.com

<b>JOB DETAILS</b>	Annual Lake Maintenance
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<b>JOB CATEGORY</b>	Annual Lake Maintenance
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<b>COMPLETION NOTES</b>	Treated grasses on ponds 9-2,m3c,m3d,9-1,m9c,9-3,m9d,8-1,m5b,5-5b,5-3a,5-5b,5-5a,m8a, stancil b,5-2,5-b,m5b. Algae on ponds m5b,5-2,5-3a,5-b, stancil a,b,c,d 5-3a,3-3,m22c,m-1,m10b.
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# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

<b>DATE</b>	01/06/2026 -
<b>TECH(S)</b>	Dave Smallridge
<b>JOB #</b>	1074372197

<b>CUSTOMER</b>
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzoneb@whhassociates.com

<b>SERVICE LOCATION</b>
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzoneb@whhassociates.com

<b>JOB DETAILS</b>	Annual Lake Maintenance
--------------------	-------------------------

<b>JOB CATEGORY</b>	Annual Lake Maintenance
---------------------	-------------------------

<b>COMPLETION NOTES</b>	Treated grasses on ponds m22b,18-10,b-3,14-7, ESP1a,1b,2a,2b,3a,3b, 5-a,4a,4b, 517-3,15-1,m15a,17-3,16-1,12-4,12-5,m12a,12-3,12-2,15-3,m14d,15-2. Algae on ponds ESP3a,3b,16-3,16-4,16-1,12-4,12-5,12-2,12-1,14-1,15-2,10-2,11-1,m11a,d-2.
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# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

<b>DATE</b>	01/13/2026 -
<b>TECH(S)</b>	Dave Smallridge
<b>JOB #</b>	1074372199

<b>CUSTOMER</b>
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzonib@whhassociates.com

<b>SERVICE LOCATION</b>
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzonib@whhassociates.com

<b>JOB DETAILS</b>	Annual Lake Maintenance
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<b>JOB CATEGORY</b>	Annual Lake Maintenance
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<b>COMPLETION NOTES</b>	Treated algae on ponds m3c,5-5b,5-5a, stancil a,b,c,d,5-1a,5-3a,m5b,1-2,1-3,18-9,18-10, ESP1a,1b, 5-b,17-117-2,5-1,16-3,16-4,14-7,m10b,10-1.
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# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

<b>DATE</b>	01/20/2026 -
<b>TECH(S)</b>	Dave Smallridge
<b>JOB #</b>	1074372201

<b>CUSTOMER</b>
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazonib@whhassociates.com

<b>SERVICE LOCATION</b>
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazonib@whhassociates.com

<b>JOB DETAILS</b>	Annual Lake Maintenance
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<b>JOB CATEGORY</b>	Annual Lake Maintenance
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<b>COMPLETION NOTES</b>	Treated grasses and weeds and trash pickup on ponds 15-2,d-2,b3,4-1,m20c, huckleberry,14-7,5-b
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# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

<b>DATE</b>	01/26/2026 -
<b>TECH(S)</b>	Dave Smallridge
<b>JOB #</b>	1074372202

<b>CUSTOMER</b>
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazonib@whhassociates.com

<b>SERVICE LOCATION</b>
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazonib@whhassociates.com

<b>JOB DETAILS</b>	Annual Lake Maintenance
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<b>JOB CATEGORY</b>	Annual Lake Maintenance
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<b>COMPLETION NOTES</b>	Treated floating weeds on ponds 1-2,1+3,14-7,15-2,m10b. Trash pickup on ponds m9c,9-1,8-1,m3a,m3b,5-5a,5-5b,5-3a,5-1a.
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# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

<b>DATE</b>	01/27/2026 -
<b>TECH(S)</b>	Dave Smallridge
<b>JOB #</b>	1074372203

<b>CUSTOMER</b>
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzonib@whhassociates.com

<b>SERVICE LOCATION</b>
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865  mazzonib@whhassociates.com

<b>JOB DETAILS</b>	Annual Lake Maintenance
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<b>JOB CATEGORY</b>	Annual Lake Maintenance
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<b>COMPLETION NOTES</b>	Treated grasses on ponds 5-7,m6c, stancil a,b,c,d 1-b,5-1b. Floating weeds on pond 5-7. Algae on ponds 14-5,16-1,4-2,11-1,11-2,15-3.
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**TSR COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1 Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2 Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3 Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

**Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

**Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

*Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 8, 2025</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>November 12, 2025</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>December 10, 2025 CANCELED</b>	<del><b>Regular Meeting</b></del>	<del><b>5:30 PM</b></del>
<b>January 14, 2026</b>	<b>Workshop</b>	<b>4:00 PM</b>
<b>January 14, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>February 11, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>March 11, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>April 8, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>May 13, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>June 10, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>July 8, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>August 12, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>September 9, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,755,579				\$ 5,170,233
Assessment levy: on-roll - gross trash	373,974				422,982
Allowable discounts (4%)	(205,182)				(223,729)
Assessment levy: on-roll - net	4,924,371	\$4,837,908	\$ 86,463	\$ 4,924,371	5,369,486
Trash collection assessments	17,465	-	-	-	-
Commerical shared costs	123,324	36,602	86,722	123,324	126,900
Program revenue	20,000	27,172	5,000	32,172	20,000
Interest	50,000	37,617	20,000	57,617	50,000
Specialty program revenue	6,000	169,253	40,000	209,253	30,000
Miscellaneous-rental revenue	17,000	11,235	5,765	17,000	17,000
Total revenues	5,158,160	5,119,787	243,950	5,363,737	5,613,386
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,600	6,025	6,575	12,600	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	25,000	7,761	17,239	25,000	25,000
Engineering	25,000	2,200	22,800	25,000	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	6,600	-	6,600	6,600
Arbitrage rebate calculation	3,000	1,250	1,750	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	719	781	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	408	592	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,900	7,114	-	7,114	8,500
Other current charges	2,000	914	1,086	2,000	2,000
Office supplies	750	663	87	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	102,591	114,892	-	114,892	111,864
Total professional & administrative	288,998	212,012	91,531	303,543	301,901

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,875,000	746,305	1,128,695	1,875,000	1,931,250
Landscape consulting	65,400	27,250	38,150	65,400	65,400
Landscape consulting fees	-	-	-	-	10,129
Landscape arbor care	155,000	54,198	100,802	155,000	60,000
Wetland maintenance and monitoring	60,000	97,800	-	97,800	114,800
Wetland mitigation reporting	-	5,125	-	5,125	15,945
Lake maintenance	128,000	83,720	44,280	128,000	128,000
Erosion control and grass carp stock	-	-	-	-	120,000
Hurricane clean-up	-	125,218	-	125,218	100,000
Porter supplies	-	150	-	150	-
Community trash hauling	375,000	204,082	170,918	375,000	444,000
Off-duty traffic patrols	15,000	6,400	8,600	15,000	15,000
Wildhog removal	10,000	400	9,600	10,000	-
Repairs & maintenance					
Repairs - general	15,000	5,407	9,593	15,000	20,000
Operating supplies	20,000	8,909	11,091	20,000	20,000
Plant replacement	120,000	2,925	117,075	120,000	120,000
Mulch	150,000	11,616	138,384	150,000	191,600
Sod	-	1,925	-	1,925	20,000
Capital projects-future	172,000	-	172,000	172,000	-
Fertilizer/chemicals	50,000	27,321	22,679	50,000	12,000
Irrigation repairs	100,000	54,316	45,684	100,000	100,000
Irrigation water truck rental	-	-	-	-	40,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	4,729	-	4,729	50,000
Road & sidewalk	60,000	15,535	44,465	60,000	60,000
Signage maintenance	-	1,079	-	1,079	-
Common area signage	3,000	1,045	1,955	3,000	3,000
Bridge & deck maintenance	60,000	34,200	25,800	60,000	80,000
Pressure washing	80,000	169	79,831	80,000	20,000
Utilities - common area					
Electric	14,500	5,504	8,996	14,500	14,500
Streetlights	390,000	174,328	215,672	390,000	395,000
Irrigation - reclaimed water	70,000	28,097	41,903	70,000	70,000
Gas	450	477	-	477	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	414,291	223,073	191,218	414,291	455,000
Office operations	131,225	80,201	51,024	131,225	140,000
Park A/C repairs and maintenance	5,000	2,612	2,388	5,000	7,500
Pool operations	95,000	41,057	53,943	95,000	100,000
Pool resurfacing	-	-	-	-	80,000
Pest services	1,700	540	1,160	1,700	2,000
Insurance	90,000	86,394	3,606	90,000	93,200
Cable/internet/telephone/software	10,000	5,902	4,098	10,000	12,000
Access cards	1,000	674	326	1,000	1,500
Activities	30,000	28,417	1,583	30,000	30,000
Specialty programming	6,000	-	6,000	6,000	30,000
Recreational repairs	2,500	10,346	-	10,346	20,000
Pool signage	1,000	-	1,000	1,000	-
Holiday decorations	15,000	15,000	-	15,000	15,000
Other					
Capital outlay	26,000	26,286	-	26,286	15,000
Contingency	20,000	1,676	18,324	20,000	75,000
Total field operations	<u>4,869,171</u>	<u>2,264,571</u>	<u>2,787,285</u>	<u>5,051,856</u>	<u>5,327,879</u>
Total expenditures	<u>5,158,169</u>	<u>2,476,583</u>	<u>2,878,816</u>	<u>5,355,399</u>	<u>5,629,780</u>
Net increase/(decrease) of fund balance	(9)	2,643,204	(2,634,866)	8,338	(16,394)
Fund balance - beginning (unaudited)	1,933,194	1,898,951	4,542,155	1,898,951	1,907,289
Fund balance - ending (projected)	<u>\$ 1,933,185</u>	<u>\$ 4,542,155</u>	<u>\$ 1,907,289</u>	<u>\$ 1,907,289</u>	<u>\$ 1,890,895</u>

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**



ARCH |

Monthly Staff Report

**January 2026**

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# KID'S NIGHT OUT

January 23 | 5:30 - 9:30 PM

Calling all kids ages 5-11 years old!  
Come hang out with the Lifestyle Team to enjoy pizza,  
games & a movie!

COST: \$20 PER CHILD

\*Kid's Night Out is based on a lottery system.\*

Lottery Opens:  
January 9, 2026 at 10am

Lottery Closes:  
January 16, 2026 at 10am

ONLY 25 spots available.

\*There will be a waitlist for those who were not picked  
for the lottery\*

RSVP: [FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)



# FREE YOGA

with Abby

CUNNINGHAM HALL

Free Mat Yoga  
January 8  
6 - 7pm

Free Chair Yoga  
January 13  
11:30am - 12:30pm



# VISION BOARD

WORKSHOP



JANUARY 28, 2026  
6 PM

CUNNINGHAM HALL  
COST: \$40 (ZELLE OR VENMO AT EVENT)



# YOGA WITH ABBY



JOIN US FOR YOGA IN FEBRUARY AT CUNNINGHAM HALL!

COST: \$10 PER CLASS

MAT YOGA  
FEBRUARY 19<sup>TH</sup> AND 26<sup>TH</sup>  
6 - 7 PM

CHAIR YOGA  
FEBRUARY 10<sup>TH</sup> AND 17<sup>TH</sup>  
11:30 AM - 12:30 PM



MOVIE SHOWING: TOY STORY

# MOVIE NIGHT

Movie Night in the park!  
Whitfield Park

**FEBRUARY 20**  
**6 - 8 PM**

## Kids Night Out!

Calling all kids ages 5-11 years old! Come hang out with the Lifestyle Team to enjoy pizza, games & a movie!

February 7, 2026  
5:30 - 9:30 PM  
Cunningham Hall  
Cost: \$20

\*Kid's Night Out is based on a lottery system.\*  
ONLY 25 spots available.

Lottery Opens: January 23 @ 10AM  
Lottery Closes: January 30 @ 10AM

RSVP: [FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

## BURN BOOT CAMP POP UP

Please join Burn Boot Camp for a free workout class scalable to all fitness levels! Expect high-fives, words of encouragement and lots of fun.

February 22nd @ 9 AM  
Whitfield Park  
RSVP:  
[FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

## GIFT CARD BINGO

FEBRUARY 25  
6 - 8PM  
CUNNINGHAM HALL

Join the lifestyle team for some gift card bingo!

Each person is required to bring a gift card in order to participate.

We look forward to seeing you there!

- \$5 gift card = 1 board
- \$10 gift card = 2 Boards
- \$15 Gift Card = 3 boards
- \$20 gift card = 4 boards
- \$25 gift card = 5 boards

RSVP to [fun@ourstarkeyranch.com](mailto:fun@ourstarkeyranch.com)

## Sound Healing and Meditation

February 3, 10, 17 and 24  
7PM  
Cunningham Hall  
Cost: \$20 per class

RSVP:  
[FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

\*We encourage you to bring a blanket, pillow, waterbottle, and eye mask.\*

# Amenity Rentals

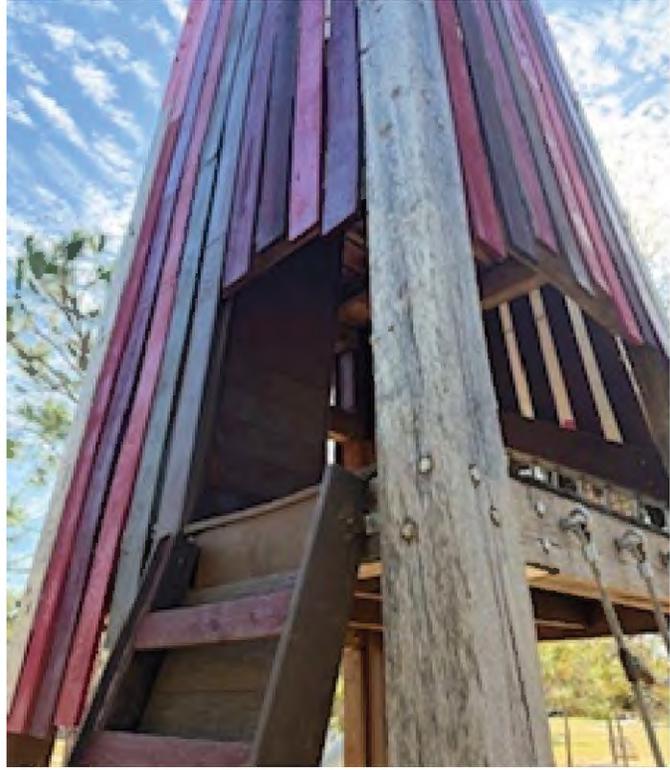
AMENITY LOCATION	FREQUENCY	REVENUE
<b>Cunningham Hall</b>	8 Days/45 Hours	<b>\$2,250.00</b>
<b>Albritton Park Pavilion</b>	4 Days/14 Hours	<b>\$210</b>
<b>Homestead Park Pavilion</b>	3 Days/11 Hours	<b>\$165</b>
<b>Whitfield Park Pavilion (East/West)</b>	2 Days/7 Hours	<b>\$105</b>

\*\*\*Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.\*\*\*

# Facility Operations & Maintenance

SPACE/ITEM/PROJECT	STATUS
Homestead Park Slide	Awaiting Approval
Homestead Park Pool Deck Set Up	In Progress
Homestead Park Log Climber	In Progress
Homestead Park Pool Resurfacing	Completed
Albritton Park Porch Lights	Completed
Pavers at the Pavilions	In Progress
Cunningham Park Floors	Awaiting Approval
Gas Fire Pit	Awaiting Approval
Dog Park Maintenance	Requested

# FACILITY OPERATIONS & MAINTENANCE



COMMUNITY APP



Apple



Android/Google Play

ARCH