

**GOVERNORS
PARK NORTH**

**COMMUNITY DEVELOPMENT
DISTRICT**

November 13, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Governors Park North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

November 6, 2025

Board of Supervisors
Governors Park North Community Development District

Dear Board Members:

The Board of Supervisors of Governors Park North Community Development District will hold a Regular Meeting on November 13, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors, Aharon Benyowitz [Seat 4] and Shira Fertel [Seat 5] (*the following to be provided under separate cover*)
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2026-02, Electing and Removing Certain Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2026-10, Amending and Restating Resolution 2025-31; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

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

6. Consideration of Resolution 2026-11, Amending and Restating Resolution 2025-14 Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date
7. 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. England-Thims & Miller, Inc.
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
8. Acceptance of Unaudited Financial Statements as of September 30, 2025
9. Approval of October 9, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 11, 2025 at 12:00 PM

○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOSH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	AHARON BENYOWITZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	SHIRA FERTEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Public Comments

13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

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**GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of physical presence or online notarization on this ___ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Governors Park North Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Governors Park North Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective October 9, 2025:

Joshua Breakstone is elected Chair

Kevin Kramer is elected Vice Chair

Noah Breakstone is elected Assistant Secretary

Aharon Benyowitz is elected Assistant Secretary

Shira Fertel is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of October 9, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Ernesto Torres is Assistant Secretary

Felix Rodriguez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 9th day of October, 2025.

ATTEST:

**GOVERNORS PARK NORTH COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING RESOLUTION 2025-31; AUTHORIZING ISSUANCE OF COMPETITIVE SOLICITATIONS FOR IMPLEMENTATION OF THE DISTRICT'S CAPITAL IMPROVEMENT PROGRAM; PROVIDING FOR AUTHORITY OF DISTRICT ENGINEER TO MAKE CERTAIN DEVIATIONS; APPROVING EVALUATION CRITERIA FOR REQUESTS FOR QUALIFICATIONS AND REQUESTS FOR PROPOSALS; ESTABLISHING A CONSTRUCTION EVALUATION COMMITTEE; APPOINTING INITIAL MEMBERS OF THE CONSTRUCTION EVALUATION COMMITTEE AND PROVIDING FOR REMOVAL AND REPLACEMENT; DEFINING THE DUTIES OF THE CONSTRUCTION EVALUATION COMMITTEE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Governors Park North Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, as amended, (the "Act"); and

WHEREAS, the Act authorizes the District to construct, install, acquire, operate and/or maintain systems and facilities for certain basic public infrastructure; and

WHEREAS, at this time, the District's Board of Supervisors ("Board") finds it is in the District's best interests to authorize the competitive solicitation of all components of the District's Capital Improvement Program dated June 13, 2025, as amended and supplemented from time to time ("CIP"), in accordance with state and federal law and the District's Rules of Procedure; and

WHEREAS, the Board believes it is beneficial to have subject matter experts initially evaluate the competitive solicitation responses and recommend approval or modification of change orders necessary to construct the District's CIP, and therefore desires to establish a Construction Evaluation Committee ("Committee"); and

WHEREAS, the Board desires to approve a form of Evaluation Criteria for requests for qualifications and authorize certain deviations by the Committee; and

WHEREAS, the Board desires to approve a form of Evaluation Criteria for requests for proposals and authorize certain deviations by the Committee; and

WHEREAS, the Board desires to appoint the initial members of the Committee and provide for their removal and replacement from time to time; and

WHEREAS, the Board further desires to provide for the general functions of the Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby authorizes the advertisement of all competitive solicitations for of all components of the District's CIP in accordance with state and federal law and its Rules of Procedure. This expressly includes, but is not limited to, professional services, construction services, and purchases of goods necessary for implementation of the CIP. No further action by the Board is necessary to initiate and publish such competitive solicitations.

SECTION 3. The Evaluation Criteria attached hereto as **Exhibit A** are hereby approved for all requests for qualifications, unless modified by the Board by motion.

SECTION 4. The Evaluation Criteria attached hereto as **Exhibit B** are hereby approved for all requests for proposals. Prior to issuance of a request for proposals, the District Engineer shall have the power and discretion to deviate from the point allocations for any category by up to 25 points for an individual request for proposals, provided the total number of points possible shall remain at 100. Unless established by the Board for a particular request for proposal, the District Engineer shall establish the Preliminary Requirements considering the nature and costs of the work to be performed.

SECTION 5. The Committee is hereby established. The Committee shall consist of no more than three (3) members and no less than two (2) members. The initial members of the Committee are:

1. Eric Lavoie
2. Peter Ma
3. Aharon Benyowitz

The Board shall have the power to remove and replace any and all Committee members by motion or resolution. At least two Committee members must be physically present to constitute a quorum. In the event only one Committee member can be physically present, an employee of the District Engineer may fill in as a substitute member for that specific meeting. The Committee and its members shall be subject to Florida's Sunshine Laws, including open meetings laws and public records laws.

SECTION 6. The duties of the Committee shall generally include:

1. Review responses to competitive solicitations and provide information and advice to the Board regarding the same.
2. Suggest an initial scoring of responses to competitive solicitations for information purposes only and for the Board's consideration; provided however, the Board shall be free to reject the scoring provided by the Evaluation Committee for any reason whatsoever and complete the Board's own scoring, or, alternatively, shall be free to approve by motion the scoring provided by the Evaluation Committee as the Board's own.
3. Review change orders and recommend approval or modification of the same to the Board.

SECTION 7. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 8. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**GOVERNORS PARK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Evaluation Criteria for Requests for Qualifications

Exhibit B: Evaluation Criteria for Requests for Proposals

Exhibit A
Evaluation Criteria for Requests for Qualifications

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: 8 Points)

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

7) Volume of Work Previously Awarded to Consultant by District (Weight: 2 Points)

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

Exhibit B

Evaluation Criteria for Requests for Proposals

1. PRELIMINARY REQUIREMENTS

(Pass / Fail)

An interested firm must (i) hold all required local, state and federal licenses in good standing, (ii) be authorized to do business in the County in which the District is located and the State of Florida, (iii) Proposer will have constructed _____ (___) projects similar in quality and scope with a minimum of \$_____ in overall total volume construction cost within the last five (5) years; (iv) Proposer will have minimum bonding capacity of \$_____ from a surety company acceptable to the District.

2. PRICE

(60 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing. Points available for price will be allocated as follows:

45 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid. Points for all other Proposers will be calculated by dividing the dollar amount in the lowest cost proposal by the dollar amount in each Proposer's cost proposal and then multiplying that result by 45. The cost proposal evaluation for this point category will include any bid alternates recommended for implementation by the District Engineer.

15 Points are allocated for the reasonableness of unit prices and balance of bid.

3. PERSONNEL & EQUIPMENT

(10 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; experience of key management and assigned personnel performing projects in the County in which the District is located; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

4. EXPERIENCE/UNDERSTANDING SCOPE OF WORK

(10 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; etc., whether the Proposer demonstrates an understanding of the District's needs for the services

requested, whether the proposal provided all the information as requested by the District, whether the Proposer used the forms provided from the Project Manual in responding to the proposal, and whether the proposal as a whole appears to be feasible, in light of the scope of work.

5. SCHEDULE

(20 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule. Points available for schedule will be allocated as follows:

10 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of CALENDAR days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's time proposal and the most expedited construction schedule. Points for all other Proposers will be calculated by dividing the number of days in the most expedited construction schedule by the number of days in each Proposer's construction schedule and then multiplying that result by 10.

10 Points are allocated for the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance.

100 Total Points Possible

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-11

A RESOLUTION OF THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AMENDING AND RESTATING RESOLUTION 2025-14 AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

WHEREAS, Rule 1.1(2)(g) of the District’s Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the District previously adopted Resolution 2025-14, establishing a policy governing the disbursement of funds without prior approval by the Board; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to amend and restate Resolution 2025-14 to establish a revised policy governing the disbursement of funds without prior approval by the Board, as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1.** The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- 2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$25,000 with approval of the District Manager; and

2. Non-Continuing Expenses Not Exceeding \$50,000 with approval of the District Manager and Chairperson or Vice Chairperson of the Board of Supervisors, if in the judgment of the District Manager and Chairperson or Vice Chairperson such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson, or in his or her absence, the Secretary or any Assistant Secretary of the District. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting. Any expenditures under this Section 2 must be within the District’s current fiscal year budget.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 13th day of November, 2025.

ATTEST:

**GOVERNORS PARK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

7

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

7A

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a Legal Notice

In the matter of RFQ for Engineering Services

LEGAL: 167072

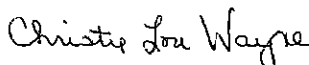
Was published in said newspaper in the issues:

10/2/2025

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 10/02/2025



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL. 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: lcgai@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT RFQ for Engineering Services

The Governors Park North Community Development District ("District"), located in Clay County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will 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 in Clay County, Florida; 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 one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on October 17, 2025 by email to torrese@whhassociates.com and gilyard@whhassociates.com ("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) hours (excluding weekends) 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 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 Twenty Thousand Dollars (\$20,000.00).

Legal 167072 Published 10/2/2025 in Clay County's Clay Today newspaper

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

7B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Governors Park North Community Development District (“**District**”), located in Clay County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s stormwater systems, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will 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 in Clay County, Florida; 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 one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on October 17, 2025 by email to torrese@whhassociates.com and gillyardd@whhassociates.com (“**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) hours (excluding weekends) 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 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 Twenty Thousand Dollars (\$20,000.00).

GOVERNORS PARK NORTH 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.

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

7C

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

7CI

RESPONSE TO REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES

Prepared for:

The Governors Park North
Community Development District

Ms. Daphne Gillyard via Email
Wrathell, Hunt and Associates
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

561.571.0010

Prepared by:



Spring Park, Green Cove Springs, Florida

Dear Ms. Gillyard and Members of the Evaluation Committee:

Alliant Engineering Inc. (Alliant) is a highly experienced local firm that is perfectly suited to provide professional engineering services to the **Governors Park North Community Development District**. Our Senior Civil Engineer, David Landing, PE of our Jacksonville Office, will serve as the Client Manager and be the district's main point of contact.

Alliant's proposed team of professionals provides the district with a comprehensive understanding and approach to meet (and exceed) the district's objectives and goals. Our corporate mission to build better communities with excellence and passion is evident within our culture and separates us from the rest.

Alliant, headquartered in Minneapolis, MN, was established in 1995 and has since expanded to over 200 professional and support staff. Serving clients like the **Governors Park North Community Development District**, Alliant extended its reach to Jacksonville, Florida in 2015 and Tampa, Florida in 2023. Alliant is an S-Corporation and offers a comprehensive range of services including, but not limited to civil engineering, construction services, transportation systems, traffic engineering, land surveying, landscape architecture, roadway design, and water resources. Our team offers the district the following benefits:

CLIENT AND PROJECT LEADERSHIP. The **Governors Park North Community Development District** seeks a consultant partner who goes beyond mere design and engineering. You need a leader capable of managing projects from inception to completion, adept at addressing challenges efficiently. In David's role as Client Manager, he'll be your main contact ensuring our team remains focused, adaptable, and responsive to the district's needs. We prioritize timely, transparent communication and aim for quality throughout every phase, from project initiation to bidding, construction, and closeout.

SUCCESSFUL TRACK RECORD. Alliant has been serving municipal clients in Florida since the opening of our Jacksonville office. We are proud of the relationships we have built with our clients and encourage you to contact our references in our project experience section for feedback on our commitment to quality and exceptional service. Mr. Landing has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, drainage, and structural projects. He's served as both a Client Manager and Design Engineer on numerous similar projects, combining technical knowledge with hands-on leadership.

DEDICATED CORE TEAMS. We provide a skilled team of engineers to the district, ensuring a blend of specialized knowledge, hands-on experience, and innovative thinking. By aligning the right expertise with each project, we aim to enhance the quality of life across Florida through high-quality engineering services delivered within budget and schedule constraints, while prioritizing exceptional client service. Our team is committed to and available to serve the district.

We are excited to serve the **Governors Park North Community Development District** for continuing professional engineering services. Please feel free to contact me with any questions or if you require additional information.

Thank you for considering our qualifications.

Sincerely,
Alliant Engineering, Inc.



David R. Landing, PE, *Client Manager*

☎ 904.513.3218 ✉ dlanding@alliant-inc.com



Andrew Mansen, PE, *Project Manager*

☎ 904.329.4001 ✉ amansen@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 Governors Park North Community Development District		
2. PUBLIC NOTICE DATE October 2, 2025	3. SOLICITATION OR PROJECT NUMBER 167072	

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

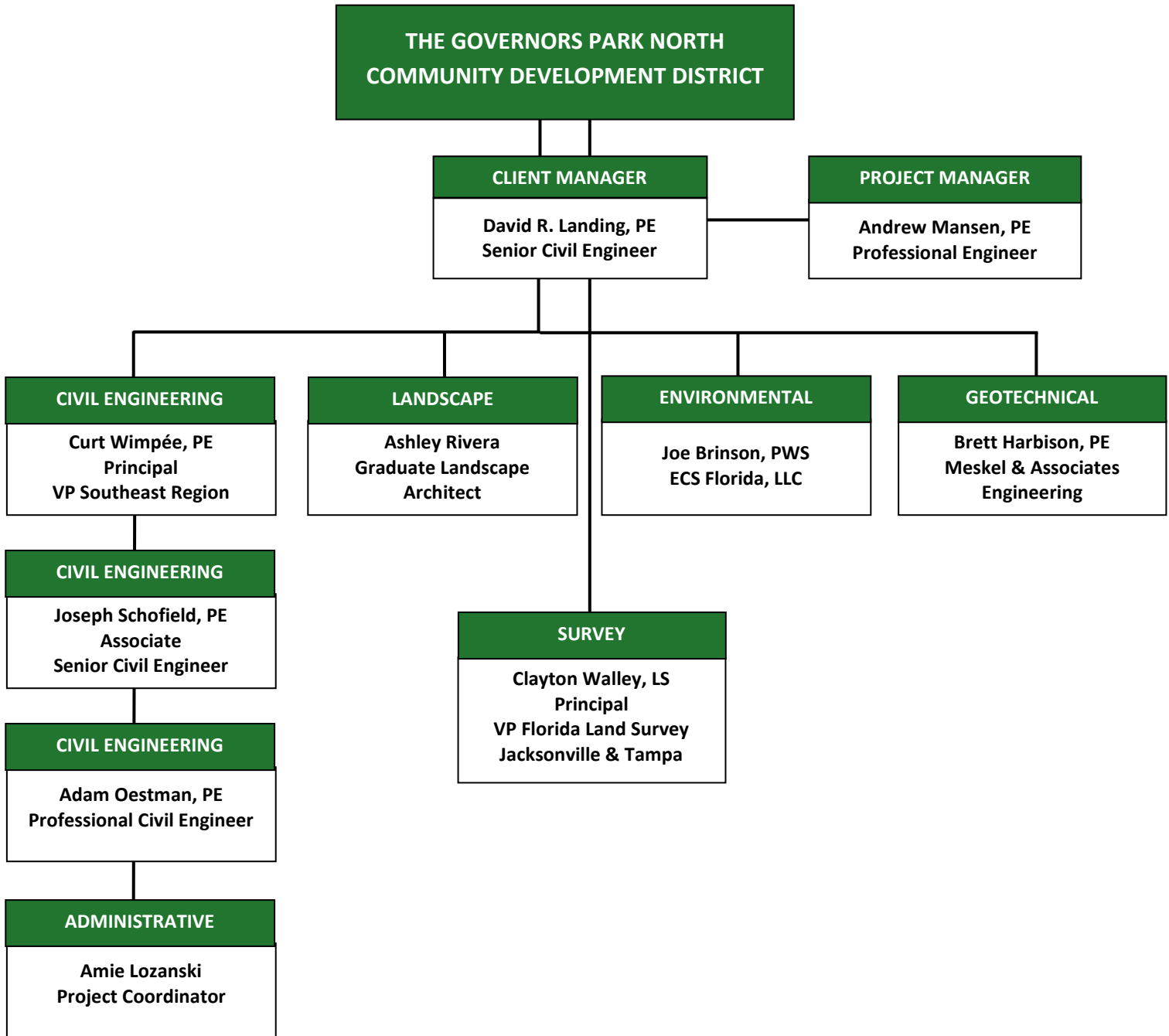
C. PROPOSED TEAM

(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 1.5
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	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
SIPS 30-INCH WM & RECLAIMED WATER, CITY OF JACKSONVILLE, FL	2023	2023
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm 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). Additional components included: <ul style="list-style-type: none"> • Force Main: 1,150 LF total — 310 LF of 24-inch PVC via open-cut and 840 LF of 30-inch HDPE via HDD • Reclaimed Water Main: 13,000 LF total — 12,050 LF of 30-inch DIP via open-cut and 840 LF of 30-inch HDPE via HDD Mr. Landing’s responsibilities included supporting design development, coordinating permitting efforts, and providing engineering support throughout construction.		
CONTINUING ENGINEERING SERVICES ♦ TOWN OF ORANGE PARK, FL	2022	2022
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Under this on-going contract with the Town, Alliant recently 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.		
SR 207 WM EXT. – PH. II, SJC UTILITY DEPARTMENT, ST. JOHNS COUNTY, FL	2022	2022
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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. The project required coordination and permitting with both FDOT and the Florida Department of Environmental Protection (FDEP) due to right-of-way and wetland crossings. David’s responsibilities included: <ul style="list-style-type: none"> • Reviewing construction drawings at key milestones for constructability and conformance with client expectations • Reviewing contractor submittals for materials and construction methods • Performing onsite inspections of the WM installation, wet tapping of the existing line, and the HDD crossing under I-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 Manager	14. YEARS EXPERIENCE	
		a. TOTAL 14	b. WITH CURRENT FIRM 3.5
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	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
BARBER POINTE SUBDIVISION, CITY OF MACCLENNY, FL	2025	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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	2024	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andrew led civil engineering efforts for the 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	2024	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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.		
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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

a.	(1) TITLE AND LOCATION (City and State) SHADOWCREST AT ROLLING HILLS, PH. 3B & 3D, GREEN COVE SPRINGS, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.		<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.		<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) PONCE PRESERVE SUBDIVISION, PALM COAST, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.		<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) RYAN'S LANDING SUBDIVISION, PALM COAST, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.		<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State) UNIVERSITY OF FLORIDA CLUBHOUSE, JACKSONVILLE, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.		<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 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)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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.	(1) TITLE AND LOCATION (City and State) HYMON CIRCLE DRAINAGE IMPROVEMENTS, BUNNELL, FL	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.	(1) TITLE AND LOCATION (City and State) SAWMILL BRANCH, MULTI-PHASE SUBDIVISION, PALM COAST, FL	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Lead design engineer preparing construction documents for a phased medical campus as well as associated construction administration throughout the project.	(1) TITLE AND LOCATION (City and State) PANAMA CITY BEACH HEALTH CAMPUS, PANAMA CITY BEACH, FL	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Lead design engineer preparing construction documents for a church and associated recreational areas.	(1) TITLE AND LOCATION (City and State) EPIC CHURCH, PALM COAST, FL	
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Lead design engineer preparing construction documents for 330 multi-family units and associated recreation areas.	(1) TITLE AND LOCATION (City and State) LADY LAKE APARTMENTS, LADY LAKE, FL	
F. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.	(1) TITLE AND LOCATION (City and State) 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) CONSULTING ENGINEER, CITY OF BUNNELL, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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.		
(1) TITLE AND LOCATION (City and State) CONSULTING ENGINEER, TOWN OF ORANGE PARK, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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.		
(1) TITLE AND LOCATION (City and State) CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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.		
(1) TITLE AND LOCATION (City and State) CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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.		
(1) TITLE AND LOCATION (City and State) CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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 <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Landscape Architecture, University of Ana G. Mendez Currently pursuing licensure as a Landscape Architect in Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> 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	
BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
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 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	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ashley played a key 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.		
SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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		
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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		
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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		
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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 <i>(City and State)</i> ECS Florida, LLC			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Forest Resource Management / Forest Biometrics, University of Georgia		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Wetland Scientist	

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>
TOWN CENTER BOULEVARD PROPERTY, PALM COAST, FL		
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 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		
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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		
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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		
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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		
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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	13. ROLE IN THIS CONTRACT Director of Transportation & Geotechnical Services	14. YEARS EXPERIENCE	
		a. TOTAL 16	b. WITH CURRENT FIRM 5
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

a.	(1) TITLE AND LOCATION (City and State) MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.	(1) TITLE AND LOCATION (City and State) FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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		
c.	(1) TITLE AND LOCATION (City and State) COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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		
d.	(1) TITLE AND LOCATION (City and State) COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
 1

21. TITLE AND LOCATION <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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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	(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 <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 3
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21. TITLE AND LOCATION <i>(City and State)</i> WILDLIGHT COMMUNITY, NASSAU COUNTY, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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
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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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 4

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

ADVENTHEALTH, PALM COAST, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES
 2022

 CONSTRUCTION *(If applicable)*
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

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

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

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

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 <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
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

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
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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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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> 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

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 <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 9
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21. TITLE AND LOCATION <i>(City and State)</i> RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	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

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

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 <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> 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 <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 12
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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>	
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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

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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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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 *(Include scope, size, and cost)*



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 <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 12
---	--------------------------------------

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

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Shadow Crest at Rolling Hills CDD	Marilee Giles	(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 (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	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 (From Section F)	NO.	TITLE OF EXAMPLE PROJECT (From Section F)
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

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

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

DAVID R. LANDING, PE – CLIENT MANAGER



Mr. Landing is a Senior Civil Engineer with over 27 years' experience in pipelines and trenchless design with experience working on a variety of projects across the United States with a focus on water and wastewater projects in northeast Florida. His design experience includes water and wastewater treatment facilities, pressure and gravity pipelines, civil site design, stormwater design, with emphasis on large diameter pipelines and trenchless installations. His experience in pipeline design includes feasibility studies, design and construction support, design calculations, and drawing production.

ANDREW MANSEN, PE – PROJECT MANAGER

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



JOSEPH SCHOFIELD, PE – SENIOR CIVIL ENGINEER



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.

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

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

CURT WIMPÉE, PE – SENIOR CIVIL ENGINEER

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.



H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

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

CLAYTON WALLEY, L.S., PSM 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 – 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.

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

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

	<p>October 17, 2025</p>
<p>31. SIGNATURE</p>	<p>32. DATE</p>

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

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

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

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

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

In 2025, this positive trajectory 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.

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

H. ADDITIONAL INFORMATION

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

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

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

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

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

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

- ▶ **Client Manager / Project Lead:** Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. David R. Landing, PE has been selected as Client Manger due to his 27 years of experience and deep understanding of Community Development District (CDD) project dynamics. David will attend district meetings (when necessary) and oversee both construction and engineering services.
- ▶ **Quality Management Oversight:** David will also ensure all team members are fully trained in Alliant's Quality Management Process and that these protocols are rigorously applied across all individual projects.
- ▶ **Project Manager:** Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

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



David R. Landing, PE

Client Manager



Andrew Mansen, PE

Project Manager

H. ADDITIONAL INFORMATION

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

In 2018 Alliant was selected to provide city-wide engineering services for the City of Flagler Beach, FL. Our team played a key role in securing \$1 million in grant funding for cured-in-place pipe (CIPP) lining of over seven miles of gravity sewer infrastructure. We continue to serve the City with the same dedication and commitment to excellence.

In 2020, Alliant was selected to provide professional engineering services to the City of Atlantic Beach, FL. We collaborated with the Public Works Director to assess the condition of the City's existing maintenance building and presented the Commission with repair and replacement options, including cost estimates.

Tison's Landing CDD – In 2023, Alliant began providing general engineering services to support infrastructure planning and development within this growing Community Development District.

In 2024, Alliant was selected for the Ridgewood Trails, Oakleaf Town Center, Bartram Park, and the Trails Community Development Districts.

In 2024 Alliant expanded its footprint by being selected to provide engineering services to these additional CDDs, Ridgewood Trails, Oakleaf Town Center, Bartram Park, and The Trails CDDs, reinforcing our role as a trusted partner in community development districts.

In 2025, Continuing our growth, Alliant was selected to support three more CDDs, CrossCreek, Glen St. Johns, and Eagle Landing. We are excited to help guide the expansion of these communities through sound engineering and collaborative planning.

Through each of these partnerships, alliant has demonstrated our commitment to exceeding client expectations with innovative, cost-effective, and sustainable engineering solutions.

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

Public Sector Solutions Built on Experience and Trust

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



Private Sector Support that Goes Beyond the Blueprint

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

Balancing Vision, Value and Viability

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

H. ADDITIONAL INFORMATION

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

RECENT, CURRENT, AND PROJECTED WORKLOADS

Alliant is dedicated to client satisfaction which means we must honor schedule commitments. To that end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. **David R. Landing, PE** can allocate the support staff and resources to easily meet any schedule. A project schedule will be developed at the onset of each opportunity received from the district. That schedule will be developed by working in concert with the major stakeholders. The appropriate Alliant team members will then be assigned responsibilities and deadlines to produce deliverables. We will work with district staff for a full understanding of the scope and expectations so we can provide a service that exceeds expectations.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute now. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team has the experience and expertise required to provide high quality professional services to the district. We would be honored and excited to work with you on future projects as we have with several municipalities in the past including the following:

Alliant has been serving the southeast region from our Jacksonville, Florida office since 2015. During that time, we have partnered with cities throughout Florida to address civil engineering needs through on-going contracts. Curt Wimpée, PE is Alliant's Southeast Regional Manager with over 26 years of experience.

In 2017, Alliant was selected to provide city wide civil engineering services for the City of Bunnell, FL. From the onset of services, Alliant has worked with the city to obtain over 2.5 million dollars in grant funding to develop their reclaim watermain infrastructure, alleviate stormwater flooding in low lying areas and cast in place (CIPP) lining of their gravity sewer infrastructure. Alliant has worked diligently to provide excellent service to the City's staff during the design and construction administration of these projects. These efforts have earned trust and confidence leading to the City's election as their City Engineer and City Surveyor respectively. We continue to consult with the city on a daily / weekly basis to support their ongoing engineering and surveying needs.

That same year, Alliant was selected to provide Professional Engineering Services to St. Johns County, FL. Alliant is currently working with staff to target their specific project needs.

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	█				█				█				█				█			

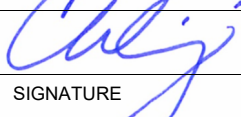
Percent Committed
 CDD
 Excess Availability

H. ADDITIONAL INFORMATION

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

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER <i>(if any)</i>			
PART II – GENERAL QUALIFICATIONS <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				OWNERSHIP			
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.			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4	
08	CAD Technician	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				
TOTAL:		188	37				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
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	
c. Total Work	9			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.)*

	October 17, 2025
33. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

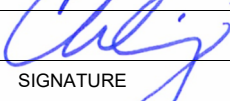
34. NAME AND TITLE

H. ADDITIONAL INFORMATION

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

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER (if any)		
PART II – GENERAL QUALIFICATIONS <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
TOTAL:		41				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				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		
3. Total Work	7	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.)

 35. SIGNATURE	October 17, 2025 32. DATE
--	------------------------------

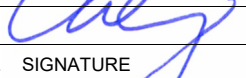
Curt Wimpée, PE / Principal, VP Southeast Region
 36. NAME AND TITLE

H. ADDITIONAL INFORMATION

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

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER (if any)		
PART II – GENERAL QUALIFICATIONS <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				OWNERSHIP		
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		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Stormwater Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment & Distribution	3
TOTAL:		294	77			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
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		
g. Total Work	9	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.)

	October 17, 2025
37. SIGNATURE	32. DATE
Curt Wimpee, PE / Principal, VP Southeast Region	
38. NAME AND TITLE	

APPENDIX A FORMS, LICENSES, AND CERTIFICATIONS

ALLIANT ENGINEERING, INC.

October 17, 2025





State of Florida

Woman Business Certification

Meskel & Associates Engineering, PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

05/04/2023 to 05/04/2025

J. Todd Inman
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
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: PE80483
EXPIRATION DATE: FEBRUARY 28, 2027
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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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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
EXPIRATION DATE: FEBRUARY 28, 2027
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SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219
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OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

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STATE OF FLORIDA
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BOARD OF PROFESSIONAL ENGINEERS

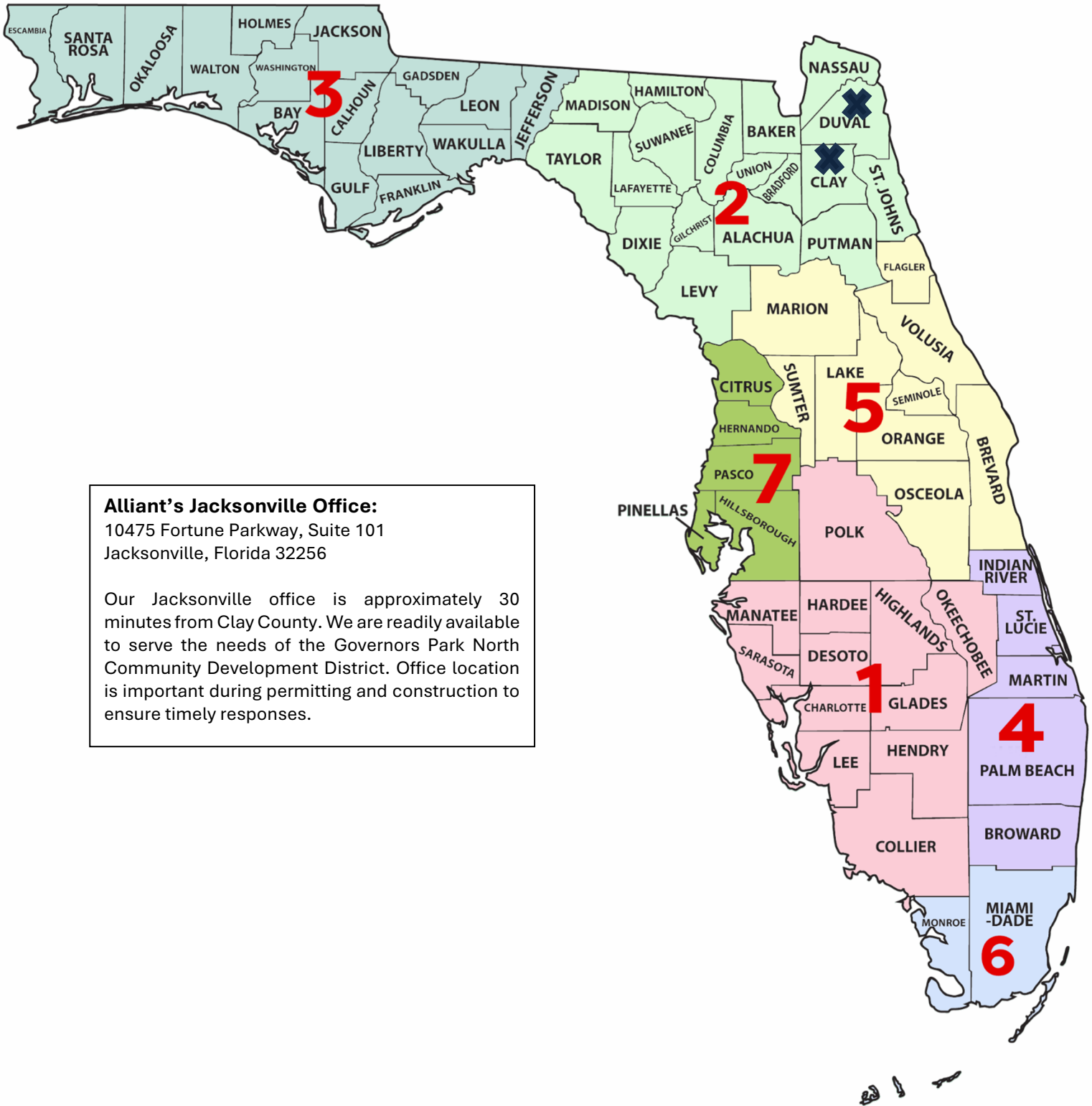
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SPROUSE, WAYNE J
4810 SUMMERALL ROAD
PLANT CITY FL 33567

LICENSE NUMBER: PE60821
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Exhibit 3 – Location Map


Alliant’s Jacksonville Office:
 10475 Fortune Parkway, Suite 101
 Jacksonville, Florida 32256

Our Jacksonville office is approximately 30 minutes from Clay County. We are readily available to serve the needs of the Governors Park North Community Development District. Office location is important during permitting and construction to ensure timely responses.

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

7C11

Daphne Gillyard
Wrathell, Hunt & Associates, LLC

October 17, 2025

**Reference: Statement of Qualifications for Engineering Services for the
Governors Park North Community Development District**

Dear Ms. Gillyard,

England-Thims & Miller, Inc. (ETM) is pleased to submit our qualifications to serve as District Engineer for the Governors Park North Community Development District. We recognize the District's vision to deliver high-quality roadway, utility, stormwater, and community infrastructure that will define a lasting sense of place for its residents. Achieving this vision requires a partner with proven CDD experience, deep local knowledge, and the resources to deliver on time and within budget. ETM offers all this and more.

For more than 48 years, ETM has been entrusted by public and private sector clients to guide the planning, design, and delivery of large-scale communities throughout Northeast Florida. We currently serve as District Engineer for more than 40 active CDDs, including in Clay County, where our focus on responsiveness, technical excellence, and creative problem-solving has earned us a reputation as trusted advisors. Our qualifications include:

Dedicated Expertise: ETM maintains a staff of over 380 professionals, including 100+ Land Development Specialists, who have extensive experience as District Engineer for CDDs throughout Northeast Florida. We have developed deep-seated relationships while working closely with local and state agencies, and public-sector management.

Local Presence: With our Jacksonville headquarters located less than 30 minutes from Governors Park North, we provide immediate, accessible support to the District's Board and staff.

Proven CDD Performance: Decades of experience managing roadway, stormwater, water and wastewater, parks, and amenity projects for some of the largest CDDs in Florida.

Strategic, Cost-Effective Solutions: Our multi-disciplinary approach, which integrates engineering, planning, landscape architecture, CEI, and transportation, ensures efficient delivery and thoughtful design that enhances community character while minimizing costs.

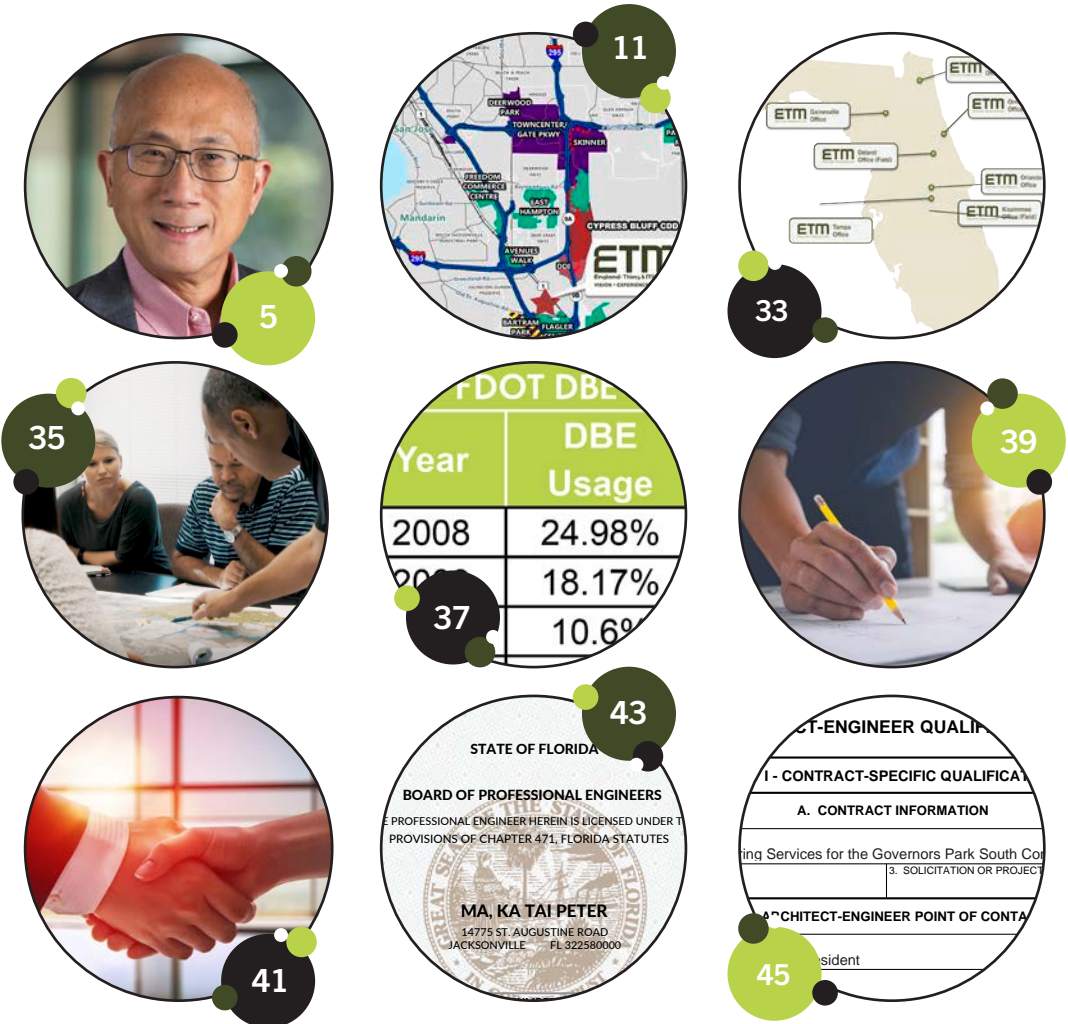
ETM is committed to supporting the District's Board in delivering an exceptional community. We look forward to applying our experience, resources, and passion for creating sustainable infrastructure to help Governors Park North realize its vision.

Sincerely,
ENGLAND-THIMS & MILLER, INC.



Peter Ma, PE
Project Manager/Executive Vice President

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1

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

Having served as District Engineer for more than 40 CDDs, ETM brings unparalleled CDD expertise and trusted connections with local agencies.

OUR COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE

Community Development Districts (CDDs) present unique opportunities and challenges. The multi-phased nature requires careful planning, rigorous schedule management, and coordination with multiple stakeholders. ETM has built a proven track record of helping CDDs deliver high-quality infrastructure that supports long-term community success.

Our engineers bring extensive experience serving as District Engineer for some of the largest and most successful Master Planned Communities (MPCs) in Northeast Florida. With 48 years in business,

ETM has cultivated strong relationships with local governments, utilities, and regulatory agencies. These strengths uniquely position us to support the Governors Park North CDD with the expertise and dedication required to achieve your vision.

OUR HISTORY AND CURRENT PROFILE

ETM has progressed from a two-person, land development engineering company to the award-winning, full-service civil engineering firm you know and recognize today. Founded in 1977, our primary focus was to support private sector growth in Northeast Florida. As we grew, so did our client base and reputation. As a result, we became known for providing innovative quality engineering services for land development efforts.

Because of our success, the leadership of ETM felt encouraged to expand the company's service lines to meet the needs of both public and private sector clients. Today, these additional services position us as a one-stop shop and encompass the entire lifespan of a project, beginning with strategy, development, and planning, and culminating with inspection and closeout.

- Planning/Entitlements
- Land Development
- Utility Master Planning and Design
- Landscape Architecture
- Program Management
- Water Resources and Environmental Permitting
- Transportation and Traffic Engineering
- Construction Engineering and Inspection (CEI)
- Geographic Information Systems (GIS)
- Surveying and Mapping



Today, CDDs and MPCs represent our single largest business sector and generate more than 25% of our annual volume. ETM employs more than 380 professionals spanning offices in Jacksonville, Nassau County, Volusia County, Gainesville, and Central Florida. Now, with engineering capabilities ranging from master planning and alternatives evaluation through final design and construction administration, we offer the expertise required to deliver any project anticipated by the Governors Park North CDD.

PROFESSIONAL SNAPSHOT

Successfully delivering results will require a diversified group of experienced engineering professionals with an excellent track record and the expertise necessary to meet the goals for the Governors Park North CDD. ETM currently employs the following professionals, all available to help meet the needs of the Governors Park North CDD:

- 50 Civil Engineers
- 11 Project Managers
- 4 Planners
- 19 GIS Specialists
- 23 CAD Technicians/Designers
- 11 Technicians/Analysts
- 38 Construction Inspectors/Managers
- 7 Landscape Architects
- 63 Survey Personnel
- 40 Administrative Personnel

EXECUTIVE MANAGEMENT

Today, the day-to-day management and ownership of the firm has been successfully transitioned from the founder to the next generation, and is composed of a hands-on executive leadership team of 33 shareholders. We practice a debt-free approach to business that provides our clients with the assurance of our financial stability to continue steady growth and expansion of services. To ensure our focus on quality, we adhere to a stringent Executive Vice President led Quality Assurance/Quality Control process as part of our everyday practice.

QUALIFIED PROJECT TEAM

To address the projects anticipated as part of the Governors Park North CDD, we have assembled a very experienced core project team that will be supported by additional ETM staff, as needed. The technical excellence you will receive is a direct result of the experience of our professionals who possess the commitment and resolution to foster innovation and drive performance. Our team has the ability to anticipate project challenges and leverage lessons learned to develop cost-effective and schedule-sensitive solutions.

The ETM team has collectively served the needs of over 40 CDDs in Northeast Florida. We have experience coordinating with many public agencies, including Clay County, JEA, the US Army Corps of Engineers, the Florida Department of Environmental Protection, the Florida Department of Transportation, and the St. Johns River Water Management District.

We proudly present our key team contributors on the following pages. Each has established themselves as deeply respected, well-seasoned professionals within their area of expertise.

PROJECT TEAM



Doug Miller, PE
Client Relations & Project Strategy

Doug directs the design of private and public projects that require expertise in transportation engineering, water resource management, environmental permitting, solid waste management, stormwater design, stormwater treatment design, NPDES permitting, and water and wastewater planning and design. He has served as District Engineer for 10 community development districts in Northeast Florida that have planned and executed more than \$1 Billion in public bond financed infrastructure.

CDD Experience:

- East Nassau Stewardship District
- Tolomato CDD
- Double Branch CDD



Peter Ma, PE
Project Manager

Peter has 37 years of experience. Developers of industrial, commercial, residential, and mixed-use projects rely on Mr. Ma to determine the best use of their sites, effectively connect them with the right resources, and provide strategy and information critical to making sound investment decisions. He understands the intricate details and extremely sensitive timelines of the land development process, has established relationships within the land development community, and is adept at understanding due diligence influences on project outcomes.

CDD Experience:

- Bella Lago CDD



Brad Weeber, PE, LEED AP
Senior Project Engineer

Brad has been with ETM for 19 years, providing services to public and private clients. He has been involved with many projects throughout Northeast Florida, including SilverLeaf, Brooklyn Apartments, Shops of Sawgrass, The Strand and Crossing at Town Center, Trail Ridge Landfill, and the neighborhoods of Nocatee.

CDD Experience:

- Brandy Creek CDD
- Cross Creek North CDD
- Cypress Bluff CDD
- Double Branch CDD
- Middle Village CDD



Brian Landeweer, PE
Transportation Engineer

Brian has 25 years of complex highway design and construction engineering experience for federal, state, and local roadway systems. As a Senior Project Engineer at ETM, Brian has served as Project Manager and Engineer-of-Record on many projects throughout Northeast Florida.

CDD Experience:

- Tolomato CDD
- Cross Creek North CDD
- Beach CDD



Karl Soderholm, PLA, AICP
Landscape Architect

Karl has 25 years of landscape architecture experience and has overseen many large-scale landscape and planning projects. He will provide the District the community look and feel they desire. He specializes in site and transit planning, landscape and hardscape design, pedestrian and community movement, and project sustainability. He will provide any planning and landscape architecture services for the District on this contract.

CDD Experience:

- Tolomato CDD
- East Nassau Stewardship District
- Double Branch CDD
- Brandy Creek CDD
- Middle Village CDD



George Miller, PE
Construction Administration

George boasts a distinguished career marked by strong leadership, proactive issue identification, and client-focused decision-making. With over 27 years of experience, he has successfully grown, developed, and lead multiple teams in the successful management, administration, and inspection of transportation, aviation, and port construction projects. Originating his career as a Contractor managing large-scale transportation projects across three states, he brings a unique perspective to the projects and teams he works with, positioning the team and successfully identifying challenges while delivering successful outcomes and minimizing time and cost impacts.

CDD Experience:

- East Nassau Stewardship District
- Tolomato CDD
- Double Branch CDD
- Beach CDD



Jeff Brooks
Construction Administration

Jeff has 40 years of experience in tasks relating to construction projects from concept to completion. He also has a strong background in water and wastewater operations and construction inspection. His responsibilities include the administration and inspection of infrastructure construction projects, on-site payment request review, testing observation, and project documentation.

CDD Experience:

- Tolomato CDD
- Double Branch CDD
- Beach CDD
- Shadowlawn CDD

2

CONSULTANT'S PAST PERFORMANCE

ETM has been honored and rewarded with the opportunity to be involved in the development of the region's most notable communities and their infrastructure. We are recognized for the solutions that emerged from our holistic approach during the development of these communities. The depth of our experiences and our relationships with local regulatory agencies are invaluable assets to our clients.

The table below is a sampling of ETM's experience with CDDs.

Project*	County	Size	Dwelling Units	Non-Residential S.B.
Oakleaf (Double Branch CDD)	Clay	6,000 Acres	5,000 Residential	1 Million SF Commercial/Retail 2 Amenity Centers 82 Acre Park, Golf Course Community
Argyle Forest	Clay & Duval	10,000 Acres	25,000 Residential	5 Million SF Non-Residential
East Nassau Stewardship District	Nassau	24,000 Acres	24,000 Residential	11.5 Million SF Non-Residential
Tolomato (Nocatee) CDD	Duval & St. Johns	15,000 Acres	11,000 Single Family 4,000 Multi-Family	4 Million SF Office 1 Million SF Commercial/Retail 250,000 SF Industrial
Julington Creek Plantation	St. Johns	5,000 Acres	5,800 Residential	750,000 SF Non-Residential
Southhaven	St. Johns	314 Acres	345 Residential	\$2.2 Million Amenity/Recreation
Heritage Landing	St. Johns	597 Acres	1,154 Residential	27 Acre Park/Recreation \$6.1 Million Amenity
Beach (Tamaya)	Duval	780 Acres	2,400 Residential	500,000 SF Commercial/Retail 10,000 SF Clubhouse
Aberdeen	St. Johns	1,300 Acres	1,623 Single Family 395 Multi-Family	40,000 SF Office 60,000 SF Commercial 10,000 SF Community Park
Durbin Crossing	St. Johns	2,047 Acres	2,500 Residential	170,000 SF Office/Retail
Bartram Park	Duval & St. Johns	3,600 Acres	2,000 Single Family 7,000 Multi-Family 330 Hotel Rooms	1.3 Million SF Commercial 1.6 Million SF Office
Bartram Springs	Duval	1,000 Acres	1,400 Residential	19 Acre School Site 7 Acre City Park
Six Mile Creek (TrailMark)	St. Johns	1,282 Acres	2,278 Residential	7 Acre Amenity Village 30 Acre Community Park 17 Acre Neighborhood Park

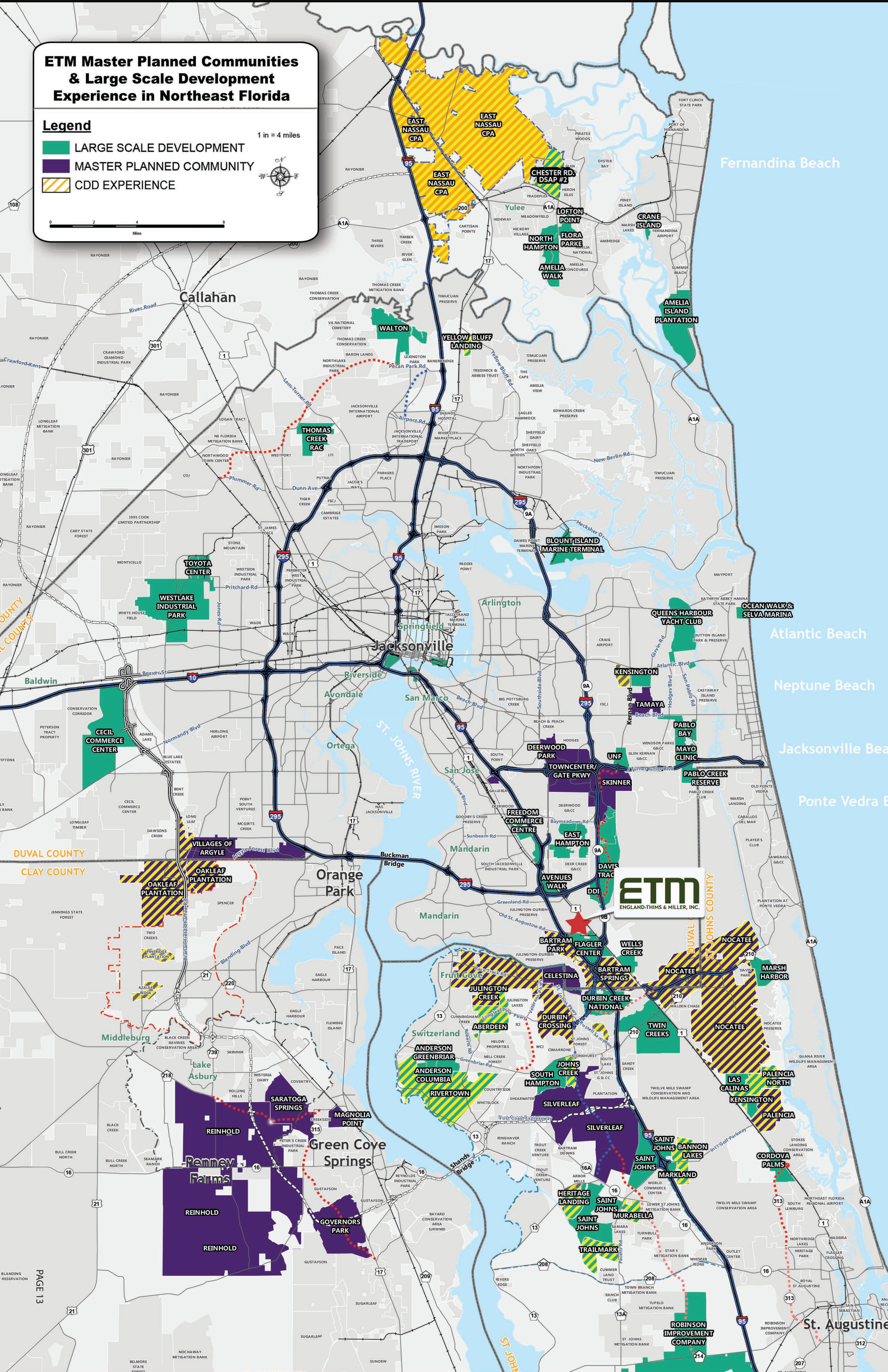
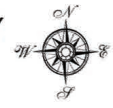
*Note: CDD names may differ from project title.

ETM Master Planned Communities & Large Scale Development Experience in Northeast Florida

Legend

- LARGE SCALE DEVELOPMENT
- MASTER PLANNED COMMUNITY
- CDD EXPERIENCE

1 in = 4 miles



Community Development and Special District experience includes:

- Boggy Branch
- Celebration Pointe
- Cypress Bluff
- Deer Run
- Kindlewood
- Durbin Crossing
- East Nassau Stewardship
- Heritage Landing
- Isles of Bartram
- Julington Creek Plantation
- Las Calinas
- Mainstreet
- Marshall Creek
- Meadow View at Twin Creeks
- Middle Village
- Oakleaf
- OTC
- Palm Coast
- Pine Ridge
- Pioneer
- Rivers Edge
- Ryals Creek
- Six Mile Creek
- South Village
- Split Pine
- Sweetwater Creek
- The Dunes
- Timucuan South
- Tison's Landing
- Tolomato
- Treaty Oaks
- Turnbull Creek
- Wynnfield Lakes

RELATIONSHIP MANAGEMENT

All of our Master Planned Communities (MPC) have one thing in common: the entire team must earn the trust and maintain great relationships with agency regulators. For that reason, municipality experience is essential. **ETM brings established relationships and experience to the team.**

PROJECT CASE STUDIES

ETM has assisted with the design, engineering, and construction of a multitude of projects. The following examples best showcase our experience:



Silverleaf Plantation

Location: St. Johns County, Florida
Client: Hutson Companies
Contact: Cody Hutson
Phone: (305) 476-1514
Project Costs: \$45 Million
Completion: Ongoing

- Project Tasks:**
- District Engineer
 - Master Planning
 - Project Management
 - Engineering Design
 - Environmental Permitting
 - Surveying and Mapping
 - Construction Administration

SilverLeaf Plantation is a 7,285 +/- acre mixed use Development of Regional Impact. The project includes approximately 1,140,000-square-feet of commercial space, 330,000-square-feet of industrial space, 300,000-square-feet of office space, 6,800 single-family residential units, and 3,900 multi-family units, 6 schools including an Academic Village, with a community college campus.



East Nassau Stewardship District

Location: Nassau County, Florida
Client: East Nassau Stewardship District
Contact: Mike Hahaj
Phone: (904) 321-1030
Completion: Ongoing

Project Tasks:

- District Engineer
- Site Engineering
- Environmental Permitting
- Landscape/Hardscape
- Master Planning

ETM is the District Engineer for the East Nassau Stewardship District, which is a 24,000 acre DRI project, that includes 640-acres of commercial development. At total build-out, this project will include 11,000,000 square feet of non-residential space, 550,000 square feet of commercial space and 24,000 residential units. ETM is responsible for providing engineering reports, cost estimates, and plan reviews to ensure the proper construction of improvements within the District.



Tolomato CDD (Nocatee)

Location: Jacksonville, Florida
Client: The PARC Group, Inc.
Contact: Rick Ray
Phone: (904) 992-9750
Project Costs: \$200 Million
Completion: Ongoing

Project Tasks:

- District Engineer
- Master Planning
- Project Management
- Engineering Design
- Environmental Permitting
- Transportation Engineering
- Surveying
- Construction Administration
- Landscape Architecture

Nocatee is one of the top 10 best selling communities in the nation. This 15,000 acre parcel at total build-out will consist of 11,000 residential units, 5 million square feet of non-residential space and recreation/open spaces, churches, schools and civic uses. ETM has been involved with this project since 1997 when PARC Group began the conceptual planning process and we are proud of our involvement in the engineering design, planning and landscape architecture of this project.

In addition to providing the lead design consulting services, ETM was responsible for the design, permitting, and construction management of over 4 miles of Greenway Trails within Nocatee. The trails provide connections between communities, parks and commercial districts. As part of an overall circulation plan within Nocatee, the trails and shared-use paths are 16 feet wide in order to accommodate pedestrians, bicycles, golf carts, and low-speed vehicles.

“ETM has designed and managed more than \$200 Million in roadway and utility construction for The PARC Group over the past five years... We have found ETM’s capability to handle the dynamic requirements in a project with both environmental and public interest to be professional and effective.”
 ~ Gregory J. Barbour
 The PARC Group, Inc.



Double Branch CDD

Location: Jacksonville, Florida
Client: The Hutson Companies, LLC
Contact: David Hutson
Phone: (904) 262-7718
Project Costs: \$100 Million
Completion: Ongoing

- Project Tasks:**
- District Engineer
 - Site Engineering
 - Environmental Permitting
 - Landscape/Hardscape
 - Master Planning

ETM was responsible for the master planning of this 10,000 acre DRI project that included roadway design, utility design, and master stormwater management design and permitting. In 1999, ETM served as lead consultant in a major modification to the Argyle Forest DRI.

The land development work included engineering and landscape design of over 5,000 residential units, two amenity centers (each over \$7 Million), a regional baseball park, a regional soccer park, and over 1 Million square feet of retail and commercial space. ETM was responsible for the day-to-day coordination efforts of six residential and connector highway construction projects in addition to amenity site construction. This project includes over 10 miles of connector roadway and infrastructure improvements, JEA and Clay County Utility Authority improvements, amenity center construction, box culvert construction, landscape and irrigation improvements, and lot development services.



Bartram Springs CDD

Location: Jacksonville, Florida
Client: SouthStar Development Partners, Inc.
Contact: Kimball Woodbury
Phone: (305) 476-1514
Project Costs: \$45 Million
Completion: Ongoing

- Project Tasks:**
- District Engineer
 - Master Planning
 - Project Management
 - Engineering Design
 - Environmental Permitting
 - Surveying and Mapping
 - Construction Administration

Bartram Springs is a 1,400-lot single-family development in Southeast Duval County located on the northside of Race Track Road (immediately west of Philips Highway). The site is over 1,000 acres, half of which are wetlands that discharge to a Durbin Creek tributary. Additional features and elements include a multi-family parcel, a retail component, a city park site, an elementary school, and an amenity area.



Bartram Park

Location: Jacksonville, Florida
Client: Eastland
Contact: Tom Dodson
Phone: (904) 280-7100
Completion: Ongoing

- Project Tasks:**
- Master Planning and Engineering
 - Sewer Collection
 - Reuse Water Distribution
 - Stormwater Management
 - Roadway Construction
 - CDD Engineering

Bartram Park is a 3,600 acre, mixed-use DRI. The project is located in South Duval County and North St. Johns County along I-95. The development consists of 2,000± single-family units, 7,000± multi-family units, 1.3 million square feet of commercial space, 1.6 million square feet of office space, and 330± hotel rooms. As part of the DRI, over 2,000± acres of preservation land was provided along Julington and Durbin Creek.

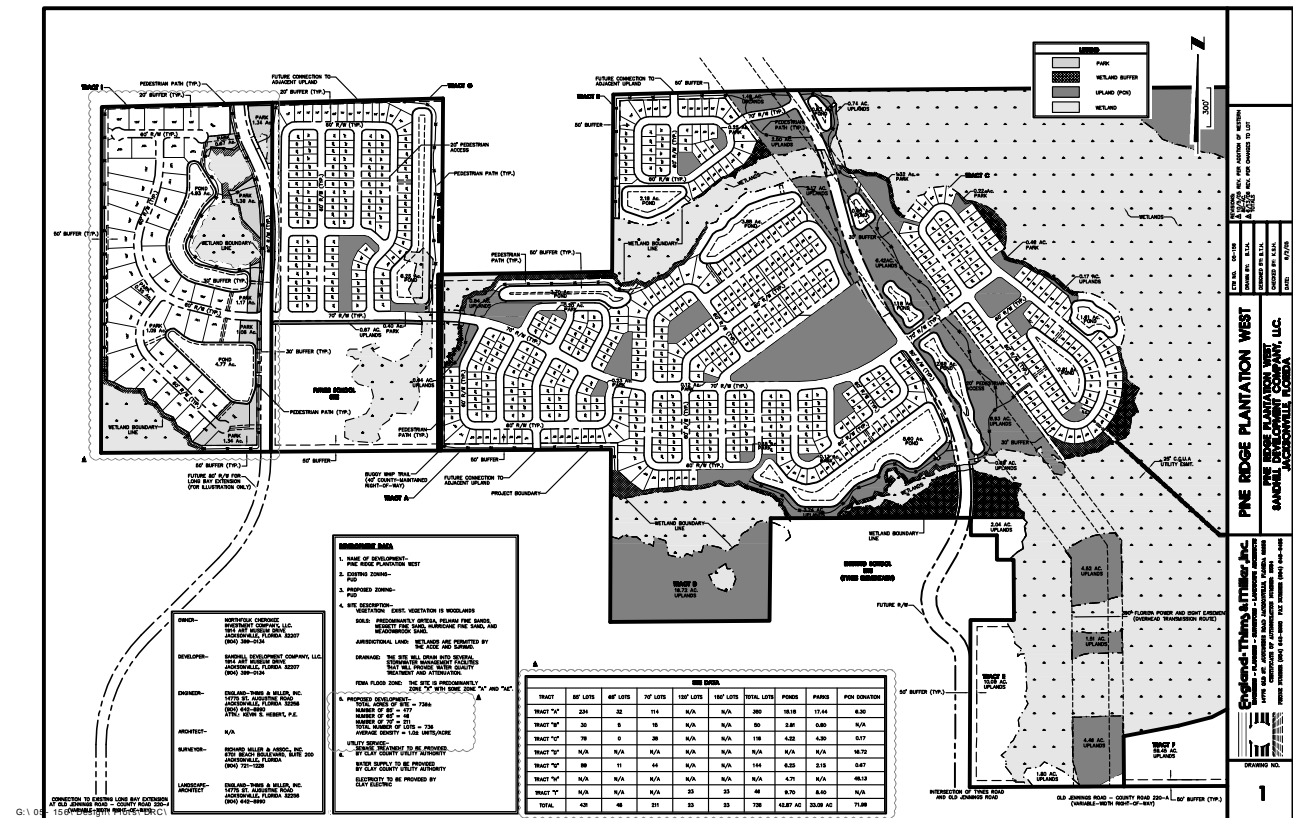


Pine Ridge Plantation

Location: Clay County, Florida
Client: Tynes Partners, LLC
Contact: Levi Ritter
Phone: (904) 399-0134

- Project Tasks:**
- Master Site Plan
 - Water and Sewer Design
 - Stormwater Collection System Design
 - Roadway Design
 - Permitting
 - Construction Administration

Since 2003, ETM provided professional engineering services for this 735 single-family lot MPC located in Clay County. ETM's efforts for this project have included master site plan, water and sewer design, stormwater collection system design, roadway design, regulatory permitting, and construction administration.



Beach CDD (Tamaya)

Location: Duval County, Florida
Client: Beach CDD
Contact: Jill Cupps
Phone: (407) 382-3256
Completion: Ongoing

Project Tasks:

- District Engineering
- Coordination with Utility Providers
- Coordination with Contractors
- Coordination with Surveyors, Architects and Other Consultants
- Permitting
- Master Planning and Engineering
- Project Management
- Requisition Processing

ETM was contracted by Beach CDD in Duval County to provide professional engineering support services. ETM's efforts for this project included coordination with utility providers and contractors, permitting, engineering services, project management, coordination with surveyors, architects and other consultants, and requisition processing.



REPEAT BUSINESS

ETM's ability to achieve project goals and produce a high quality product allows us to develop lasting relationships with our clients. In every project, large or small, complex or simple, our attention to detail translates to excellence. ETM's standing in the industry is reflective of our caliber in many different ways: through innovation, by developing cost-effective solutions to difficult problems, and by efficiently coordinating the many inter-related elements that are critical to every project.

ETM is proud of the fact that 95% of our clients provide us with recurring business. Following is a partial list of our repeat business.

Clay County

- Baker Road
- Foxtail Avenue
- Doctor's Lake Shared-Use Path
- CR 315C Shoulder Improvements and Resurfacing
- Henley Road/CR 220 Traffic Study
- Continuing Services for CEI
- Continuing Services for Transportation Engineering Services

St. Johns County

- Armstrong Road Sidewalk Improvements
- Bishop Estates Road Crosswalk
- Continuing Engineering Services
- Continuing Traffic Engineering Services
- CR 210 Preliminary Roadway Engineering
- CR 210 West Traffic Signal Retiming
- Greenbrier Road/Roberts Road Traffic Signalization
- Kenton Morrison Road Intersection
- Mickler Road Preliminary Roadway Engineering
- Palmer Street/Evergreen Street Intersection Improvements
- Palm Valley Sidewalk Improvements
- PGA Tour/Marsh Landing/Solana Traffic Signalization
- Pope Road/CR A1A Traffic Signalization

Dream Finders Homes

- Silverleaf
- Bannan Lakes
- Durbin Creek Crossing
- Beacon Lake
- Cordova Palms
- Eagle Landing
- Sunbeam Townhomes
- Reinhold Parcel 61
- Challenger Center

Reinhold

- CR 218 Extension Parkway
- Master Utility Plan
- Master Stormwater Design
- CEI Services

City of Jacksonville

- Bay Street Bridge Expansion at Hogans Creek
- Brooklyn Phase 1B Construction
- Closure of Trail Ridge Landfill
- Lonnie Miller Park Development
- Lonnie Miller Park Master Plan
- Lower Eastside Drainage Improvements
- NPDES Contract
- Preservation Project
- Program Management Services - Drainage Bond Program
- Project New Ground - Ash Remediation
- Sal Taylor Park - Closeout
- Septic Tank Phase Out
- Stormwater Utility

Double Branch CDD

- Double Branch Boulevard - 2 Lane
- Double Branch CDD General Consulting
- Double Branch Fitness Center
- Oakleaf-East Main Entrance
- Oakleaf - Old Middleburg Road - 4 Lane
- Oakleaf - Stonebrier
- Old Middleburg Road - 2 Lane
- The Village Center Improvements
- Waverly Neighborhood Park Engineering

FDOT District 2

- Gold Star Family Parkway
- East Hybrid Construction Engineering & Inspection Services
- CEI Districtwide Continuing Services Contract
- SR 15 (US 17) Doctors Inlet Bridge Widening
- SR 9B Phase I (US 1 to SR9A, Design/Build) New Interstate Facility
- SR 9B Phase II (US 1 to I-95, Design/Build/Finance), New Interstate Facility
- SR 9B - Phase III (US 1 to I-95, Design/Build) New Interstate Facility
- I-295/SR 9A Heckscher Drive Interchange
- Newnan Street/Hubbard Street; from Just S. of Orange Street to S. of Confederate Street
- SR 200, 4-Lane Widening
- SR 200 Reconstruction Phase II, (from West of Rubin Davis Lane to East of O'Neil Scott Road)
- SR 200/SR A1A from West of Rubin Road to East of CR-107/Scott Road
- SR 15 (US 17) Dunn's Creek Road and Bridge Reconstruction
- Pope Road/Mizell Road Sidewalk
- Race Track Road Median Closure Analysis
- Race Track Road Widening & Post Design
- Solana Road Crosswalk
- Traffic Counts/Delay Study
- US 1 Traffic Signal Warrant Analysis
- West Augustine In-Fill Housing/ Preliminary Engineering Study

Pulte Homes

- Anderson/Greenbrier
- Arrowood - Bartram
- Avenues Walk
- Bayberry Modifications
- Clifton Village
- Cypress Bay
- Delwebb @ Plum Creek
- Fish Island
- Flagler Station
- Greenbrier - Bartram
- Heilow Property/CR 210
- Highwood
- Ironwood
- Marineland Lift Station Rehabilitation
- Midtowne
- Nocatee Oak Hammock
- Nocatee Tidewater
- Silverleaf
- Skinner/Point Meadows
- Summerfield
- Sweetwater-Del Webb
- Twinleaf
- Village Walk

REFERENCES

ETM's dedication to excellence has led to significant repeat business with our clients. Below are excerpts from several letters of recommendation we received from clients that reflect our performance.



"...ETM's professional staff has worked closely with the County to provide planning, design, permitting and construction administration services...It is without hesitation that I recommend ETM, and I am confident that they will provide you with the same outstanding service..."

Faith Alkhatib, PE
Flagler County Engineer



"...ETM's staff has continually exhibited a commitment to maintaining project schedules and providing the necessary resources and technical expertise needed to assure the County's goals and objectives have been met on each work assignment. I am pleased with the professional services they have provided and would highly recommend their services to an agency..."

Shawn Thomas, PE
Former Clay County Project Administrator



"... They have routinely provided superior engineering services, based upon the population of engineering firms from whom we process (permit) applications... Based upon their professional execution and responsive character, I am pleased to recommend ETM for any similar services."

David Miracle
SJRWMD Director



"...ETM's staff are professional, responsive and [have] proven to be very well qualified and competent. The Department looks forward to a continued relationship with ETM and we would not hesitate to recommend them to your organization."

Alan Obaigbena, PE
Project Engineer/NPDES Administrator



"...In addition to the engineering aspects of the Riberia Street project, ETM has assisted the City in obtaining grant funding in the form of a \$450,000 Florida Section 319 grant... Their staff members have been professional, responsive and easy to work with and I would not hesitate to work with them on future projects..."

Martha Graham
City of St. Augustine Public Works Director



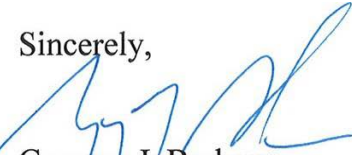
Subject: Letter of Recommendation
England, Thims & Miller, Inc. (ETM)

To Whom It May Concern,

I have been asked to provide a letter of recommendation for the engineering and design firm of England, Thims & Miller, Inc. ETM has designed and managed more than \$200 million in roadway and utility construction for The PARC Group over the past ten years. Since the inception of the Nocatee development, ETM has served as our design and engineering consultant. Their efforts associated with this significant project have always been performed in the most professional manner.

ETM's responsibilities have included master drainage design, utilities, civil engineering, roadway planning and design, project bidding and preparation of programmatic budgets. They are currently engaged in large scale construction administration for our project and have coordinated effectively with regulatory and cooperating agencies including SJRWMD, USACE, FDOT, and JEA for timely project completion. We have found ETM's capability to handle the dynamic requirements in a project with both environmental and public interest to be professional and effective.

I am pleased to recommend England, Thims & Miller, Inc.

Sincerely,

Gregory J. Barbour



To Whom It May Concern:

It is with great pleasure that I write a recommendation for England-Thims & Miller, Inc. Over the last three decades, ICI Homes has built thousands of quality new homes in many of the finest master planned communities in Florida. ETM has supported our success by providing professional engineering services in communities such as Tamaya and Palencia. Their focus, attention to detail, and ability to bring solutions and a willingness to dig in to the many issues, sets them apart.

I have always been impressed with the reliability and level of commitment exhibited by England-Thims & Miller. Their teams are responsive, willing to adjust, and cognizant of program requirements critical to the success of the project. Their knowledge and familiarity with local governing agencies has proven instrumental in obtaining entitlements and permitting approvals from local and state governing agencies. They are currently engaged in large-scale construction administration services for our projects and have coordinated effectively with regulatory and cooperating agencies including SJRWMD, USACOE, FDOT, St. Johns County, City of Jacksonville and JEA.

Their engineering responsibilities have included stormwater master planning and design, utility master planning and design, site development, transportation planning, CEI services, and preparation of programmatic budgets. They are exceptionally qualified to handle peak workloads, ensure proper management and positively impact quality and performance of the end product.

ETM has performed these tasks in a timely, cost-effective, and accurate manner. The work has been completed at the highest professional level with regard to local and state policies and regulations. Based upon their professional execution and responsiveness, I am pleased to recommend ETM.

Sincerely,


M. David Haas
Chief Development Officer

Tolomato Community Development District

14875 Old St. Augustine Road, Jacksonville, Florida 32258
Tel. (904) 288-9130 Fax (904) 288-9187

FICE Engineering Excellence Awards
125 South Gadsden Street
Tallahassee, FL 32301-1525
Attn: Kate Ray, IOM

Subject: Town of Nocatee Phase 1
Re: Client/Owner Letter

To Whom It May Concern:

I am pleased to provide this Owner's Letter for the 2008 FICE Engineering Excellence Award. Our engineer is currently designing and managing more than \$200 million dollars of roadway and utility construction for the Tolomato Community Development District. Since the inception of the Nocatee development in 1998 our engineer has served as our design and engineering consultant and we are pleased that the same key professionals have remained assigned to our project throughout. Their efforts associated with this significant project have always been performed in the most professional manner.

Their responsibilities have included: stormwater master planning and design, utility master planning and design, transportation planning and design, construction engineering and inspection (CEI) and preparation of programmatic budgets. They are currently engaged in large scale construction administration services for our project and have coordinated effectively with regulatory and cooperating agencies including SJRWMD, USACOE, FDOT, St. Johns County, City of Jacksonville and JEA for timely project completion. We have found their capability to handle the dynamic requirements in a project with both significant environmental and public interest to be professional and highly effective.

Should you have any questions please feel free to contact our office.

Sincerely,

Tolomato Community Development District


Rick Ray, Chairman
Board of Supervisors



St. Johns River
Water Management District

Hans G. Tanzler III, Executive Director • David W. Fisk, Assistant Executive Director
David Miracle, Jacksonville Service Center Director

7775 Baymeadows Way • Suite 102 • Jacksonville, FL 32256 • (904) 730-6270 • Fax (904) 730-6292
On the Internet at floridaswater.com.

**SUBJECT: Letter of Recommendation
England-Thims & Miller, Inc.**

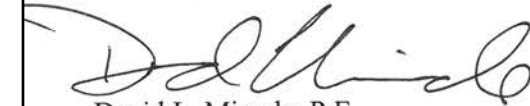
To Whom It May Concern:

England-Thims & Miller, Inc. (ETM) has provided professional engineering services in North Florida since 1977. During this time, they have submitted thousands of ERP permit applications to our office.

They have routinely provided superior engineering services, based upon the population of engineering firms from whom we process applications. In many cases, the significant projects which are designed by their engineering staff are among the most complex in our area.

Based upon their professional execution and responsive character, I am pleased to recommend ETM for any similar services.

Sincerely,


David L. Miracle, P.E.
Director, Jacksonville Service Center
St. Johns River Water Management District

GOVERNING BOARD

Lad Daniels, CHAIRMAN
JACKSONVILLE

John A. Miklos, VICE CHAIRMAN
ORLANDO

Douglas C. Bournique, SECRETARY
VERO BEACH

Maryam H. Ghyabi, TREASURER
ORMOND BEACH

*Julington Creek Plantation
Community Development District*

950 Davis Pond Blvd. • Jacksonville, Florida 32259 • (904) 287-4180

November 25, 1997

To Whom It May Concern:

The firm of England Thims & Miller has served as District Engineer for the Julington Creek Community Development District since it was formed in October of 1994. In addition to providing general engineering guidance for the District, they have been in charge of major infrastructure development for the District. In that capacity they have been responsible for overseeing the design and provided construction management of the District's recreation and swimpark complex, and full responsibility for the design and construction management (currently underway) for the expansion of State Route 13 and Racetrack Roads.

We have found England Thims & Miller to be a very well qualified and competent engineering firm, and look forward to a continued relationship. We would not hesitate to recommend them to your organization. If have any additional questions, please feel free to contact me at (904) 676-0105.

Sincerely,



Gary R. Walters
District Manager

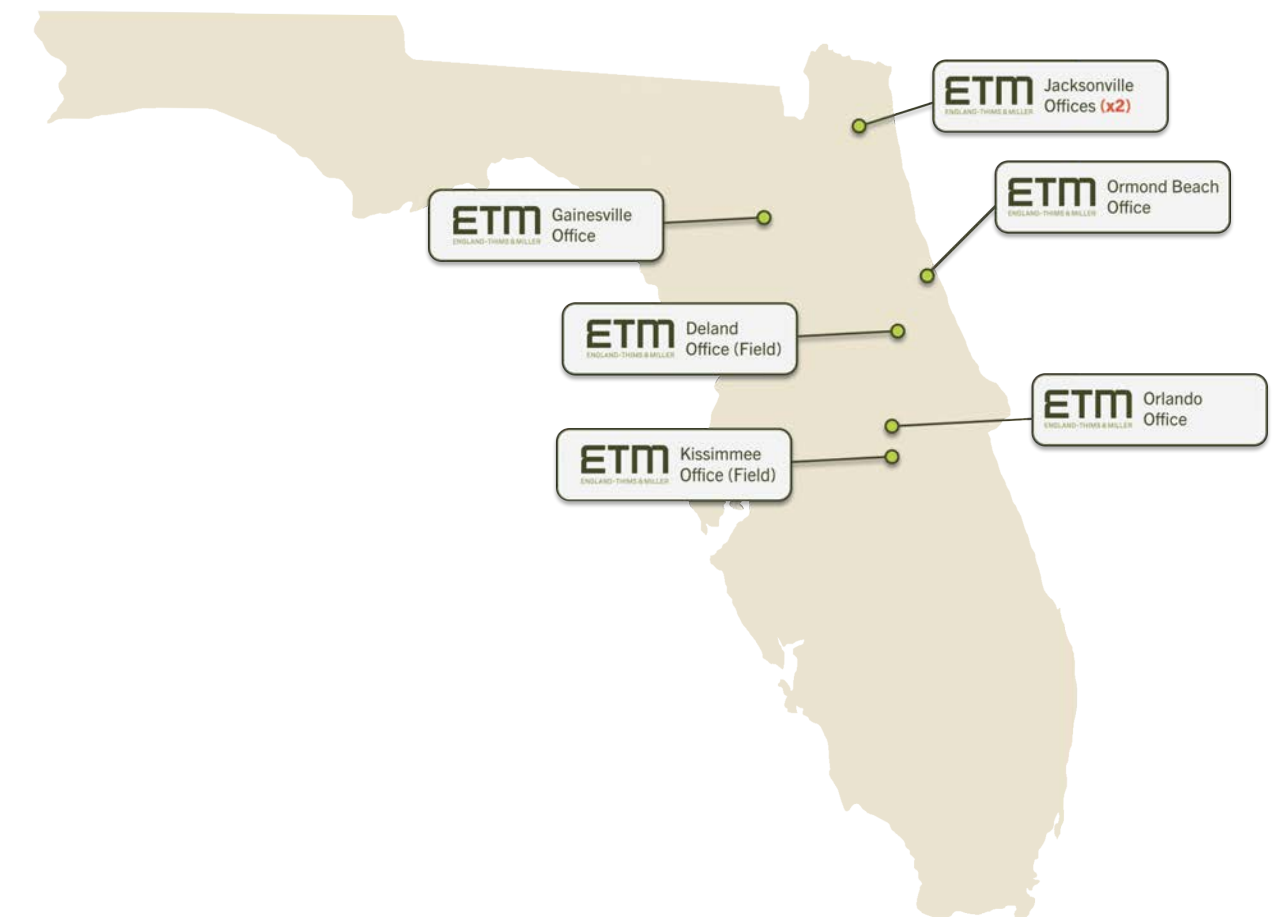
3

GEOGRAPHIC LOCATION

The District Engineer's ability to provide responsive and timely support is critical to the successful execution of this project. ETM has office in Jacksonville, Yulee, Daytona Beach, Gainesville, and College Park. All project aspects will be managed from our corporate headquarters in Jacksonville, located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Our local team of professionals are immediately available to work on this project.

Because our headquarters is approximately 10 miles from the District, ETM's Executive Vice President, K.T. Peter Ma, PE, can quickly respond to meeting requests or field reviews, and staff can be on-site to address needs in less than a half hours notice.



4

WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

ETM understands that delivering projects on time and within budget is one of the District's highest priorities. Our approach emphasizes proactive planning, local availability, and rigorous QA/QC processes that safeguard against delays and cost overruns.

BUDGETING METHODS

ETM is recognized by our clients for the value we bring to their projects. We are defined by our ability to understand our clients' needs and we provide innovative solutions which render high-quality, cost effective designs. **Our experience has shown that the greatest opportunity to influence a project's cost occurs during early planning.** Because of this, we never take shortcuts in the planning process. The small, incremental investments we make in the early planning phases often result in tremendous reductions in engineering and construction costs.

AVAILABILITY & SCHEDULE COMMITMENT

As a locally based firm, our Jacksonville team is immediately available for Board meetings, site visits, and coordination with permitting agencies. We maintain detailed project schedules, monitor milestones, and anticipate issues before they affect delivery.

Maintaining project schedules to eliminate delay and minimize cost is fundamentally important. The District can rely on ETM to meet all time and budget requirements and maintain a high level of service. We will accomplish this by:

- Developing a detailed work approach
- Developing a detailed schedule
- Identifying potential issues
- Sound project management
- Constant communication
- Principal involvement
- Commitment to effective Project Managers
- Communication between all dedicated team members





QUALITY ASSURANCE/QUALITY CONTROL PROGRAM

In order to meet the needs of our clients, ETM strives to balance three main elements that contribute to a successful project: quality, budget, and schedule. Maintaining project schedules to eliminate delay and minimize cost is fundamentally important and is reflected in our work. However, meeting budget constraints and schedule time frames is meaningless if the deliverables are subpar and lead to construction delays or change orders.

Therefore, adherence to our strict Quality Assurance/Quality Control (QA/QC) procedures is an everyday practice at ETM, regardless of the size of the project and is of such importance that ETM schedules separate QA/QC and constructability reviews prior to each phase submittal.

ETM's emphasis is placed on monitoring the following items:

- The sufficiency and quality of the design
- The proper presentation of the design on the contract documents
- The accuracy of the plans
- Our compliance with the Scope of Services

Quality Assurance Plan

The objective of ETM's Quality Assurance plan is the continual improvement of our design and production methods to enhance the quality of the services we provide and is comprised of two elements: Quality Control and Internal Peer Review. Our Project Manager, Peter Ma, PE, will ensure that company procedures are being followed throughout the life of this contract.

We believe that most effective QA/QC includes maintaining the involvement of senior staff from project beginning to end. Doug Miller, PE, and Peter Ma, PE will be involved throughout the life of the contract.

Internal Peer Review

To further ensure quality, ETM's Peer Review Committee reviews check prints for each project at least twice during the design phase by the Peer Review Committee composed of subject-matter experts, including three ETM Executive Vice Presidents who ensure compliance with corporate procedures. The Peer Review is an internal quality assurance check which is never billed to our clients.

Constructability Review

Our in-house CEI personnel have tremendous construction experience, and we regularly leverage that experience to help produce efficient construction plans. Constructability reviews will be conducted on the design plans by our Construction Administration Officer, Jeff Brooks who will be supported by George Miller, PE. These constructability reviews will focus on construction related efficiency and cost avoidance. These reviews will be conducted prior to each phase submittal to the District.

5

CERTIFIED MINORITY BUSINESS ENTERPRISE

Although ETM is not a certified Minority Business Enterprise, we are committed to growing diversity in the engineering and professional services community. We accomplish this in the following ways:

1. Utilizing minority, disadvantaged, and underutilized subconsultant partners.
2. Sponsoring University scholarships focused on minority and disadvantaged individuals entering the profession.
3. Being a leader in the Hispanic business community.
4. Partnering with the FDOT for the Construction Career Days program which is focused on introducing the surveying, engineering and construction industry to high school students across five counties.

During the last five years, ETM contracted \$27 Million to subconsultant firms. Overall \$9.5 Million was subcontracted to Minority firms (35.2% of the subconsultant services).

FDOT DBE USAGE		
Year	DBE Usage	Grade
2008	24.98%	A+
2009	18.17%	A+
2010	10.6%	B
2011	17.02%	A+
2012	12.25%	A
2013	15.96%	A+
2014	10.39%	B
2015	28.66%	A+
2016	10.59%	B
2017	20.73%	A+
2018	20.19%	A+
2019	16.30%	A
2020	21.39%	A+
2021	8.42%	C
2022	15.19%	A
2023	10.05%	B
Average: 16.30%		

Diversity within the engineering profession is supported by ETM's identification of opportunities to assist those who may be disadvantaged. One example is our Platinum Sponsorship of the John Delaney Endowment at the University of North Florida. This endowment provides a scholarship each year to minority students pursuing a degree in the field of engineering.

The District's ability to meet applicable Minority Business Enterprise (MBE) utilization goals will be enhanced by our long-standing commitment and proven track record of meeting or exceeding minimum participation requirement established by public agencies.

Our DBE utilization program undergoes extensive audits by the FDOT. The table to the left is a listing of ETM's usage since 2008.

6

RECENT, CURRENT, AND PROJECTED WORKLOADS



Our forecasting methods allow us to review backlog, scheduled submittals, and proposed staff commitments. The ETM team has evaluated our current workload and has assessed that we have more than sufficient capacity to continue working as the District Engineer.

Our Client Relations & Project Strategy Officer, Doug Miller, PE, as well as our Project Manager, Peter Ma, PE, have extensive experience with Community Development Districts and Master Planned Communities. Peter and Doug have established themselves as proven client advocates with an essential understanding of the challenges and opportunities facing the District, and are personally committed to seeing this project through to completion.

There are no known commitments that will conflict with the availability of any of our key personnel on this contract. All team members currently assigned to the District will continue to be assigned, will perform the work, and will be available throughout the life of this contract.

The table shown on the following page indicates the projects currently being performed by the key ETM team members identified in Section 1, the stage of completion, and the projected availability of the team members to support Governors Park North CDD.

7

VOLUME OF WORK PREVIOUSLY AWARDED

Project Team Members	Current Projects	Stage of Completion	Projected Availability
Doug Miller, PE	Silverleaf	10%	35%
	Shipyards	5%	
	MOSH	5%	
	4 Seasons Hotel	5%	
	SE Toyota, Blount Island	10%	
	Water & Wastewater Plants (301 Capital Partners)	10%	
	Reinhold North Florida Land Holdings	10%	
Peter Ma, PE	BTI Greenbriar	50%	30%
	Bella Lago Phase 2	90%	
	Arnold Road Industrial Park	80%	
Brad Weeber, PE, LEED AP	Silverleaf	60%	10%
	Bellbrooke	85%	
	Wolfe Property	5%	
Brian Landeweer, PE	CR 315 Interchange	90%	40%
	CR 2209 Extension	5%	
	SR 200 Auxillary Lanes	50%	
Karl Soderholm, PLA, AICP	East Nassau Stewardship District	20%	30%
	Shipyards	5%	
	Silverleaf	60%	
George Miller, PE	MLK Interchange	30%	30%
Jeff Brooks	Palm Avenue	65%	75%
	Wildlight	Ongoing	
	Cathedral Oak Parking	50%	



ETM is in the process of designing the following projects within the limits of the District:

- Supplemental Engineers Report Development
- Master Utility Plan/Modeling/Permitting
- Master Stormwater Plan/Permitting
- Construction Document for Phase 1 and Phase 2

Preparation of the Governors Park North CDD requires:

- A high-level thinking approach
- Issue identification
- Solution strategy
- Implementation production
- “Boots on the ground”

8

PROFESSIONAL LICENSES

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

MILLER, DOUGLAS CARLTON
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE22389
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

MA, KA TAI PETER
14775 ST. AUGUSTINE ROAD
JACKSONVILLE FL 322580000

LICENSE NUMBER: PE46661
EXPIRATION DATE: FEBRUARY 28, 2027
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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WEEBER, BRADLEY LEHMAN
1157 GARRISON DRIVE
ST AUGUSTINE FL 32092

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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

LANDEWEER, BRIAN J.
4323 BLUE HERON DRIVE
PONTE VEDRA BEACH FL 32082

LICENSE NUMBER: PE32168
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Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SODERHOLM, KARL M
ENGLAND THIMS & MILLER INC
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE FL 32258

LICENSE NUMBER: LA666736
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/09/2023
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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

MILLER, GEORGE ROSS
313 N. SEA LAKE LN
PONTE VEDRA BEACH FL 32082

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ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> Request for Qualifications for Engineering Services for the Governors Park North Community Development District	
2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Peter Ma, PE, Project Manager/Executive Vice President		
5. NAME OF FIRM England-Thims & Miller, Inc.		
6. TELEPHONE NUMBER (904) 642-8990	7. FAX NUMBER (904) 646-9485	8. E-MAIL ADDRESS MaP@etminc.com

C. PROPOSED TEAM

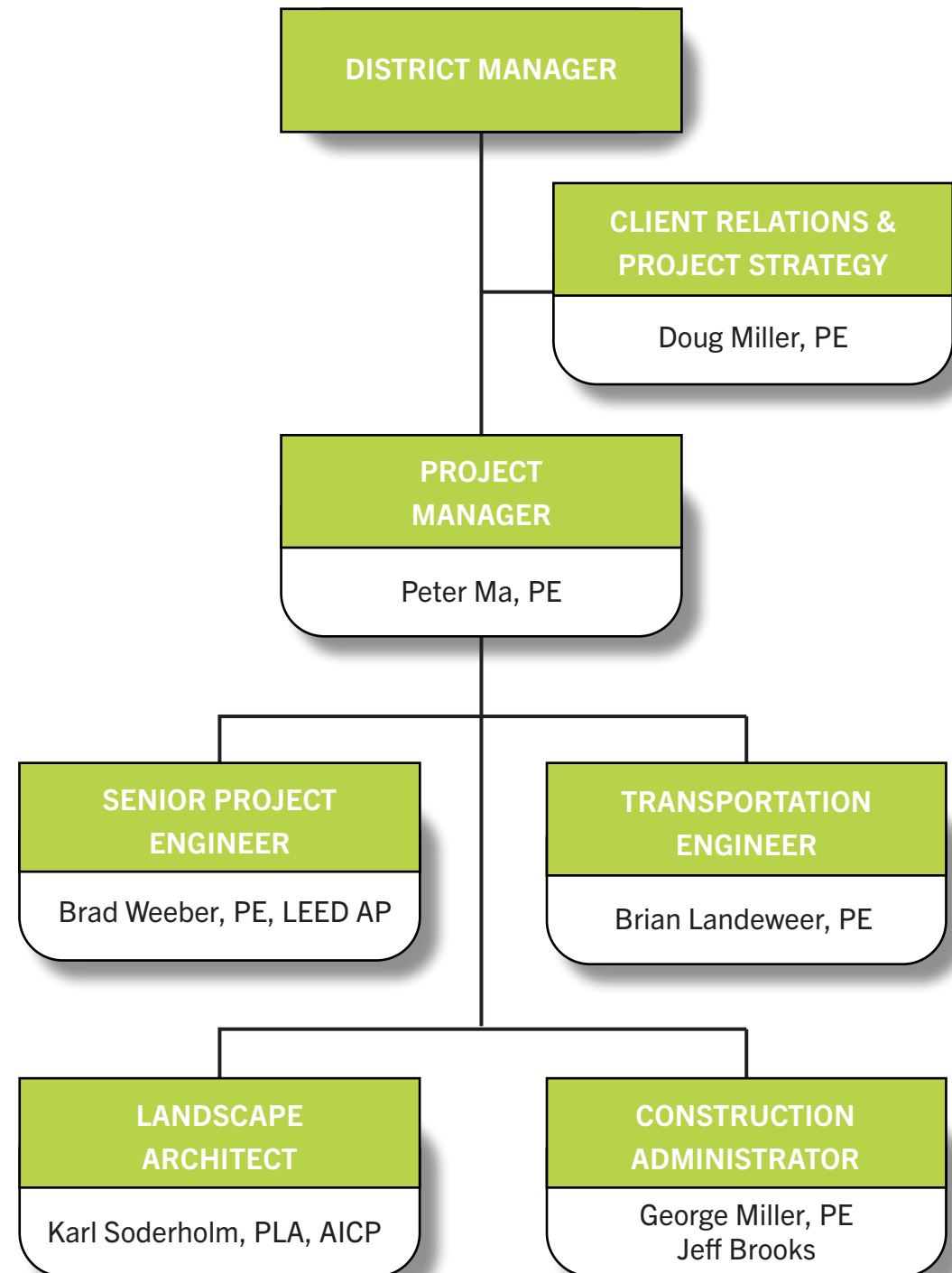
(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER			
a.	<input checked="" type="checkbox"/>			England-Thims & Miller, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	14775 Old St. Augustine Road Jacksonville, Florida 32258	District Engineer
b.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

ORGANIZATIONAL CHART



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Doug Miller, PE	Client Relations & Project Strategy	50	47
15. FIRM NAME AND LOCATION (City and State) England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Professional Engineer, No. 22389	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Florida Engineering Society, American Society of Civil Engineers, National Society of Professional Engineers, American Water Works Association			
19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) Silverleaf Plantation, St. Johns County, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Engineer-of-Record for a 7,500-acre mixed use DRI. Responsibilities include master planning and engineering of water supply, sewer treatment, stormwater management, and roadway construction.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Saint Johns DRI (World Golf Village), St. Johns County, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2005	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Engineer-of-Record for a 6,400-acre mixed-use DRI which is home to the World Golf Village and Golf Hall of Fame. Responsibilities include providing all engineering and regulatory services related to this DRI.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Aberdeen DRI, St. Johns County, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2007	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge of a 1,200-acre mixed-use DRI community. Responsibilities included all planning, engineering, and permitting of development infrastructure. Served as District Engineer for the Aberdeen CDD which included financing, design, and construction management of more than \$50 Million in infrastructure.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Durbin Crossing DRI, St. Johns County, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge of a 3,000-acre mixed-use DRI community. Responsibilities included all planning, engineering, and permitting of development infrastructure. Served as District Engineer for the Durbin Crossing CDD which included financing, design, and construction management of more than \$50 Million in infrastructure.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Race Track Road (SR 13 to Bishop Estates Road), St. Johns County, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 1998	CONSTRUCTION (If applicable)
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge for designing, permitting, and construction administration of a 4-lane divided rural arterial collector roadway funded by JCP-CDD.		<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 Peter Ma, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 37	b. WITH CURRENT FIRM 32
15. FIRM NAME AND LOCATION (City and State) England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of Florida, 1988		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Professional Engineer, No. 46661 Georgia Professional Engineer, No. 32504	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Florida Engineering Society, Urban Land Institute, Mayoral Appointee, Construction Trades Qualifying Board, National Association of Industrial and Office Properties			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Oakleaf Plantation Development - Clay County, Florida	Ongoing	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Principal-in-Charge for the 7,000-acre master planned DRI community in Clay County, Florida. Responsibilities included extensive stormwater master planning/permitting for the entire project. Fully and seamlessly integrated the stormwater system throughout the community. Major roadway design included over four miles of four lane urban collector roads and three miles of two-lane urban collector roads which included storm sewer design, sanitary sewer design and water distribution design. Responsibilities included cost estimating for bond validation, implementing the master drainage plan and overseeing the use of public funding for the infrastructure work.		
Unity Plaza / 220 Riverside - Jacksonville, Florida	2015	2015
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Principal-in-Charge responsible for providing professional engineering services related to the creation of Unity Plaza on Riverside Avenue in Jacksonville, Florida. ETM's efforts for this project include engineering design, permitting, coordination with City, JEA and Developer, as well as, construction engineering and inspection services. The 2.5-acre plaza will contain a fountain and lake coupled with a staging area flanked by an amphitheater that can hold approximately 2,000 people in both the tiered seating and grassy areas on the sides. The land for the plaza was donated by project developers, Hallmark Partners, which is building the 220 Riverside project, a mixed-use development on 6.5 acres of land that will house hundreds of residential units as well as retail and restaurants.		
East San Marco - Jacksonville, Florida	2013	2013
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Principal-in-Charge responsible for providing professional engineering services related to a mixed-use development project located in the southeast quadrant of Atlantic Boulevard and Hendricks Avenue in Jacksonville, Florida. ETM's efforts for this project included, preliminary investigative phase, site planning, concurrency, survey, civil engineering construction plans, stormwater management system design, water & sewer system design, permitting, landscape/hardscape design and contract administration.		
Brooklyn-Riverside Park Retail - Jacksonville, Florida	2014	2014
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Principal-in-Charge responsible for providing professional engineering and planning services related to a 58,000 +/- square foot retail development located at the northeast quadrant of Riverside Avenue and Jackson Street in Jacksonville, Florida. ETM's efforts included preliminary site planning, City of Jacksonville Planning Department submittal, concurrency application, final geometry plan, landscape design, final engineering plans, permit coordination and contract administration.		
Celebration Pointe - Alachua County, Florida	2018	2018
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Principal-in-Charge responsible for providing professional engineering services related to a 212 +/- acre mixed-use Transit Oriented Development project located in the northwest quadrant of I-75 and Archer Road in Gainesville, Florida. This project will consist of up to 896,000 SF of retail and office use and 2,225 residential units. ETM's efforts for this project included, preliminary engineering, site plan review, entry road review, pond/outfall analysis, water & sewer system design, floodplain modeling, permitting, civil engineering construction plans, stormwater collection system design, on-site signal design, roadway design, construction engineering and inspection and preparation of a supplemental engineering report for proposed capital improvements.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Brad Weeber, PE, LEED AP	13. ROLE IN THIS CONTRACT Senior Project Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 19
15. FIRM NAME AND LOCATION (City and State) England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION (Degree and Specialization) MS, Biosystems Engineering, Clemson University BS, Biosystems Engineering, Clemson University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Professional Engineer, No. 70005 Georgia Professional Engineer, No. 038317	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Northeast Florida Builders Association, Urban Land Institute, US Green Building Council			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Silverleaf Master Development Plan, St. Johns County, Florida	Ongoing	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Responsible for the master drainage design and permitting for an 8,500-acre project. Responsibilities include coordination with geotechnical and environmental companies, cost estimates of alternatives to ensure cost effective design, coordination of traffic studies for multiple public roads through project, and implementation of design changes.		
Lakeside at Town Center (Nocatee), St. Johns County, Florida	2012	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Responsible for the site civil engineering and permitting of a 13-acre, 43 lot subdivision within the Nocatee development. The utilities were required to tie into existing systems, as well as be designed for future expansion that would be served through this development.		
Carlyle at Bartram Park (Amenity Center), Jacksonville, Florida		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Responsible for the civil engineering design and permitting for the residential area along with the amenity center. Mr. Weeber assisted the client with the determination of the most desirable and cost-effective LEED credits for the amenity center, as well as the design and documentation required by USGBC. Project achieved LEED Certified status.		
Davis/9B - Cypress Bluff, Jacksonville, Florida	Ongoing	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Project Engineer responsible for providing professional engineering services related to a 179-lot subdivision located in Duval County. ETM's efforts for this project included civil engineering construction plans, roadway design, stormwater collection system design, pump station design, regulatory permitting, and streetlight design.		
Grace Farms, Jacksonville, Florida	2014	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Project Designer/Engineer responsible for providing engineering services related to a 22-acre single family development located in Jacksonville, Florida. ETM's efforts for this project included site planning, rezoning, concurrency, permitting, construction plans, landscape plans, and construction administration.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Brian Landeweer, PE	13. ROLE IN THIS CONTRACT Transportation Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 18
15. FIRM NAME AND LOCATION (City and State) England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering (with Honors), University of Illinois		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Professional Engineer, No. 62168 Illinois Professional Engineer, No. 062-057547	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) CR 218 Extension, Clay County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and Engineer-of-Record for the design of this 2-mile new roadway alignment. This suburban roadway is being designed as a 2-lane of a future 4-lane facility with a curbed median and roadway swales, along with a shared-use path and sidewalk. This new road will provide a connection to a new First Coast Expressway interchange. <input checked="" type="checkbox"/> Check if project performed with current firm		
b. (1) TITLE AND LOCATION (City and State) Governor's Park Interchange, Clay County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager for the design and permitting of a new limited access interchange on the First Coast Expressway in Clay County between SR 16 and US 17. Project will accommodate tolling facilities on the ramps and includes box culvert extensions, modifications to stormwater treatment facilities, signage, and lighting. <input checked="" type="checkbox"/> Check if project performed with current firm		
c. (1) TITLE AND LOCATION (City and State) US 1/SR 313 Intersection Improvements, St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and EOR for this project that involved the reconstruction of a quarter mile of a 4-lane, divided, rural section to raise the profile of US 1 for a new intersection with SR 313. Project included extensive coordination with FEC Railway for the installation of a new at-grade railroad crossing and the jack and bore installation of water and force main. <input checked="" type="checkbox"/> Check if project performed with current firm		
d. (1) TITLE AND LOCATION (City and State) Crosswater Parkway Extension, Nocatee, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016 - 2018	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and Engineer-of-Record for the design and contract administration for this 2-mile, 4-lane divided suburban facility. Project included five stormwater detention ponds for treatment and attenuation, and infiltration swales to remove nutrients in this impaired basin. Permits were acquired from St. Johns County, SJRWMD, and FDEP. <input checked="" type="checkbox"/> Check if project performed with current firm		
e. (1) TITLE AND LOCATION (City and State) Gold Star Family Parkway, Duval County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020 - 2022	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and EOR for the design of a new 3.5-mile, 2-lane rural facility. The new road provided access to the National Cemetery by connecting Arnold Road to Lannie Road. Along with preparing project plans, specifications, and estimates, a Pavement Type Selection Report, a Typical Selection Package, and a Pond Siting Report were prepared. <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 Karl Soderholm, PLA, AICP, LEED AP	13. ROLE IN THIS CONTRACT Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 21
15. FIRM NAME AND LOCATION (City and State) England-Thims & Miller, Inc. (Jacksonville, Florida)			
16. EDUCATION (Degree and Specialization) BS, Landscape Architecture, University of Florida, 1999		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Landscape Architect, No. LA 6666736 CLARB No. 4725 American Institute of Certified Planners, No. 023714 Certified Arborist, No. FL-6054A	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) Nocatee, Ponte Vedra, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Leading Site Planner for Nocatee, developing site plans for many of the projects developed within the DRI including the commercial town center. In addition, he has served as Landscape Architect for the development of several projects within the development. <input checked="" type="checkbox"/> Check if project performed with current firm		
b. (1) TITLE AND LOCATION (City and State) Cordova Palms DRI, St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The Cordova Palms DRI situated along US 1 is a Master Planned Community of 580 acres. The development program includes 1,700 multi-family units, 1-million-square-foot of retail and office space, as well as an elementary school and public park to serve the needs of the community. <input checked="" type="checkbox"/> Check if project performed with current firm		
c. (1) TITLE AND LOCATION (City and State) Nocatee Town Center, Ponte Vedra, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2008	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Landscape Architect for this project which is a new town covering 14,000 acres of land bridging two counties. Scope of work included conceptual site planning, hardscape, landscape, irrigation design, as well as CEI Services. The first phase of a large planned town center development incorporates significant hardscape and pedestrian elements. <input checked="" type="checkbox"/> Check if project performed with current firm		
d. (1) TITLE AND LOCATION (City and State) Silverleaf Plantation DRI, St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Silverleaf Plantation DRI is a Master Planned Community encompassing 7,300 acres. Included in the project is the design of 10,700 Residential Units and 1.7-million-square-foot of retail, office, and light Industrial uses. <input checked="" type="checkbox"/> Check if project performed with current firm		
e. (1) TITLE AND LOCATION (City and State) Governors Park DRI, Clay County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The Governors Park DRI situated along the proposed First Coast Outer Beltway in Clay County is a Master Planned Community of 3,200 acres. The development program includes 3.5-million-square-foot of non-residential development, 6,000 residential units, as well as schools and public parks to serve the needs of the community. <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 George Miller, PE	13. ROLE IN THIS CONTRACT Construction Administration	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) England-Thims & Miller, Inc. / Jacksonville, Florida			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, MTU, 1999		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL PE No. 62537; GA PE No. 033578; NC PE No. 034855; SC PE No. 28036; TX PE No. 101609; VA PE No. 0402046096; LEED AP BD+C	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) TIN: M46031675, Asphalt Paving 1 & 2, Earthwork 2, Final Estimate 1 & 2, QC Manager, PCC Pavement, PCC Grinding/Joints, PCC Paving Insp; CCTV, DMS, MFES, MVDS, RWIS; Advance MOT, HAZMAT, Stormwater Insp., MSE Wall, Auger Cast Pile, Critical Structures, ICS-100, 200, 300, 700, SSTC High-Strength Bolting			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) I-95 & SR 115 (MLK Expressway) Interchange / Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Project Engineer on this project which consisted of increasing the bridge clearance under I-95 along MLK to 16'8" by raising I-95 approximately 3', replacing the adjacent pedestrian bridge to increase the clearance to 17'6", and improve the community driven aspects including aesthetics and noise walls. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) SR 115 (MLK Expressway) ITS Communications System / Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Project Engineer on this project which provided ITS improvements consisting of approximately 20,886 LF conduit. The team worked with the EOR, FDOT ITS, FDOT Construction, and the Contractor to shift the shafts and DMS signs to areas where the potential impacts would be significantly less. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) High Friction Surface Treatment for I-10 WB/I-295 SB, I-295 EB/SR 13 SB and I-95 SB/SR 26 EB / Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Project Engineer on this project that provided HFST on high speed congested facilities to improve safety. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) SR 13 San Jose Boulevard, Driveway Modification / Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) 2023
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Project Engineer on this project that provided highly needed driveway improvements to facilitate safer ingress/ egress on SR 13. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) SR 5 Resurfacing & Sidewalk Improvements / Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION (If applicable) 2022
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Project Engineer on this project that included 70,000 tons of asphalt, addition of 72 turn lanes, 2 miles of drainage, utilities, curb and gutter, driveways, sidewalk, lighting, multi-phased MOT, and signalization. <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 Jeff Brooks	13. ROLE IN THIS CONTRACT Construction Administration	14. YEARS EXPERIENCE	
		a. TOTAL 40	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION (City and State) England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) CTQP: Earthwork 2, Asphalt Paving 1, Concrete Field Tech 1, Drilled Shaft, Concrete Field Inspector Spec 346 TEST, QC Manager; ACI: Field Testing Technician 1; MISC: FL NPDES/FDEP Stormwater Management Inspector			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Six Mile Creek St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector for the Six Mile Creek North project, which is located in the 4,000 acre Six Mile Creek PUD area of the World Golf Village, Saint Johns DRI. The project is an exclusive private gated community of single family residential lots, the Laterra Resort, the King and the Bear golf course, clubhouse, restaurant, pro shop, driving range, and practice facility. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Durbin Crossing, St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector for construction services related to the proposed development of 218± townhome units within Durbin Crossing Parcel Y. This 33.5-acre site is located in St. Johns County, just off St. Johns Parkway. This project includes the planning, surveying, engineering, and permitting necessary to develop the townhome units. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Tamaya, Duval County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector for construction services related to the Tamaya development. In addition to 2,400 homes, Tamaya will include more than 500,000 square feet of commercial/retail space and a \$10 million amenity center with a 10,000-square-foot clubhouse behind a grand gatehouse and entrance featuring a cascading water element. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Pine Ridge Plantation, Clay County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Provided construction monitoring services for this multi-phase, planned subdivision in Clay County. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Palencia North, St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Inspector for construction services related to this project along US 1 and International Golf Parkway. The 2,350-acre master-planned community offers a full-spectrum of home sites plus ancillary retail and office opportunities along with more than 33 acres of parks, trails and open areas. <input checked="" type="checkbox"/> Check if project performed with current firm		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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
21. TITLE AND LOCATION <i>(City and State)</i> SilverLeaf Plantation St. Johns County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Hutson Companies	b. POINT OF CONTACT NAME Cody Hutson	c. POINT OF CONTACT TELEPHONE NUMBER
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

SilverLeaf Plantation is a 7,285 +/- acre mixed use Development of Regional Impact. The project includes approximately 1,140,000-square-feet of commercial space, 330,000-square-feet of industrial space, 300,000-square-feet of office space, 6,800 single-family residential units, and 3,900 multi-family units, 6 schools including an Academic Village, with a community college campus.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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> East Nassau Stewardship District Nassau County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER East Nassau Stewardship District	b. POINT OF CONTACT NAME Mike Hahaj	c. POINT OF CONTACT TELEPHONE NUMBER (904) 321-1030
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

ETM is the District Engineer for the East Nassau Stewardship District, which is a 24,000-acre DRI project that includes 640 acres of commercial development. At total build-out, this project will include 11-million-square-feet of non-residential space, 550,000-square-feet of commercial space, and 24,000 residential units. ETM is responsible for providing engineering, cost estimates, and plan review to ensure the proper construction of improvements within the District.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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 3
21. TITLE AND LOCATION <i>(City and State)</i> Tolomato CDD (Nocatee) St. Johns County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES On-Going CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER The Parc Group	b. POINT OF CONTACT NAME Rick Ray	c. POINT OF CONTACT TELEPHONE NUMBER (904) 992-9750
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Nocatee, one of the top 10 best selling communities in the nation, is the one project in the Jacksonville region that is most similar to Big Island CDD. This 15,000-acre parcel, at total build-out, will consist of 14,000 residential units, 5-million square feet of nonresidential space and recreation/open spaces, churches, schools and civic uses. ETM is proud of our involvement in the engineering design, planning and landscape architecture of this project. We have been involved with this project since 1997, when The PARC Group began the conceptual planning process.

In addition to providing the lead design consulting services, ETM was responsible for the design, permitting, and construction management of over \$200 Million of transportation, stormwater, and utility infrastructure.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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 4
21. TITLE AND LOCATION <i>(City and State)</i> Double Branch Community Development District Jacksonville, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER The Hutson Companies	b. POINT OF CONTACT NAME David Hutson	c. POINT OF CONTACT TELEPHONE NUMBER (904) 262-7718
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ETM was responsible for the master planning of this 10,000-acre DRI project. The project included roadway design, utility design and master stormwater management design and permitting. In 1999, ETM served as lead consultant in a major modification to the Argyle Forest DRI.

The land development work included engineering and landscape design of over 5,000 residential units, two amenity centers with each over \$7 Million, a regional baseball softball park, a regional soccer park, and over 1-million-square-feet of retail and commercial space. ETM was responsible for the day-to-day coordination efforts of six residential and connector highway construction projects including Amenity Site Construction, totaling approximately \$22 Million. This project includes over 10 miles of connector roadway and infrastructure improvements, JEA and Clay County Utility Authority improvements, amenity center construction, box culvert construction, landscape and irrigation improvements, and lot development services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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
21. TITLE AND LOCATION <i>(City and State)</i> Bartram Springs Community Development District Jacksonville, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Southstar Development Partners, Inc.	b. POINT OF CONTACT NAME Kimball Woodbury	c. POINT OF CONTACT TELEPHONE NUMBER (305) 476-1514
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Bartram Springs is a 1,400 lot single family development in Southeast Duval County located on the northside of Race Track Road immediately west of Philips Highway. The site is over 1,000 acres, half of which are wetlands that discharge to a Durbin Creek tributary. Additional features and elements include: a multi-family parcel, a retail component, a city park site, an elementary school and an amenity area.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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
21. TITLE AND LOCATION <i>(City and State)</i> Bartram Park Jacksonville, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Eastland	b. POINT OF CONTACT NAME Tom Dodson	c. POINT OF CONTACT TELEPHONE NUMBER (904) 280-7100
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Bartram Park is a 3,600-acre mixed-use DRI. The project is located in south Duval County and north St. Johns County along I-95. The proposed development consists of 2,000± single-family units, 7,000± multi-family units, 1.3-million-square-foot of commercial space, 1.6-million-square-foot office space, and 330± hotel rooms. As part of the DRI, over 2,00± acres of preservation land was provided along Julington and Durbin Creek.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

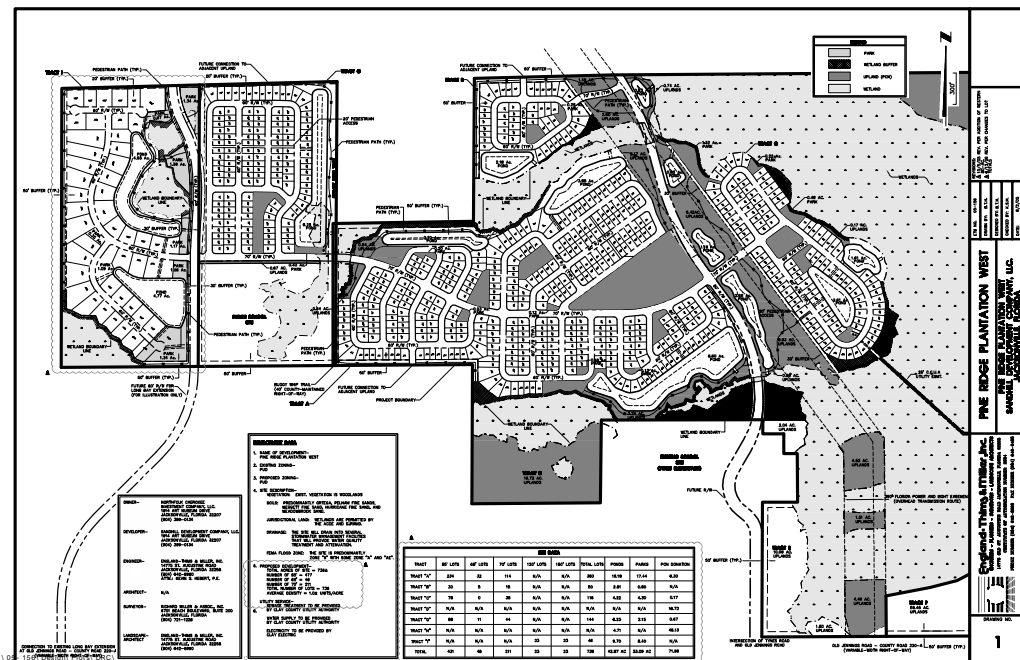
a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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
21. TITLE AND LOCATION <i>(City and State)</i> Pine Ridge Plantation (Clay County, Florida)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Tynes Partners, LLC	b. POINT OF CONTACT NAME Levi Ritter	c. POINT OF CONTACT TELEPHONE NUMBER (904) 399-0134
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

England, Thims & Miller was contracted by Tynes Partners, LLC to provide professional engineering services related to a 116 single family lot subdivision located within the Pine Ridge Development in Clay County. ETM's efforts for this project included: master site plan, water and sewer design, stormwater collection system design, roadway design, regulatory permitting and construction administration.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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 8
21. TITLE AND LOCATION <i>(City and State)</i> Beach CDD (Duval County, Florida)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Beach CDD	b. POINT OF CONTACT NAME Jill Cupps	c. POINT OF CONTACT TELEPHONE NUMBER (407) 382-3256
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

ETM was contracted by Beach Community Development District (CDD) to provide professional engineering support services related to the operation of the CDD in Duval County. ETM's efforts for this project included, coordination with utility providers, coordination with contractors, permitting, engineering services, project management, coordination with surveyors, architects and other consultants and requisition processing.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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
Doug Miller, PE	Client Relations & Project Strategy	×		×	×	×	×	×	×		
Peter Ma, PE	Project Manager										
Brad Weeber, PE, LEED AP	Senior Project Engineer						×				
Brian Landeweer, PE	Transportation Engineer			×					×		
Karl Soderholm, PLA, AICP	Landscape Architect		×	×	×	×	×				
George Miller, PE	Construction Administrator	×									
Jeff Brooks	Construction Administrator			×	×	×	×	×	×		

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	SilverLeaf Plantation	6	Bartram Park
2	East Nassau Stewardship District	7	Pine Ridge Plantation
3	Tolomato Community Development District	8	Beach Community Development District
4	Double Branch Community Development District	9	
5	Bartram Springs	10	

H. ADDITIONAL INFORMATION

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

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

3/20/2025

33. NAME AND TITLE

Peter Ma, PE, Project Manager/Executive Vice President

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME England-Thims & Miller, Inc.			3. YEAR ESTABLISHED 1983	4. UNIQUE ENTITY IDENTIFIER 09-783-0251
2b. STREET 14775 Old St. Augustine Road			5. OWNERSHIP	
2c. CITY Jacksonville		2d. STATE FL	2e. ZIP CODE 32258	
6a. POINT OF CONTACT NAME AND TITLE Peter Ma, PE, Project Manager/Executive Vice President			a. TYPE Corporation	
6b. TELEPHONE NUMBER (904) 642-8990			b. SMALL BUSINESS STATUS N/A	
6c. EMAIL ADDRESS MaP@etminc.com			7. NAME OF FIRM (If Block 2a is a Branch Office)	

8a. FORMER FIRM NAME(S) (If any) Bassett, England & Thims, Inc.		8b. YEAR ESTABLISHED 1977	8c. UNIQUE ENTITY IDENTIFIER 09-783-0251
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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. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	40		C10	Shopping Center	6
08	CADD Technician	23		C15	Construction Management	8
12	Civil Engineer	50		E12	Environmental Remediation	4
15	Construction Inspector	38		H07	Highway/Streets	5
16	Construction Manager	15		H09	Hospital & Medical Facilities	4
29	GIS Specialist	19		H11	Housing	7
39	Landscape Architect	7		I01	Industrial Buildings	2
47	Planner: Urban/Regional	4		I06	Irrigation/Drainage	2
48	Project Manager	11		L03	Landscape Architecture	2
58	Technician/Analyst	11		O01	Office Building	3
N/A	Survey	85		O03	Utilities	3
				P05	Planning-Area	5
				P06	Planning-Site	6
				P07	Land Fills	2
				R04	Recreation	2
				S04	Sewage Treatment	3
				S10	Surveying	6
				S13	Storm Water	4
				T03	Traffic Engineering	6
				U02	Community Development	2
	Other Employees	63		W02	Ground Water	2
Total		366		W03	Water Treatment	4

<p>11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)</p> <table style="width: 100%;"> <tr><td>a. Federal Work</td><td style="text-align: center;">1</td></tr> <tr><td>b. Non-Federal Work</td><td style="text-align: center;">10</td></tr> <tr><td>c. Total Work</td><td style="text-align: center;">10</td></tr> </table>	a. Federal Work	1	b. Non-Federal Work	10	c. Total Work	10	<p style="text-align: center;">PROFESSIONAL SERVICES REVENUE INDEX NUMBER</p> <table style="width: 100%;"> <tr> <td>1. Less than \$100,000</td> <td>6. \$2 million to less than \$5 million</td> </tr> <tr> <td>2. \$100,000 to less than \$250,000</td> <td>7. \$5 million to less than \$10 million</td> </tr> <tr> <td>3. \$250,000 to less than \$500,000</td> <td>8. \$10 million to less than \$25 million</td> </tr> <tr> <td>4. \$500,000 to less than \$1 million</td> <td>9. \$25 million to less than \$50 million</td> </tr> <tr> <td>5. \$1 million to less than \$2 million</td> <td>10. \$50 million or greater</td> </tr> </table>	1. Less than \$100,000	6. \$2 million to less than \$5 million	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	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
a. Federal Work	1																
b. Non-Federal Work	10																
c. Total Work	10																
1. Less than \$100,000	6. \$2 million to less than \$5 million																
2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million																
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 3/20/2025
c. NAME AND TITLE Peter Ma, PE, Project Manager/Executive Vice President	

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

7D

**Governors Park North 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
WEIGHT FACTOR	25	25	20	15	5	5	5	100
NAME OF RESPONDENT								
1 Alliant Engineering, Inc.								
2 England-Thims & Miller, Inc.								

Board Member's Signature

Date

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Undeposited funds	\$ 13,931	\$ -	\$ -	\$ 13,931
Due from Landowner	15,533	4,855	132	20,520
Total assets	<u>\$ 29,464</u>	<u>\$ 4,855</u>	<u>\$ 132</u>	<u>\$ 34,451</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 17,475	\$ 4,855	\$ 132	\$ 22,462
Due to Landowner	-	4,855	132	4,987
Accrued wages payable	400	-	-	400
Accrued taxes payable	30	-	-	30
Landowner advance	11,558	-	-	11,558
Total liabilities	<u>29,463</u>	<u>9,710</u>	<u>264</u>	<u>39,437</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	11,405	-	-	11,405
Total deferred inflows of resources	<u>11,405</u>	<u>-</u>	<u>-</u>	<u>11,405</u>
Fund balances:				
Restricted				
Debt service	-	(4,855)	-	(4,855)
Capital projects	-	-	(132)	(132)
Unassigned	(11,404)	-	-	(11,404)
Total fund balances	<u>(11,404)</u>	<u>(4,855)</u>	<u>(132)</u>	<u>(16,391)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 29,464</u>	<u>\$ 4,855</u>	<u>\$ 132</u>	<u>\$ 34,451</u>

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 6,500	\$ 6,500	\$ 50,490	13%
Total revenues	<u>6,500</u>	<u>6,500</u>	<u>50,490</u>	13%
EXPENDITURES				
Professional & administrative				
Supervisors	-	431	-	N/A
Management/accounting/recording**	2,000	6,000	6,000	100%
Legal	7,732	7,732	25,000	31%
Engineering	-	-	2,000	0%
Telephone	16	50	50	100%
Postage	90	101	500	20%
Printing & binding	42	125	125	100%
Legal advertising	1,942	1,941	7,500	26%
Annual special district fee	-	-	175	0%
Insurance	1,260	1,260	5,500	23%
Contingencies/bank charges	264	264	1,750	15%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>13,346</u>	<u>17,904</u>	<u>50,490</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(6,846)	(11,404)	-	
Fund balances - beginning	(4,558)	-	-	
Fund balances - ending	<u>\$ (11,404)</u>	<u>\$ (11,404)</u>	<u>\$ -</u>	

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>4,855</u>	<u>4,855</u>
Total expenditures	<u>4,855</u>	<u>4,855</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (4,855)	 (4,855)
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u>\$ (4,855)</u>	<u>\$ (4,855)</u>

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>132</u>	<u>132</u>
Total expenditures	<u>132</u>	<u>132</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (132)	 (132)
 Fund balances - beginning	 -	 -
Fund balances - ending	<u><u>\$ (132)</u></u>	<u><u>\$ (132)</u></u>

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Governors Park North Community Development District held Public Hearings, a Regular Meeting and an Audit Committee Meeting on October 9, 2025 at 12:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Joshua Breakstone	Chair
Noah Breakstone	Vice Chair
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michael Eckert	District Counsel
Peter Ma (via telephone)	District Engineer
Matthew Guilbeault	England-Thims & Miller
David D’Ambrosio (via telephone)	BTI Partners

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 12:15 p.m.

Supervisors Noah Breakstone, Joshua Breakstone, and Kramer, were present. Supervisors Benyowitz and Fertel, were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (the following will be provided in a separate package)

39 Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath
40 of Office to Kevin Kramer, Joshua Breakstone and Noah Breakstone. All are familiar with the
41 following:

- 42 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 43 **B. Membership, Obligations and Responsibilities**
- 44 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 45 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
- 46 **Public Officers**

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48 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2026-01,**

49 **Canvassing and Certifying the Results of**

50 **the Landowners’ Election of Supervisors**

51 **Held Pursuant to Section 190.006(2),**

52 **Florida Statutes, and Providing for an**

53 **Effective Date**

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55 Mr. Torres presented Resolution 2026-01. The results of the Landowners’ Election were
56 as follows:

57	Seat 1	Noah Breakstone	800 votes	Four-year Term
58	Seat 2	Josh Breakstone	800 votes	Four-year Term
59	Seat 3	Kevin Kramer	700 votes	Two-year Term
60	Seat 4	Aharon Benyowitz	700 votes	Two-year Term
61	Seat 5	Shira Fertel	700 votes	Two-year Term

62 **On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone,**

63 **with all in favor, Resolution 2026-01, Canvassing and Certifying the Results of**

64 **the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2),**

65 **Florida Statutes, and Providing for an Effective Date, was adopted.**

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68 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-02,**

69 **Electing and Removing Certain Officers of**

70 **the District and Providing for an Effective**

71 **Date**

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73 Mr. Torres presented Resolution 2026-02. Mr. Noah Breakstone nominated the
74 following:

- 75 Chair Joshua Breakstone
- 76 Vice Chair Kevin Kramer
- 77 Assistant Secretary Shira Fertel
- 78 Assistant Secretary Noah Breakstone
- 79 Assistant Secretary Aharon Benyowitz

80 No other nominations were made.

81 The following prior appointments by the Board remain unchanged by this Resolution:

- 82 Secretary Craig Wrathell
- 83 Assistant Secretary Ernesto Torres
- 84 Assistant Secretary Felix Rogriguez
- 85 Treasurer Craig Wrathell
- 86 Assistant Treasurer Jeffrey Pinder

87 **On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone,**
 88 **with all in favor, Resolution 2026-02, Electing, as nominated, and Removing**
 89 **Certain Officers of the District and Providing for an Effective Date, was**
 90 **adopted.**

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Resetting the Date of the Landowners' Meeting and Election; Providing A Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2026-03.

100 **On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone,**
 101 **with all in favor, Resolution 2026-03, Resetting the Date of the Landowners'**
 102 **Meeting and Election; Providing A Severability Clause; and Providing an**
 103 **Effective Date, was adopted.**

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SEVENTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem

109 Assessments as Authorized and Permitted by
 110 Section 197.3632, Florida Statutes; Expressing the
 111 Need for the Levy of Non-Ad Valorem
 112 Assessments and Setting Forth the Legal
 113 Description of the Real Property Within the
 114 District’s Jurisdictional Boundaries that May or
 115 Shall Be Subject to the Levy of District Non- Ad
 116 Valorem Assessments; Providing for Severability;
 117 Providing for Conflict and Providing for an
 118 Effective Date
 119

120 **A. Affidavit/Proof of Publication**

121 **B. Consideration of Resolution 2026-04, Expressing its Intent to Utilize the Uniform**
 122 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**
 123 **May Be Levied by the Governors Park North Community Development District in**
 124 **Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause;**
 125 **and Providing an Effective Date**

126 Mr. Torres presented Resolution 2026-04.

127 **On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in**
 128 **favor, the Public Hearing was opened.**

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 131 No affected property owners or members of the public were present or spoke.

132 **On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in**
 133 **favor, the Public Hearing was closed.**

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 135 **On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in**
 136 **favor, Resolution 2026-04, Expressing its Intent to Utilize the Uniform Method**
 137 **of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May**
 138 **Be Levied by the Governors Park North Community Development District in**
 139 **Accordance with Section 197.3632, Florida Statutes; Providing a Severability**
 140 **Clause; and Providing an Effective Date, was adopted.**

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 143 **EIGHTH ORDER OF BUSINESS** **Public Hearing to Consider the Adoption of an**
 144 **Assessment Roll and the Imposition of Special**
 145 **Assessments Relating to the Financing and**
 146 **Securing of Certain Public Improvements**
 147

148 Mr. Eckert stated this Public Hearing is related to levying the assessments based on the
149 Capital Improvement Plan (CIP) that the Board previously approved.

150 **On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone,**
151 **with all in favor, the Public Hearing was opened.**

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154 **A. Affidavit/Proof of Publication**

155 **B. Mailed Notice to Property Owner(s)**

156 These items were included for informational purposes.

157 Mr. Eckert posed and Mr. Torres responded to the following questions:

158 **Mr. Eckert:** Was the meeting properly noticed in the newspaper?

159 **Mr. Torres:** Yes.

160 **Mr. Eckert:** Do you have the proof of publication?

161 **Mr. Torres:** Yes. It is found in the agenda.

162 **Mr. Eckert:** Can you confirm that the notice was mailed to Landowners of record in
163 accordance with Chapters 170 and 197?

164 **Mr. Torres:** Yes.

165 **Mr. Eckert:** Were the names and addresses obtained from the official County records?

166 **Mr. Torres:** Yes.

167 **Mr. Eckert:** Have the plans and specifications been on file and available for public
168 inspection?

169 **Mr. Torres:** Yes.

170 Mr. Eckert stated that the two requirements of Florida Law, in relation to the
171 assessments, are that the land has to receive a benefit from the CIP and the benefit has to be
172 fairly allocated among the benefited parcels.

173 **C. Engineer's Report (for informational purposes)**

174 Mr. Ma presented the Engineers Report dated June 13, 2025 and noted the following:

175 ➤ The Report is unchanged since it was presented and approved by the Board at the
176 Organizational Meeting.

177 ➤ The CIP anticipates 1,759 residential units, comprised of 1,087 single-family units and
178 672 townhome units.

179 ➤ Total acreage is 802 acres.

180 ➤ The Master off-site infrastructure total cost is estimated at \$134,563,800, including a
181 20% contingency.

182 ➤ The Master on-site infrastructure total cost is estimated at \$122,619,900, including a
183 20% contingency.

184 Mr. Eckert posed and Mr. Ma responded to the following questions:

185 **Mr. Eckert:** Based on your experience, are the cost estimates in the Report reasonable
186 and proper?

187 **Mr. Ma:** Yes.

188 **Mr. Eckert:** Do you have any reason to believe the Project cannot be carried out by the
189 District?

190 **Mr. Ma:** No.

191 **D. Master Special Assessment Methodology Report (for informational purposes)**

192 Mr. Torres presented the Master Special Assessment Methodology Report dated July 8,
193 2025. He noted the following:

194 ➤ There have been no significant changes to the Master Special Assessment Methodology
195 Report since it was presented and approved at the Organizational Meeting.

196 ➤ The Development Plan anticipates 1,759 platted residential units.

197 ➤ The anticipated total CIP costs are as stated in the Engineer's Report, as specified above.

198 ➤ The proposed financing plan for the District provides for the issuance of the Bonds in
199 the approximate principal amount of \$477,210,000 to finance approximately \$348,419,364 in
200 CIP costs.

201 Regarding whether further action will be necessary if the lot/unit types, numbers and/or
202 sizes change, Mr. Eckert stated that language can be added to the Master Methodology to
203 allow for those types of changes.

204 Mr. Eckert posed and Mr. Torres responded to the following questions:

205 **Mr. Eckert:** For the transportation improvements, utility and stormwater facilities, will
206 the special and peculiar benefits include added use of the property, added enjoyment of the
207 property and increase marketability of the property?

208 **Mr. Torres:** Yes.

209 **Mr. Eckert:** For the recreation improvements, will the special and peculiar benefits
210 include added use of the property, added enjoyment of the property and increase marketability
211 of the property and eliminate the need for individual owners to build duplicate facilities?

212 **Mr. Torres:** Yes.

213 **Mr. Eckert:** For the neighborhood improvements, will the special and peculiar benefits
214 include the added enjoyment of the property, likely increase in marketability and likely increase
215 value of the property?

216 **Mr. Torres:** Yes.

217 **Mr. Eckert:** Would some of the other benefits of the District's CIP include access to the
218 property by roads, availability of recreational amenities, improve property value, improve
219 usability of the property and improve aesthetics?

220 **Mr. Torres:** Yes.

221 **Mr. Eckert:** In your professional opinion, do the lands subject to the assessments
222 receive special benefits from the District's Improvement Plan?

223 **Mr. Torres:** Yes.

224 **Mr. Eckert:** In your professional opinion, are the special assessments reasonably
225 apportioned among the lands subject to the special assessments?

226 **Mr. Torres:** Yes.

227 **Mr. Eckert:** In your professional opinion, is it reasonable, proper and just to assess the
228 costs of the project against the lands in the District in accordance with your Methodology,
229 which results in the special assessments set forth in the final assessment roll?

230 **Mr. Torres:** Yes.

231 **Mr. Eckert:** Is it your opinion that the special benefits the lands will receive as set forth
232 in the final assessment roll will be equal to or in excess of the special assessments thereon
233 when allocated as set forth in the Methodology.

234 **Mr. Torres:** Yes.

235 **Mr. Eckert:** Is it your opinion that it is in the best interest of the District that the special
236 assessments be paid and collected in accordance with the Methodology and the District's
237 Assessment Resolutions?

238 **Mr. Torres:** Yes.

239 • **Hear testimony from the affected property owners as to the propriety and advisability**
240 **of making the improvements and funding them with special assessments on the**
241 **property.**

242 No affected property owners or members of the public spoke.

243 Mr. Eckert stated that no members of the public were present.

244 There were no Board Member questions.

245 Mr. Eckert asked if any letters were received by the District Manager objecting to the
246 assessments or pertaining to the assessments. Mr. Torres stated none were received.

247 • **Thereafter, the governing authority shall meet as an equalizing board to hear any and**
248 **all complaints as to the special assessments on a basis of justice and right.**

249 The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

250 **E. Consideration of Resolution 2026-05, Authorizing District Projects for Construction**
251 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
252 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**
253 **Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special**
254 **Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida**
255 **Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;**
256 **Making Provisions for Transfers of Real Property to Governmental Bodies; Providing**
257 **for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an**
258 **Effective Date**

259 Mr. Eckert presented Resolution 2026-05, which accomplishes the following:

260 ➤ Sets forth the Board's ability to adopt the Resolution.

261 ➤ Makes certain findings based on the steps taken to date, as well as the evidence
262 presented at today's hearing.

299 Mr. Torres presented Resolution 2026-06.

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Public Hearing was opened.

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No affected property owners or members of the public were present or spoke.

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Public Hearing was closed.

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On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2026-06, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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TENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

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A. Affidavit of Publication

B. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

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Mr. Torres presented Resolution 2026-07. He reviewed the proposed Fiscal Year 2025 budget, which is a partial-year Landowner-funded budget, with expenses funded as they are incurred.

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On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Public Hearing was opened.

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No affected property owners or members of the public were present or spoke.

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Public Hearing was closed.

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On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

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ELEVENTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2026-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2026-08. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget, with expenses being funded as they are incurred.

On MOTION by Mr. Kramer and seconded by Mr. Noah Breakstone, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public were present or spoke.

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2026-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Greenberg Traurig P.A. Bond Counsel Engagement**

Mr. Torres presented the Greenberg Traurig P.A. Bond Counsel Engagement Letter Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Greenberg Traurig P.A. Bond Counsel Engagement Letter Agreement, was approved.

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374 **THIRTEENTH ORDER OF BUSINESS****Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

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377 The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

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379 **FOURTEENTH ORDER OF BUSINESS****Review of Responses to Request for
Proposals (RFP) for Annual Audit Services**

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382 **A. Affidavit of Publication**383 **B. RFP Package**

384 These items were included for informational purposes.

385 **C. Respondent(s)**386 Mr. Torres discussed his experience with the respondents and the qualifications and
387 pricing of the respondents.388 **I. Berger, Toombs, Elam, Gaines & Frank**389 Bid: \$3,500 for the year ended September 30, 2025, \$3,600 for Fiscal Year 2026, \$3,700
390 for Fiscal Year 2027, \$3,800 for Fiscal Year 2028 and \$3,900 for Fiscal Year 2029, plus an
391 additional \$1,400 per bond issuance.392 **II. DiBartolomeo, McBee, Hartley & Barnes, P.A.**393 Bid: \$2,850 for Fiscal Year 2025, \$2,950 for Fiscal Year 2026, \$3,150 for Fiscal Year 2027,
394 \$3,350 for Fiscal Year 2028 and \$3,500 for Fiscal Year 2029, plus an additional \$1,250 with bond
395 issuance.396 **III. Grau & Associates**397 Bid: \$3,000 for Fiscal Year 2025, \$3,100 for Fiscal Year 2026, \$3,200 for Fiscal Year 2027,
398 \$3,300 for Fiscal Year 2028 and \$3,400 for Fiscal Year 2029, plus an additional \$1,500 with bond
399 issuance.400 **D. Auditor Evaluation Matrix/Ranking**401 Mr. Kramer discussed his recommended scoring. The Board, sitting as the Audit
402 Selection Committee, agreed with Mr. Kamer's scores and ranking, as follows:

403 #1 DiBartolomeo, McBee, Hartley & Barnes, P.A. 98 Points

404 #2 Grau & Associates 97 Points

405 #3 Berger, Toombs, Elam, Gaines & Frank 96 Points

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407 **FIFTEENTH ORDER OF BUSINESS** **Termination of Audit Selection Committee**
408 **Meeting/Reconvene Regular Meeting**

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410 The Audit Selection Committee Meeting terminated and the Regular Meeting
411 reconvened.

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413 **SIXTEENTH ORDER OF BUSINESS** **Consider Recommendation of Audit**
414 **Selection Committee**

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416 • **Award of Contract**

417 **On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in**
418 **favor, accepting the Audit Selection Committee scores, ranking and**
419 **recommendation as the CDD Board’s own scores and ranking; ranking**
420 **DiBartolomeo, McBee, Hartley & Barnes, P.A., as the #1 ranked respondent to**
421 **the RFP for Annual Audit Services; and authorizing the negotiation and**
422 **execution of the Annual Audit Services Contract to DiBartolomeo, McBee,**
423 **Hartley & Barnes, P.A., was approved.**

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426 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Goals and Objectives**
427 **Reporting FY2026 [HB7013 - Special**
428 **Districts Performance Measures and**
429 **Standards Reporting]**

430

431 Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance
432 Measures and Standards. He noted that it will be necessary to authorize the Chair to approve
433 the findings related to the 2025 Goals and Objectives.

434 • **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives**
435 **Reporting**

436 **On MOTION by Mr. Kramer and seconded by Mr. Noah Breakstone, with all in**
437 **favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance**
438 **Measures and Standards and authorizing the Chair to approve the findings**
439 **related to the 2025 Goals and Objectives Reporting, were approved.**

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442 **EIGHTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-09,**
 443 **Designating the Location of the Local**
 444 **District Records Office and Providing an**
 445 **Effective Date**

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 447 This item was deferred.

448
 449 **NINETEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 450 **Statements as of August 31, 2025**

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 452 **On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in**
 453 **favor, the Unaudited Financial Statements as of August 31, 2025, were**
 454 **accepted.**

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 457 **TWENTIETH ORDER OF BUSINESS** **Approval of Minutes**

458
 459 **A. July 8, 2025 Organizational Meeting**

- 460 Mr. Eckert submitted the following changes to District Management:
 461 Line 48: Change “declinations/resignations” to “written declinations”
 462 Line 157: Delete “/or”
 463 Line 197: Insert “8.A. through 8.G.,” before “were”
 464 Line 257: Change “Two Board Members” to “Supervisors Benyowitz and Fertel”
 465 Line 338: Insert “for two Supervisors” after “compensation”
 466 Line 406: Insert “Preliminary” before “Master”

467 **B. August 14, 2025 Landowners’ Meeting**

468 **On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in**
 469 **favor, the July 8, 2025 Organizational Meeting Minutes, as amended to**
 470 **incorporate District Counsel’s edits, and the August 14, 2025 Landowners’**
 471 **Meeting Minutes, as presented, were approved.**

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 474 **TWENTY-FIRST ORDER OF BUSINESS** **Staff Reports**

475
 476 **A. District Counsel: Kutak Rock LLP**

477 Mr. Eckert stated the Bond Validation Hearing is November 6, 2025. He anticipates
 478 being able to issue bonds about 30 days after that.

479 **B. District Engineer (Interim): England-Thims & Miller, Inc.**

480 There was no report.

481 **C. District Manager: Wrathell, Hunt and Associates, LLC**

482 • **NEXT MEETING DATE: November 13, 2025 at 12:00 PM**

483 ○ **QUORUM CHECK**

484

485 **TWENTY-SECOND ORDER OF BUSINESS** **Board Members' Comments/Requests**

486

487 There were no Board Members' comments or requests.

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489 **TWENTY-THIRD ORDER OF BUSINESS** **Public Comments**

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491 No members of the public spoke.

492

493 **TWENTY-FOURTH ORDER OF BUSINESS** **Adjournment**

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495 **On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in**
496 **favor, the meeting adjourned at 12:47 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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505 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Holiday Inn & Suites, 620 Wells Road, Orange Park, FL 32073

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Public Hearings and Regular Meeting	12:00 PM
November 13, 2025	Regular Meeting	12:00 PM
December 11, 2025	Regular Meeting	12:00 PM
January 8, 2026	Regular Meeting	12:00 PM
February 12, 2026	Regular Meeting	12:00 PM
March 12, 2026	Regular Meeting	12:00 PM
April 9, 2026	Regular Meeting	12:00 PM
May 14, 2026	Regular Meeting	12:00 PM
June 11, 2026	Regular Meeting	12:00 PM
July 9, 2026	Regular Meeting	12:00 PM
August 13, 2026	Regular Meeting	12:00 PM
September 10, 2026	Regular Meeting	12:00 PM