VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John Quick
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
REGULAR COUNCIL MEETING
MONDAY, NOVEMBER 2, 2026 – 7:00 PM
(PROCLAMATIONS, AWARDS, & PRESENTATIONS WILL BEGIN AT 6:30 PM)

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234

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1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **PROCLAMATIONS, AWARDS, PRESENTATIONS**

   A. Recognition of Mayor Karyn Cunningham, Councilmember Patrick Fiore, and Councilmember Marsha Matson in acknowledgment of their years of dedicated service as elected officials for the Village of Palmetto Bay

   B. Recognition of Village of Palmetto Bay Building Official, Dean Klements

C. Recognition of 2025-2026 Charter Revision Commission (Shelley Stanczyk, Marc Levy, Paul Schweip, David Zisman, and Brian Tannebaum)

D. Recognition of Jack Fell (Volunteerism & Tenure on the Tree Advisory Committee)

E. Recognition of All Current Advisory Board and Committee Members *(Art-in-Public Places Advisory Board, Education Advisory Committee, Parks & Recreation Committee, Resiliency Committee, and Tree Advisory Committee)*

F. Proclamation Recognizing Epilepsy Awareness Month in Support of "Epilepsy Alliance Florida"

G. Proclamation Recognizing National E-Waste Day in Support of the "Pennies for Penguins" Initiative

3. APPROVAL OF MINUTES

A. Regular Council Meeting (October 5, 2026)

4. REQUESTS, PETITIONS AND PUBLIC COMMENTS SUBMITTED Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the Village Council. Speakers will address the Village Council with respect.

5. VILLAGE MANAGER'S REPORT

A. Departmental Updates

B. Police Commander Report

6. VILLAGE ATTORNEY'S REPORT

A. Attorney Expenses

B. Litigation Update

7. VILLAGE CLERK'S REPORT

A. Calendar Update (November 2026)

B. Notice of General Election/Special Election (November 3, 2026)

C. Sample Master Ballot & VPB Resolution 2026-55

8. BOARD AND COMMITTEE REPORTS

A. Art-in-Public Places Advisory Board Meeting (September 9, 2026)

B. Resiliency Committee Meeting (September 15, 2026)

9. EMERGENCY ORDINANCES WITH PUBLIC HEARING

10. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO BUILDING PERMIT FEES; RESTRUCTURING APPENDIX A OF THE CODE OF ORDINANCES IN COMPLIANCE WITH HB 399 AND HB 803 OF THE 2026 FLORIDA LEGIUSLATURE; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Building Official, Dean Klements) (Passed on First Reading on October 19, 2026, Zoning Hearing)*

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATED TO STORMWATER UTILITY FEES; REVISING THE STORMWATER UTILITY FEE STRUCTURE IN SUPPORT OF THE VILLAGE STORMWATER MANAGEMENT SYSTEM; PROVIDING FOR ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer) (Passed on First Reading on October 5, 2026, Regular Council Meeting)*

C. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING AND ADOPTING THE MOBILITY FEE TECHNICAL REPORT AND PARKS IMPACT FEE STUDY REPORT PREPARED BY STANTEC CONSULTING SERVICES INC.; AMENDING APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES RELATING TO THE VILLAGE-WIDE MOBILITY IMPACT FEE SCHEDULE AND PARK CONCURRENCY IMPACT FEE SCHEDULE PURSUANT TO THE FLORIDA IMPACT FEE ACT (SECTION 163.31801, FLORIDA STATUTES); PROVIDING FOR STATUTORY PHASE-IN INCREMENTS AND NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on October 19, 2026, Zoning Hearing)*

D. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2026 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2026/2027 – 2030/2031 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on October 19, 2026, Zoning Hearing)*

11. ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS

12. CONSENT AGENDA

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING A THREE YEAR (3) CONTRACT WITH AN OPTION TO RENEW ANNUALLY NOT TO EXCEED FIVE (5) CONSECUTIVE YEARS WITH CONTINUING SERVICE PROFESSIONALS UNDER THE DISCIPLINE OF ARCHITECTURE DESIGN, LANDSCAPE DESIGN, GENERAL CIVIL ENGINEERING, ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES, GENERAL URBAN PLANNING, ELECTRICAL ENGINEERING, STRUCTURAL ENGINEERING, MECHANICAL ENGINEERING, ENVIRONMENTAL ENGINEERING, FIRE PROTECTION, AND PLUMBING PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2026-11-015; AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTINUOUS PROFESSIONAL CONTRACT WITH THE TOP FIVE (5) RANKED PROFESSIONAL COMPANIES FOR EACH DISCIPLINE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Alessia Bencomo, Procurement Specialist)*

B. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PUBLIC MEETINGS; SCHEDULING THE FOLLOWING PUBLIC MEETINGS OF THE VILLAGE COUNCIL: REGULAR COUNCIL MEETINGS, ZONING AND LAND DEVELOPMENT MEETINGS, COMMITTEE OF THE WHOLE WORKSHOPS, AND BUDGET WORKSHOPS FOR CALENDAR YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Village Clerk Missy Arocha*

C. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, URGING SUPPORT FOR THE FEDERAL APPROPRIATION REQUEST BY MIAMI-DADE COUNTY PUBLIC SCHOOLS TO ESTABLISH THE SOUTH REGION SPACEHUB AEROSPACE MAGNET PROGRAM; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

D. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE HUMAN RESOURCES INFORMATION SYSTEM (HRIS); APPROVING THE ADDITIONAL ANNUAL COST OF $3,861 TO THE EXISTING CONTRACT WITH PAYCOM PAYROLL, LLC FOR THE INCLUSION OF AN APPLICANT TRACKING MODULE AND A BENEFITS ADMINISTRATION CONVERTER, PLUS A ONE-TIME IMPLEMENTATION FEE OF $500; APPROVING A 3-YEAR TERM WITH PAYCOM; AUTHORIZING THE VILLAGE MANAGER TO SIGN APPLICABLE DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by HR & Communications Director, Olga Cadaval)*

13. RESOLUTIONS REQUIRING PUBLIC HEARING

14. RESOLUTIONS WITH PUBLIC COMMENT

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; ACCEPTING THE RECOMMENDATION OF THE EDUCATION ADVISORY COMMITTEE; APPROVING AN EQUAL DISTRIBUTION OF TEN THOUSAND DOLLARS ($10,000.00) TO EACH OF THE FIVE PUBLIC

SCHOOLS IN THE PALMETTO BAY FEEDER PATTERN EXCLUSIVELY TO ENHANCE AND MAINTAIN STUDENT ENROLLMENT FOR FISCAL YEAR 2026-2027 ONLY; ESTABLISHING GUIDELINES FOR SUBMISSION, REVIEW, APPROVAL, REPORTING AND AUDIT; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

B. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, URGING THE MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION, THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT SIX, AND THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS TO INCLUDE THE PROJECTS IDENTIFIED IN THE VILLAGE'S SAFETY ACTION PLAN, MULTI-MODAL TRANSPORTATION MASTER PLAN, AND MULTI-USE TRAIL AND SMART PLAN CONNECTIVITY STUDY IN THE MIAMI-DADE LONG RANGE TRANSPORTATION PLAN, THE TRANSPORTATION IMPROVEMENT PROGRAM, AND THE FDOT FIVE-YEAR WORK PROGRAM; DIRECTING THE VILLAGE CLERK TO TRANSMIT THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

C. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, DIRECTING THE VILLAGE MANAGER TO ESTABLISH AN ANNUAL "WIENERS & FRIENDS BARK BASH," A DOG-FOCUSED COMMUNITY EVENT AT CORAL REEF PARK, DESIGNED TO PROMOTE THE VILLAGE'S ADOPT-A-PET INITIATIVE, ENCOURAGE RESPONSIBLE PET OWNERSHIP, AND FOSTER COMMUNITY ENGAGEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*

D. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF THE MURAL AT THE PALMETTO BAY SKATEPARK TO BE INSTALLED AT 17535 SW 95 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Sustainability & Resiliency Planner, Andrea Candelaria)*

E. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF THE PROPOSED ART BY ARTISTS GUS AND LINA OCAMPOSILVA; APPROVING THE INSTALLATION OF ONE (1) STANDALONE ART SCULPTURE AND THREE (3) WALL ART SCULPTURES FOR THE PALMETTO BAY-DIADEM PICKLEBALL CENTER LOCATED AT 9505 SW 179 STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

F. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-160 OF THE ART-IN-PUBLIC PLACES (AIPP) PROGRAM; AUTHORIZING THE VILLAGE MANAGER, IN

ACCORDANCE WITH THE ART-IN-PUBLIC PLACES ADVISORY BOARD, TO PROCEED WITH ADVERTISING A NEW CALL TO ARTIST FOR FOUR (4) ART BENCHES AT CORAL REEF PARK; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Sustainability & Resiliency Planner, Andrea Candelaria)*

15. OTHER BUSINESS

16. COUNCIL COMMENTS

17. NEXT MEETING AND ADJOURNMENT

- REGULAR COUNCIL MEETING (Monday, December 7, 2026)

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. 3.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Regular Council Meeting (October 5, 2026)
SUGGESTED ACTION:	

ATTACHMENTS:
2026-10-05 Regular-Minutes

MINUTES
REGULAR COUNCIL MEETING
MONDAY, OCTOBER 5, 2026 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER.

Mayor Karyn Cunningham called the Regular Council Meeting to order at 7:00 p.m.

The following members of the Village Council were present during the roll call:
Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Councilmember Steve Cody
Councilmember Marsha Matson
Councilmember Patrick Fiore *(arrived at the meeting at 7:10 PM after roll call)*

The following Charter Officers were present during the roll call:
Village Manager Nick Marano
Village Attorney John Quick
Village Clerk Missy Arocha

A moment of silence was held in lieu of an invocation, and the pledge of allegiance was led by student, Luke Esquivel who was Mayor for the Day.

3. APPROVAL OF MINUTES

A. Regular Council Meeting (September 14, 2026)

Councilmember Marsha Matson **motioned** to amend the minutes by correcting a typo on the minutes as follows: correct page 5 of 14 of the minutes, line 23 should read Councilmember Steve Cody as a “yes” on the voting record and that his name should be removed from line 27 as explained in the email previously sent by the Clerk.

Vice Mayor Mark Merwitzer **seconded** the motion. **All voted in favor of the motion (4-0). The motion passed unanimously.**

Councilmember Marsha Matson **moved** to approve the amended minutes, and Vice Mayor Mark Merwitzer **seconded** the motion. **All voted in favor (4-0). The motion passed unanimously.**

4. REQUESTS, PETITIONS, AND PUBLIC COMMENTS: The following speaker spoke for a time allotment of three minutes:

- Steve Kreisher (18201 SW 98th Avenue) urged the Village Council to promote Breast Cancer Awareness Month by publishing and sharing information about breast cancer symptoms on the Village's website and social media platforms. He also expressed concerns regarding parking availability, noting that the paid parking spaces remain largely vacant while vehicles continue to fill the parking areas along SW 180th Street and Park Drive. He questioned the effectiveness of the current paid parking system and encouraged the Village to consider revising its parking regulations to ensure adequate parking is available to support businesses operating in the Village

Village Clerk Missy Arocha reported that no public comments were submitted by form.

5. VILLAGE MANAGER'S REPORT

A. Departmental Updates: The Manager's detailed report was part of the agenda packet.

B. Police Commander Report: Major Antonio Rodriguez introduced Lieutenant Jose Bonilla and welcomed him to the Policing Unit. Following the introduction, Lt. Bonilla answered questions raised by the Council relating to his position and professional experience in the Sheriff's Office.

6. VILLAGE ATORNEY'S REPORT

A. Attorney Expenses: Legal invoices were made part of the agenda packet.
B. Mr. John Quick provided a litigation update and answered questions raised by the Council.

7. VILLAGE CLERK'S REPORT

A. Calendar Update (October 2026)
B. Notice of General Election & Special Election (November 3, 2026)

8. BOARD AND COMMITTEE REPORTS

Councilmember Steve Cody **motioned** to approve the Board and Committee Reports. Vice Mayor Mark Merwitzer **seconded** the motion. **All voted in favor (5-0). The motion carried unanimously.**

A. Art-in-Public Places Advisory Board Meeting (July 7, 2026
B. Resiliency Committee Meeting (June 16, 2026)
C. Resiliency Committee Meeting (May 13, 2026)
D. Resiliency Committee Meeting (April 21, 2026)

9. EMERGENCY ORDINANCES WITH PUBLIC HEARING: None.

10. ORDINANCES FOR SECOND READING AND PUBLIC HEARING:

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO STORMWATER UTILITY FEES; REVISING THE STORMWATER UTILITY FEE STRUCTURE IN SUPPORT OF THE VILLAGE STORMWATER MANAGEMENT SYSTEM; PROVIDING FOR ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Stormwater Engineer, Mairelys Gensler) (Passed on First Reading on September 14, 2026, Regular Council Meeting)*

Item 10A was **moved** by Councilmember Steve Cody and **seconded** by Councilmember Patrick Fiore.

The following speaker spoke opposed to the Ordinance for a time allotment of three minutes during the public comment period: Steve Kreisher (18201 SW 98th Avenue).

Village Attorney John Quick advised that the item contained a scrivener's error and that no formal amendment was necessary, as the error could be corrected.

Councilmember Patrick Fiore questioned the proposed increase, stating that it was substantial and that he could not support the increase of $16 per month.

There was no further discussion by the Village Council regarding the Ordinance.

Final Vote for Adoption on Second Reading:

Vice Mayor Mark Merwitzer	-	YES
Councilmember Steve Cody	-	YES
Councilmember Patrick Fiore	-	NO
Mayor Karyn Cunningham	-	YES
Councilmember Marsha Matson	-	YES

Upon a roll call vote, the **Ordinance passed on Second Reading** by a vote of (4-1).

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; AMENDING CHAPTER 32, "PASSPORT ACCEPTANCE FACILITY," OF THE VILLAGE'S CODE OF ORDINANCES; ESTABLISHING THAT PASSPORT APPLICATION FEES AND RELATED FEES COLLECTED ON BEHALF OF THE UNITED STATES DEPARTMENT OF STATE SHALL AUTOMATICALLY CONFORM TO THE FEES THEN IN EFFECT AS ESTABLISHED BY THE UNITED STATES DEPARTMENT OF STATE, WITHOUT THE NEED FOR FURTHER AMENDMENT TO THE VILLAGE'S CODE OF ORDINANCES; UPDATING THE VILLAGE'S PASSPORT PHOTO FEE; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *(Sponsored by Village Clerk, Missy Arocha) (Passed on First Reading on September 14, 2026, Regular Council Meeting)*

Item 10B was **moved** by Vice Mayor Mark Merwitzer and **seconded** by Councilmember Steve Cody.

There were no speakers wishing to address the Village Council during public comment.

Village Clerk Missy Arocha provided an explanation of the proposed Ordinance.

There was no discussion by the Village Council regarding the Ordinance.

Final Vote for Adoption on Second Reading:

Vice Mayor Mark Merwitzer	-	YES
Councilmember Steve Cody	-	YES
Councilmember Patrick Fiore	-	YES
Mayor Karyn Cunningham	-	YES
Councilmember Marsha Matson	-	YES

Upon a roll call vote, the **Ordinance passed on Second Reading** by a vote of (5-0).

11. ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PUBLIC SAFETY; CREATING THE PALMETTO BAY PUBLIC SAFETY DISTRICT AS A DEPENDENT SPECIAL DISTRICT PURSUANT TO SECTION 189.02, FLORIDA STATUTES; AMENDING CHAPTER 26 OF THE CODE OF ORDINANCES BY CREATING SECTION 26-1; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer) (Deferred from the Special Council Meeting of July 20, 2026)*

Item 11A was **moved** by Vice Mayor Mark Merwitzer and **seconded** by Councilmember Marsha Matson.

Vice Mayor Mark Merwitzer provided an explanation of the proposed Ordinance and made a **motion** to defer the Ordinance to the March 2027 Regular Council Meeting, directing the Village Administration to work with the Village Attorney in collaboration with Miami-Dade County. Councilmember Marsha Matson **seconded** the motion.

Councilmember Steve Cody opposed deferring the item, urging the Council to vote on the matter and questioned the need for further consultation with the County, reporting that the Village currently funds police services through its existing budget and emphasizing the Council's ability to evaluate funding priorities.

Councilmember Marsha Matson reported that she had an interest in learning more about the proposal and the County's position, explaining that a separate police district millage could provide greater transparency regarding police funding. She also questioned whether the Village's police department had provided input on the proposal made by Vice Mayor Mark Merwitzer.

Vice Mayor Mark Merwitzer stated that he and the administration had contacted the Sheriff's Office in June and received a favorable response regarding the proposal.

Mayor Karyn Cunningham reported opposition to both deferring the item and approving the proposal. She questioned the potential impact on police funding, the lack of guaranteed funding protections within the proposal, and the importance of preserving financial flexibility for future Councils and administrations, particularly amid potential changes to property tax revenues.

Vice Mayor Mark Merwitzer reiterated that the proposal would allow the Village to explore options with the County. He cited other examples of separate taxing districts and stated that the proposal could provide greater transparency and flexibility in funding public safety while allowing future Councils to consider the available options.

Roll-Call Vote on the Motion:

Vice Mayor Mark Merwitzer	-	YES
Councilmember Steve Cody	-	NO
Councilmember Patrick Fiore	-	NO
Mayor Karyn Cunningham	-	NO
Councilmember Marsha Matson	-	YES

Upon a roll call vote, the **motion** made by Vice Mayor Mark Merwitzer and seconded by Councilmember Marsha Matson **failed by a vote of (2-3)**.

Vice Mayor Mark Merwitzer questioned when the Ordinance could be brought back for consideration if it failed.

Village Attorney John Quick estimated that the Ordinance could be brought back in approximately six months.

Vice Mayor Mark Merwitzer **moved** to withdraw the Ordinance. Councilmember Marsha Matson **seconded** the motion.

Roll-Call Vote on the Motion to Withdraw the Ordinance:

Vice Mayor Mark Merwitzer	-	YES
Councilmember Steve Cody	-	YES
Councilmember Patrick Fiore	-	YES
Mayor Karyn Cunningham	-	YES
Councilmember Marsha Matson	-	YES

Upon a roll call vote, the **motion** made by Vice Mayor Mark Merwitzer and seconded by Councilmember Marsha Matson **passed (5-0)**.

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO STORMWATER MANAGEMENT; AMENDING SECTION 15-103 OF ARTICLE III OF CHAPTER 15 OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALMETTO BAY TO ADD AND REVISE DEFINITIONS; AMENDING SECTION 15-109 TO EXPAND PERMISSIBLE STORMWATER UTILITY FUND EXPENDITURES; PROVIDING FINDINGS;

PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

Item 11B was **moved** by Vice Mayor Mark Merwitzer and **seconded** by Councilmember Marsha Matson.

Vice Mayor Mark Merwitzer explained the proposed Ordinance.

Councilmember Marsha Matson questioned whether the proposed improvements would be included in the recently approved stormwater fee.

Village Manager Nick Marano responded that they would be incorporated into the rate, referring to pages 6 through 8 of the supporting materials of the Ordinance and agenda packet. He further explained that he had worked with the Public Works and stormwater teams over several months to incorporate capital improvements into the budget to support elements of the program and allow the use of stormwater funds for those purposes.

Councilmember Marsha Matson spoke in support for the proposal, reporting that it incorporated recommendations from the Resiliency Committee, the recently completed Raftelis study, and the Tree Advisory Board.

Mayor Karyn Cunningham reiterated her support for the proposal, referencing prior discussions regarding the stormwater fee and plan and she thanked the Village Manager and staff for their collaboration and expressed hope that the initiatives would contribute to lower insurance premiums.

Final Vote for Adoption on First Reading:

Mayor Karyn Cunningham	-	YES
Councilmember Marsha Matson	-	YES
Councilmember Patrick Fiore	-	YES
Councilmember Steve Cody	-	YES
Vice Mayor Mark Merwitzer	-	YES

Upon a roll call vote, the **Ordinance passed on First Reading** by a vote of (5-0).

12. CONSENT AGENDA

Councilmember Steve Cody **moved** to add agenda item 14C to the consent agenda. Vice Mayor Mark Merwitzer **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously.**

Vice Mayor Mark Merwitzer **moved** to add agenda item 14B to the consent agenda. Councilmember Marsha Matson opposed the motion and reported that she would like to discuss the agenda item. Vice Mayor Mark Merwitzer **withdrew the motion.**

Councilmember Steve Cody **moved** to approve the consent agenda. Vice Mayor Mark Merwitzer **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously.**

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING THE PARTICIPATION OF THE VILLAGE OF PALMETTO BAY AS A SPONSOR OF THE 2027 ANNUAL WEST PERRINE DR. MARTIN LUTHER KING, JR., HOLIDAY CELEBRATION; AUTHORIZING THE VILLAGE MANAGER TO DISBURSE UP TO ONE-THOUSAND DOLLARS ($1,000) AS PART OF THE VILLAGE'S SPONSORSHIP; PERMITTING THE VILLAGE MANAGER TO TAKE NECESSARY ACTIONS TO FACILITATE THE SPONSORSHIP; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Village Clerk, Missy Arocha)*

Item 12A passed on the consent agenda.

B. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO GRANTS; ACCEPTING A GRANT AWARD IN THE AMOUNT OF TWO MILLION FIVE HUNDRED SIXTEEN THOUSAND THREE HUNDRED ONE DOLLARS AND NINETY CENTS ($2,516,301.90) UNDER THE HAZARD MITIGATION GRANT PROGRAM (HMGP) FOR SUB-BASIN IMPROVEMENTS; APPROVING AGREEMENT NO. H1565 WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE GRANT AGREEMENT IN SUBSTANTIAL FORM AND CONTENT AND OTHER RELATED DOCUMENTS; PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Grants Administrator, Christina Cotto, and Public Services Director, Dionisio Torres)*

Item 12B passed on the consent agenda.

13. RESOLUTIONS REQUIRING PUBLIC HEARING: None.

14. RESOLUTIONS WITH PUBLIC COMMENTS

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE NAMING OF THE NEW INDOOR PICKLEBALL FACILITY AT PALMETTO BAY PARK AS THE "VILLAGE OF PALMETTO BAY-DIADEM PICKLEBALL COMPLEX"; RECOGNIZING DIADEM'S SUBSTANTIAL FINANCIAL CONTRIBUTION TOWARD THE CONSTRUCTION OF THE FACILITY; AUTHORIZING APPROPRIATE SIGNAGE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

Item 14A was **moved** by Councilmember Steve Cody and **seconded** by Councilmember Patrick Fiore.

Mayor Karyn Cunningham provided an explanation of the proposed facility naming, referencing the Ludovici and Edward and Arlene Feller Community Room as an example.

Village Manager Nick Marano responded to questions from the Council on the Resolution.

Fanny Carmona explained the Village's facility-naming process and stated that Diadem had committed a $1 million contribution toward the facility, with the proposed naming requiring Council consideration.

Vice Mayor Mark Merwitzer questioned the facility's total cost and the cost of acquiring the property.

Village Manager Nick Marano deferred the question regarding the land acquisition cost.

Vice Mayor Merwitzer questioned the status of Diadem's contribution.

Director Carmona responded that the initial $500,000 payment had been received, with the remaining payment due when the facility opens.

Councilmember Marsha Matson spoke opposed to the proposed naming, stating that Village facilities had traditionally been named in recognition of residents' outstanding contributions to the community. She questioned whether a financial contribution from a private business warranted naming the facility after the business.

Councilmember Steve Cody spoke in support for the Resolution and acknowledged Diadem's contribution, reporting that the initial $500,000 had been paid and that an additional $500,000 was anticipated when the facility opens.

Councilmember Patrick Fiore discussed the history of the property acquisition, reporting that the land had been acquired by a previous Council more than eight years earlier and that efforts to sell the property had been unsuccessful at the time.

Vice Mayor Mark Merwitzer spoke opposed to the item, emphasizing the significance of the facility's name.

Mayor Karyn Cunningham reported that she had not supported the original land purchase but expressed support for the proposed Resolution and explained that the item was brought forward following discussion at the previous meeting regarding a facility rendering and the name that would appear on the building. She also acknowledged the concerns raised regarding the Village's tradition of recognizing individuals through facility naming and stated that the $1 million contribution was significant, particularly given the popularity and revenue-generating potential of pickleball.

Village Attorney John Quick explained that the Village Code permits facilities to be named after organizations.

<u>Final Vote for Adoption on Resolution:</u>

Mayor Karyn Cunningham	-	YES
Vice Mayor Mark Merwitzer	-	NO
Councilmember Patrick Fiore	-	YES
Councilmember Steve Cody	-	YES
Councilmember Marsha Matson	-	NO

Upon a roll call vote, the **Resolution passed** by a vote of (3-2).

B. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF FERENCZI CONSULTING, CORP. D/B/A CENTRAL MAKERS TO MANAGE AND OPERATE THE FOOD TRUCK AND MARKET ON PARK DRIVE, PURSUANT TO REQUEST FOR PROPOSAL (RFP) NO. 2026-12-014 AND AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT FOR SAID SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Alessia Bencomo, Procurement Specialist)*

Item 14B was **moved** by Councilmember Patrick Fiore and **seconded** by Councilmember Steve Cody.

Procurement Specialist, Alessia Bencomo provided an overview of the proposed Resolution.

Councilmember Marsha Matson referenced the Farmers Market previously held on Park Drive in 2021 and raised concerns regarding traffic management and parking availability.

Parks & Recreation Director, Fanny Carmona, responded that the proposed event would use a different location along the one-way section of Park Drive behind the hospital, where the road is open and closed for the event. She also stated that the revised layout had not presented traffic concerns.

Councilmember Matson questioned how parking would be accommodated for market attendees and families participating in athletic activities.

Director Carmona explained that many attendees are nearby residents who walk or use golf carts and reported that the Thursday evening Sunset Eats event had operated throughout the summer without parking issues. She also reported that parking was available at Village Hall, Venture X, and Palmetto Bay Park, and that local athletic teams were participating in the event.

Councilmember Matson inquired about the reason Scott Miller's event on Park Drive had been discontinued.

Director Carmona explained that it had been a pilot program and had concluded as planned.

Mayor Karyn Cunningham thanked Barbara Ferenczi for her involvement in Sunset Eats.

<u>Final Vote for Adoption on Resolution:</u>

Mayor Karyn Cunningham	-	YES
Vice Mayor Mark Merwitzer	-	YES
Councilmember Patrick Fiore	-	YES

Councilmember Steve Cody - YES
Councilmember Marsha Matson - YES

Upon a roll call vote, the **Resolution passed** by a vote of (5-0).

C. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, SUPPORTING THE SOUTH DADE AEROSPACE AND DEFENSE CORRIDOR AS A REGIONAL ECONOMIC DEVELOPMENT INITIATIVE FOR SOUTH MIAMI-DADE; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Village Manager, Nick Marano)*

Item 14C passed on the consent agenda.

15. ADJOURNMENT: Councilmember Steve Cody made a **motion** to adjourn the meeting. Councilmember Patrick Fiore **seconded the motion. All voted in favor (5-0). The motion passed unanimously.** *The meeting adjourned at 8:58 PM.*

The meeting minutes were approved on this 2nd day of October 2026.

Attest:

_____ _____

Mayor Karyn Cunningham Village Clerk Missy Arocha

AGENDA ITEM NO. 5.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Missy Arocha, Village Manager's Office

ITEM TYPE: Report

AGENDA SECTION: VILLAGE MANAGER'S REPORT

SUBJECT: Departmental Updates

SUGGESTED ACTION:

ATTACHMENTS:
Manager's Report - November 2, 2026

Manager's Report

BUILDING & PERMITTING

September

FY2025-2026 Budgeted Projects

- Building Division Software
  - Building Permit and Inspection software building is underway. Expected to launch 2026.

- Building Division
  - Received 262 permits applications.
  - 225 residents and contractors visited the Division.
  - Inspections completed:
    - Building: 603
    - Mechanical: 21
    - Electrical: 84
    - Plumbing: 60
    - Zoning: 72

Total: 840

FINANCE

September

- The expenditures in September 2026 were $1,705,625, 7.5 % of the total budget, compared to budgeted expenditures of $1,889,958, a surplus of .50 % for the month. Please note that this analysis is based on a straight-line allocation of the budget for the year, which is $ 1,889,958 or 8.33% per month. This does not consider the timing of expenditures such as annual bond payment or seasonal events such as Summer Camp or Village events.

- YTD the Village has spent $ 20,997,461 with $212,305 outstanding encumbrances for a total 93.5% compared to budgeted expenditures of $22,679,498 or 100 %.

Manager's Reportable Checks:

Check Transfer Date	Check Transfer #	Vendor Name	Description	Total Amount
09/02/26	72	DEPARTMENT OF TREASURY	FEDERAL WITHHOLDING PAYMENT	$49,123.52
09/02/26	73	MISSIONSQUARE RETIREMENT	PENSION PLAN PAYMENT	$44,769.25
09/16/26	75	DEPARTMENT OF TREASURY	FEDERAL WITHHOLDING PAYMENT	$48,575.76
09/16/26	76	MISSIONSQUARE RETIREMENT	PENSION PLAN PAYMENT	$45,336.66
09/30/26	81	DEPARTMENT OF TREASURY	FEDERAL WITHHOLDING PAYMENT	$48,193.90
09/30/26	82	MISSIONSQUARE RETIREMENT	PENSION PLAN PAYMENT	$45,290.41
09/02/26	50506	VILLAGE OF PALMETTO BAY	PPE 09/04/26	$143,130.44
09/04/26	50522	WAYPOINT CONTRACTING, INC.	VETERANS PARK - PHASE 1	$45,678.36
09/04/26	50542	MIAMI-DADE MANAGEMENT & BUDGET	FY 25-26 VEHICLE POLICY 5/26-7/26	$46,260.67
09/11/26	50570	NXT GEN TECHOLOGIES, INC.	FORTINET RENEWAL 2026-2027	$21,237.03
09/11/26	50575	WAYPOINT CONTRACTING, INC.	DESIGN-BUILD - CRP REC ROOM AND INDOOR PB CENTER	$268,110.96
09/11/26	50576	WEISS SEROTA HELFMAN	006-1 YACHT CLUB AT LUXCOM -BERT HARRIS CLAIM	$14,244.63
09/11/26	50576	WEISS SEROTA HELFMAN	015 GENERAL MUNICIPAL	$12,626.35
09/11/26	50595	THE BANK OF NEW YORK MELLON	FLORIDA MUNICIPAL LOAN COUNCIL, SERIES 2021A	$517,693.62
09/16/26	50596	CALVIN GIORDANO & ASSOCIATES	PUBLIC SERVICE PERMITTING AND INSPECTIONS FY 24/25	$14,398.45
09/16/26	50603	VILLAGE OF PALMETTO BAY	PPE 09/18/26	$142,636.42
09/18/26	50608	BEEFREE, LLC.	4 TELSA FREEBEE 1,144 SERVICE HOURS	$21,355.60

09/18/26	50613	OFFICE OF THE SHERIFF OF MDC	VOPB LOCAL PATROL AUGUST 2026	$876,256.67
09/18/26	50635	HANCOCK BANK	LIBRARY LOAN 33000401901-INTERNET AND PRINCIPAL	$95,100.40
09/25/26	50653	ENTERPRISE FM TRUST	FLEET RENTAL	$13,253.03
09/25/26	50672	MIAMI-DADE MANAGEMENT & BUDGET	FY 25-26 VEHICLE POLICY 8/2026	$17,922.83
09/25/26	50678	STANTEC CONSULTING SERVICES	PARK & MOBILITY IMPACT FEE STUDY	$15,999.50
09/25/26	50682	WRIGHT NATIONAL FLOOD INS. CO.	VH FLOOD INSURANCE EFFECTIVE DATE 10/18/26	$16,344.00
09/30/26	50683	VILLAGE OF PALMETTO BAY	PPE 10/02/26	$143,870.85

IT DEPARTMENT

September

1. Help desk statistics
    a. 506 new work orders received.
    b. 487 work orders closed. (96% close-out rate)
    c. Fiscal year statistics
        i. 5,098 total new work orders received.
            1. Monthly average: ~425 new work orders received.
        ii. 5,033 work orders closed. (99% close-out rate).
            1. Monthly average: ~419 work orders closed.
2. Participated in pickleball center walk-through for internet circuit provisioning.
3. Planning session: Village data center reorganization and cost reduction.
4. Planning session: Village data center disaster recovery reorganization.

Upcoming Goals

1. Prototyping: AI reception agents via 8x8.
2. Replacing additional end-of-life network infrastructure equipment at parks and the Public Services building.

HUMAN RESOURCES

September

- 0 Recruitment Ad(s)
- 0 Applications Reviewed
- 0 Interviews scheduled
- 4 Pre-Employment Meetings
- 2 New Hire(s)
  - Park Service Aide (2)
- 1 Training Sessions
- 1 Separations of Employment
- 1 Transfers/Updates/Evaluations

- Staffing Update as of 10/7/2026

VACANCY DETAIL		
Department	**Position**	**Additional Comments**
Active Recruitments		
Parks & Recreation	Maintenance Worker I (Parks) - FT	2 positions advertised.
	Park Service Aide- PT	2 positions in recruitment
	Senior Park Service Aide – PT	1 position in recruitment
	Total Active Recruitments- PT	**3**
	Total Active Recruitments- FT	**2**
	Total Active Recruitments	**5**
Positions on Hold		
Village Clerk	Administrative Assistant (1)	On hold.
Parks & Recreation	Parks & Recreation Supervisor (1)	On hold.
	Total On-Hold- PT	**0**
	Total On-Hold- FT	**2**
	Total On-Hold	**2**

COMMUNICATIONS

September

- 55 FB/Twitter Postings (including event and meeting postings)

Followers		
Facebook = 12,185 52 new FB followers	**Instagram = 11,739** 415 new IG followers	**Email = 9,417** 37 new Email subscribers

- 7 Videos Produced:
  - NEW Bay brief – Posted 9/16
  - Wieners & Friends Bark Bash – 9/21
  - Farmer's Market Reopening – 9/22
  - Shop Palmetto Bay – 9/28
  - Rainbow Cone Ribbon Cutting – 9/29
  - PB Connect Reel – Created. Awaiting logo updates on website.

- 1 Village Vibes Bi-Weekly E-Newsletters
  - 9/12 Village Vibes

- 29 Promotional/Informational Campaigns – **32 Posts**
  - Italian Classes @ Ludovici Park – 1
  - Youth Programs at Coral Reef Park – 1
  - Gardening Workshop – 1
  - CRS Program – 1
  - International Coastal Cleanup – 1
  - Internation Coastal Cleanup Recap – 1
  - Blood Drive – 1
  - Freebee Service - 1
  - Wieners & Friends – 2
  - Art Exhibition -2
  - Early Voting – 1
  - Chabad Street Naming Ceremony -2
  - Baybrief – 1
  - Chlorine Conversion – 1
  - Encompass Health Medicaid – 1
  - State of the Village – 1
  - Diaper Distribution – 1
  - Mayor Levine Cava Tax Talk -1
  - R.A.D Women Class – 1
  - Florida Target Zero Initiative – 1
  - Sunset Eats – 1
  - Walkthrough Wednesday - 1
  - Litter Grant – 1
  - Shop Palmetto Bay – 1
  - Skate Park Improvements – 1
  - October Happenings – 1

- October Happening – 1

- Meetings Broadcast: **3**
- Events Attended/Promoted:
  - 8/4 National Night Out
  - 9/17 – Chabad Way Street Sign Unveiling
  - 9/30 – Rainbow Cone Ribbon Cutting

- Baybot User Interactions

September stats are currently unavailable as CivicPlus completes the in-house transition.

GRANTS

September

- New Grant Applications (0)
- Grants Approved (1)
  - 26/27 FDOT - Keep Florida Beautiful Affiliate Grant - Sustainability & Resiliency

- Closed Grants (0)
- Active Grants (15)
  - FDEM Stormwater Master Plan Update - *submitted contract documents on 9/28, pending contract execution*
  - FDEP Resilient Florida – Assessment and Planning for a Resilient Palmetto Bay (comprehensive vulnerability assessment) – *closeout and final request for reimbursement submitted February 2026, updates submitted 7/31, pending agency confirmation*
  - FDOT Public Transit Service Development Grant – On-Demand Transit Service – *contract fully executed November 2025, two additional FreeBee vehicles scheduled for February 2026, RFR 2 to be submitted October 2026*
  - FDEP Coral Reef Park Trail Renovations-Recreational Trails Program (RTP) – *closeout package in review by agency, updates to closeout package submitted 9/18, pending agency closeout*
  - Safe Street 4 All (SS4A) – VOPB Street Safety Action Plan Development – *preparing closeout*
  - Sub-Basins 12/42 Stormwater Improvements – *pending reimbursement request*
  - Sub-Basin 43 (Hazard Mitigation Grant Program) – *Phase 1's final reimbursement received, Phase 2 contract resolution submitted for October 4 council meeting, requested additional sub-basin added to scope of work (no budget changes anticipated)*
  - Sub-Basin 43 (State Appropriation) - *coordination with HMGP award in progress*
  - Sub-Basin 44 (State Appropriation) – *reimbursement request in progress*
  - Sub-Basins 57/96 (State Appropriation) – *closeout and reimbursement request in progress*
  - USTA Tennis Facility Grant – Coral Reef Park Fencing – *pending reimbursement, Closeout, and press release approval*

- Village Council's Palmetto Bay "Adopt-A-Pet" Council Program – *program in progress, 0 applications received in September*
- Village Council's Senior Assistance for Veterinary Emergencies (SAVE) Council Program – *program in progress, 0 applications received in September*
- Veterans Park Phase 1 Appropriation - *action plan in review, pending reimbursement*

PARKS & RECREATION

September

Palmetto Bay Park

- Ballet at the Park Summer Camp Week of July 27, 2026
- Ballet at the Park: Fridays-Adult and Private Lessons 12pm - 6pm
- I9 Sports: Saturdays & Sundays 8am - 2pm
- MJ Hoops: Tuesdays, Wednesdays, Thursdays 5:45pm - 8:30pm
- Bay Lions Soccer Club: Tuesdays, Thursdays & Fridays 4pm - 6pm
- Travel Softball: Stingrays, Mon-Friday 4pm,6pm, & 8pm
- Baptist Health Senior Stretch Exercise Class: Monday August 24, 10:30am & 11:30am
- Sunset Eats, Thursdays, 5:30pm - 9:30pm
- Pickleball Reservations: **0**
- Total Softball Games: **8**
- Total Softball Practices:**123**
- Total Pavilion/Rec Room Rentals: **5**

Coral Reef Park

- Pickleball Reservations: 187
- USTA Tennis Leagues: 177
- Tennis Court Rentals: 482
- Picnic Areas/Pavilion/Gazebo Rentals: 40
- Baurball Soccer training, Weekdays 4pm - 6pm
- Beast Volleyball Tuesday, Thursday and Friday, 5pm - 630pm
- Ballet at the Park: **55**
- French Explorers Club: **3**
- Yoga with Lucia: **9**
- Taekwondo: **1**
- Pilates 2 Restore: **4**
- Mahjong Group: **53**
- Knitting Group: **29**

Fee Waivers- Requested and Granted in September 2026

Group Name	Date	Time	Location	Type of Event	Total Value Granted	Date of Request
Be Strong International	Friday, Sept. 25, 2026	8:30am-5:00pm	Perrine Community House	Staff Retreat	$ 653.00	9/1/2026
St. Andrews Episcopal Church	Tuesday, December 8, 2026	7pm-10pm	Thalatta Estate Main Hall	Women's Ministry- End of Year Dinner	$ 568.00	9/4/2026
Be Strong International	Friday, October 30, 2026	10am-3pm	EAF Community Room	Staff Retreat	$ 602.00	9/9/2026

Perrine Community House

Perrine Community House Activity – September 2026			
Date	Type of Use	Name of Group	Attendance
9/15/26	Program	Senior Arts & Craft	26
9/19/26	Program	Art Exhibit	44
9/14/26	Program	Ballet at the Park	25
9/25/26	Waiver	Be Strong Intl	38

Ludovici Park

Ludovici Park Activity – September 2026			
Date	Type of Use	Name of Group	Attendance
9/3/26	Program	Senior Summer Soiree	36
9/2/26	Program	Pilates Core & Stretch	11
9/9/26	Program	Pilates Core & Stretch	6
9/16/26	Program	Pilates Core & Stretch	6
9/23/26	Program	Pilates Core & Stretch	9
9/30/26	Program	Pilates Core & Stretch	11
9/1/26	Waiver	Musicore	20
9/2/26	Waiver	VPB Library Teen Advisory	15

9/5/26	Waiver	Casa Italia	20
9/7/26	Waiver	Cutler Bay Community Theater	15
9/8/26	Waiver	Musicore	20
9/9/26	Waiver	VPB Library Teen Advisory	15
9/10/26	Waiver	VPB Library Coloring Class	15
9/12/26	Waiver	Casa Italia	20
9/14/26	Waiver	Cutler Bay Community Theater	15
9/15/26	Waiver	Musicore	20
9/16/26	Waiver	VPB Library Teen Advisory	15
9/17/26	Waiver	VPB Library Adult Club	12
9/19/26	Event	VPB Cleanup	35
9/19/26	Waiver	Casa Italia	20
9/21/26	Waiver	Cutler Bay Community Theater	15
9/22/26	Waiver	Garden Club	38
9/23/26	Waiver	VPB Library Teen Advisory	15
9/24/26	Waiver	VPB Library Coloring Class	15
9/26/26	Waiver	Casa Italia	20
9/28/26	Waiver	Cutler Bay Community Theater	15
9/30/26	Waiver	VPB Library Teen Advisory	15

Thalatta Estate

Thalatta Estate Activity – September 2026			
Date	Type of Use	Name of Group	Attendance
9/12/26	Program	Gardening Workshop	30
9/13/26	Program	Yoga by the Bay	17
9/20/26	Program	Yoga by the Bay	12
9/27/26	Program	Yoga by the Bay	19
9/1/26	Photo	Isabela Finol	5
9/3/26	Photo	Angie Lopez	5
9/4/26	Photo	Angeline Gonzalez	5

9/8/26	Photo	Veronica Quezada	5
9/12/26	Rental	Proposal & Cocktail	45
9/24/26	Photo		5
9/28/26	Photo	Dianelis Rodriguez	5
8/9/2026	RENTAL	Duran Baby Shower	40
8/10/2026	Photo	Eva Gursamuz	5
8/10/2026	Photo	Luciana Duran	5
8/11/2026	Photo	Hanna Sotomayor	5
8/13/2026	Photo	Karen Martinez	5
8/17/2026	Waiver	Cutler Bay Community Theater	20
8/31/2026	Photo	Sari Torres	5

November 2026 Upcoming Events/Programs/Projects

Palmetto Bay Park

- Ballet at the Park: Monday – Friday 4-8pm
- I9 Sports: Saturdays 8am-2pm
- MJ Hoops: Tuesdays, Wednesdays, Thursdays 5:45pm - 8:30pm
- Juventus Soccer Club: Mondays, Wednesday, Saturday, Sunday.
- Bay Lions Soccer Club: Tuesday, Thursday, Friday
- Howard Palmetto Baseball Softball Association taking registrations for Fall League; practices through September 25; Games begin September 27, 2025
- Travel Softball: Stingrays, Rock Gold, Lady Canes, SF Contenders: Mon-Friday 6pm & 8pm;
- Baptist Health Senior Stretch Exercise Class: Mondays, 10:30am & 11:30am
- Sunset Eats, Thursdays, 5:30pm-9:30pm

Coral Reef Park

- Palmetto Bay Soccer season starts: August 31st 4pm – 7pm (Games Start Friday, Sept. 11th
- Bay Lions Soccer Club season starts August 10th 430p – 7pm (Games are Sundays)
- Howard Palmetto Baseball (T-Ball) Saturdays 830am and 10am, (Games start on September 12th)
- Orange Ball and Green Ball Tennis, Tuesdays and Thursdays, (4pm – 630pm) Starts on September 1st.
- Baurball Soccer Training, Weekdays 4pm - 6pm
- Beast Volleyball Tuesday, Thursday and Friday, 5-7pm
- Palm Coast Volleyball Wednesday and Friday, 5 – 7pm
- Brava Volleyball Monday, Wednesday 9am-11am. Monday 4-7pm
- TTT Fitness, Monday - Thursday, Saturday 9am-10am and 5pm - 6pm

- Dottie Barton Harvest Festival & America's 250 Celebration, November 15, 12pm-3pm.

Perrine Community House

- 0 Rental
- 0 Waiver
- 5 Program
- 0 Event

Thalatta Estate

- 6 Rental
- 0 Rehearsal
- 8 Photoshoot
- 1 Event
- 4 Programs
- 3 Waiver

Ludovici Park

- Rental: 1
- Waiver-Cutler Bay Community Theater – Mondays, 6/9 at 7pm
- Waiver-Musicore – first, second and third Tuesdays of the month and second and forth Thursdays of the month at 4-6 pm
- Waiver-VPB Library Teen Advisory – every Wednesday at 4pm
- Waiver-VPB Library Coloring – Second and fourth Thursday of the month at 5pm
- Waiver-VPB Library Adult Book Club - Third Thursday of the month at 3pm
- Waiver-Garden Club – fourth Tuesday of the month at 6 pm
- Program-Core and Stretch Class – November 11 and 18 at 10:30am
- Waiver-Casa Italia- Every Saturday of the month at 9am
- Senior Thanksgiving Potluck, November 19, 11:30am-1:30pm

Park Projects

Palmetto Bay Park Irrigation Redesign – Calvin Giordano

- RFP Released April 14, 2026
- Pre-Submission Meeting April 28, 2026
- Last Day for Questions May 5, 2026
- Bid Opening May 15, 2026 at 11am
- No Bids Received
- Release ITB May 26, 2026
- Non-Mandatory Pre-Bid Meeting June 2, 2026
- Bids Due June 26, 2026
- Approved by Council July 2026
- Contract executed August 2026
- Met on site with Contractor- coordinating timeline and start date

The Woods

- Phase I FY 25-26 budget- $250,000
- Phase I Approved on 11-3-25 IRC to proceed at a cost of $194,500; execution of contract in process
- Purchase Order approved for purchasing benches, trash receptacles, signs, and pet waste stations
- Community Workshop held December 6, 2925, 1:00pm at the Perrine Community House
- IRC - Currently working on Phase 1 Required Components
- Tree permits approved and work resumes March 23, 2025
- Work in Process as scheduled
- April 30, 2026- Volunteer Planting and clean-up day
- Benches, Trash Receptacles and Dog Waste Stations- Completed
- Trail (South end) – Completed

Veteran's Park

- Approved and awarded to Waypoint Construction April 2026
- Groundbreaking Event- May 26, 2026
- Work in Progress

Pickleball Center

- Council approved Construction of Design Build Indoor Pickleball Center-
- Contract for Build-Out (Waypoint) executed 9-2025; site work began and leveling of fill 10/2025
- Management/Operations (Diadem) approved by Council 9/17/2025
- Design and permitting in Progress
- Currently under construction
- Steel Building on site
- Work in Progress

Skate Park – Palmetto Bay Park

- Proposal approved by Village Council 6/2/25
- Design 9/12/2025
- Community Meetings held November 6, 2025, and December 10, 2025 -6pm at PBP Input to be evaluated and revised design processed and shared
- Staging and mobilization Spring 2026 and estimated completion December 2026

Thalatta Enclosed Pavilion Design

- 2/25 - Procure professional consultant for design of enclosed pavilion
- 3/4/25 On-site meeting with Chisholm Architects
- 3-12-25 Received Proposal from Chisholm Architects
- Chisholm Architects working on project
- Notice To Proceed issued; 40% of Phase 1 completed
- SFWMD requested updated survey-quotes in process
- Survey Completed

Coral Reef and Palmetto Bay Parks Asphalt Trail Rehab

- Invitation to bid issued and five (5) bids received
- Non-Mandatory Pre-Bid Meeting June 2, 2026
- Bids received 9 on June 11, 2026
- To Council for Approval July 2026

- Contract executed and NTP- August 2026
- Work to start at PBP October 14

PUBLIC SERVICES

September

Department/Division: Public Services																			
Service Description	October	November	December	Qtr. 1 Oct. - Dec.	Jan	Feb	Mar	Qtr. 2 Jan-Mar	April	May	June	Qtr 3 Apr-June	July	August	Sept.	Aug. Prev. Year	Sep. Prev Year	Qtr. 4 July-Sept	Fiscal Year to Date FY 2025-2026
STREET AND ROW MAINTENANCE																			
Signs Repaired/ Installed	4	5	3	12	6	62	8	76	14	39	31	84	4	6	8	4	3	18	190
Graffiti Removal	0	0	0	0	0	1	0	1	3	2	3	8	2	0	0	1	0	2	11
Pothole/ Shoulder Repairs	5	6	5	16	8	5	4	17	12	5	2	19	4	6	3	4	6	13	65
Debris/ Trash Removal (TN)	15.01	26.9	9.48	51.39	6.98	11.12	30.51	48.61	32.4	13.16	24.01	69.57	29.12	42.49	19.96	19.94	17.17	91.57	261.14
TOTAL STREET & ROW MAINT.	**24.01**	**37.9**	**17.48**	**79.39**	**20.98**	**79.12**	**42.51**	**142.61**	**61.4**	**59.16**	**60.01**	**180.57**	**39.12**	**54.49**	**30.96**	**28.94**	**26.17**	**124.57**	**527.14**
STREET AND ROW INSTALLATION																			
Sidewalks (linear ft.)	0	780	1207	1987	1065	165	0	1,230	113	197	155	465	0	185	185	0	0	370	4,052
Paving (linear ft.)	0	0	0	0	5060	4096	0.00	9,156	1484	0	60	1,544	0	0	0	0	0	0	10,700
Trees Planted (EA)	0	0	0	0	0	0	29.00	29	0	0	0	0	15	4	25	0	0	44	73
TOTAL STREET & ROW INST.	**0**	**780**	**1207**	**1987**	**6125**	**4,261**	**29**	**10,415**	**1,597**	**0**	**215**	**1,812**	**15**	**0**	**185**	**0**	**0**	**200**	**14,752**
STORMWATER																			
Drain Cleaning/ Repairs	83	52	74	209	59	86	95	240	62	97	127	286	131	127	137	45	0	395	1130
Catch Basin	61	52	33	146	54	40	94	188	59	82	111	252	117	103	125	45	0	345	931
Outfalls	3	0	32	35	0	1	0	1	1	11	5	17	2	8	8	42	0	18	71
Linear Feet Pipe	6428	1601	6677	14706	1320	4955	2623	8898	1323	3324	5696	10343	2828	7283	4539	7623	0	14650	48597
Canal Cleaning/ Clearing (Linear Feet)	0	0	0	0	0	0	0	0	7874	0	0	7874	0	0	0	0	0	0	7874
Flooding Investigations & Resolutions	3	0	0	3	1	0	0	1	2	1	2	5	1	1	10	0	0	12	21
Complaints Reported to MDC	1	10	9	20	4	2	3	9	5	3	2	10	1	7	6	18	0	14	53
TOTAL STORMWATER ACTIVITIES	**6579**	**1,705**	**6825**	**6579**	**1438**	**5084**	**2815**	**9337**	**9326**	**3518**	**5943**	**18787**	**3080**	**7529**	**4825**	**7773**	**0**	**15434**	**50137**
INSPECTIONS																			
Sidewalks/ Driveways	13	17	35	65	10	18	7	35	21	29	31	81	10	22	16	4	0	48	229
Paving/ Drainage	32	30	20	82	9	11	5	25	16	18	22	56	27	21	20	2	0	68	231
TOTAL INSPECTIONS	**45**	**47**	**55**	**147**	**19**	**29**	**12**	**60**	**37**	**47**	**53**	**137**	**37**	**43**	**36**	**6**	**0**	**116**	**460**
Total Complaints in the month reported to MDC	12	11	9	32	4	2	3	9	5	3	2	10	1	7	6	18		14	65

Capital Projects

- **Items for September Regular Council meeting include the following:**
  1. Stormwater Fee Adjustment (Passed on 1st reading, 2nd Reading scheduled for October Regular Council Meeting).
  2. Recommendation of Award for Freebee to operate IBUS Service (Item Passed, Working with Procurement and Vendor on Contract).
  3. Recommendation of Award for Kimley Horn to complete Stormwater Master Plan Update (Item Passed, Procurement is preparing Contract).
  4. Recommendation of approval of Change Order associated with Drainage Sub Basin 44, to cover project modifications (i.e. additional localized drainage, speed hump installation, supplementary asphalt, and added striping (Item Passed, we are working on processing payment and closing out project).
- Commencement of construction for Public Services Parking Lot is scheduled for September 14th, pending VPB permit approval. Working with Zoning & Building for possible plan revision for lighting spillover concerns, parking setback, and landscaping. Construction start has been delayed, expect to start during the month of October.

- Sub Basin 12 all drainage infrastructure has been installed, and trench restoration is complete. Swale restoration and full roadway restoration expected later in October/November.
- Sub Basin 42 will be released for NTP in October. Door hangar distribution complete.
- Localized Drainage sites are substantially complete; balance should be complete in October.
- Will review Continuing Service Consultant proposals, plan to take recommendation of award for November Regular Council Meeting
- Working with procurement to advertise ITB for Coral Reef Park Boat Ramp Project. Have requested updated Bid Documents from the Consultant.
- Village wide sidewalk replacement for FY25-26 expected completion by months end.

Upcoming Projects

- Start planning transition for Freebee Operation of IBUS Services, coordinate any public outreach and assist in preparing communications for our Village Website and/or social media.
- Conduct Village wide assessment of existing sidewalks and identify/create list of sidewalks needing replacement for FY26-27, via in-house and Florida Sidewalk Solutions assessments.
- Sub Basin 43 Grant Award for Phase II funding will be heard during October Council Meeting. We have concurrently requested from the grant agency if they will accept adding Sub Basin 39 to the award. Depending on acceptance, we will move forward with procurement to prepare ITB for either or both Sub Basins.
- Work on Localized Drainage Final Inspections and Close out process.
- Work on Sub Basin 12 Final Inspections
- Commence Construction of Drainage Infrastructure for Sub Basin 42
- For Vac Con Services, we completed roughly the Western Half of the Village during FY25-26. For FY 26-27 we intend to focus on the Eastern half of the Village (Starting from South to North).
- Assuming approval of Stormwater Fee adjustment, we are looking into enhanced Stormwater program: i.e. Green infrastructure, purchasing of equipment (mini-excavator and trailer), Tree Inventory District 2, Tree Planting Spatial Suitability, Hiring of 2 New Positions, and $250K Tree planting coordination (via Contractor/piggyback).
- Continue assisting Parks Department with oversight of Veteran's Park, Skate Park, and Pickleball Center.
- Complete Continuing Services Consultants Evaluation.

POLICE

September

- South Florida Crime Prevention Association Meeting
- Citizen Crime Watch meeting
- Florida Crime Prevention Association pre-conference meeting
- DARE class at Howard Drive Elementary School
- DARE class at Coral Reef Elementary School
- Youth Crime Watch at Howard Drive Elementary School
- Youth Crime Watch at Coral Reef Elementary School
- Crimes/Calls for Service:

August
4 Auto Thefts
0 Commercial Burglaries
0 Residential Burglaries
2 Vehicle Burglaries
1 Robbery
13 Domestic Dispute/Disturbance
8 Baker Acts
55 Crashes

Upcoming Events November

- RAD kids class Howard Drive Elementary
- DARE Graduation Coral Reef Elementary
- Officer Friendly Coral Reef Elementary
- DARE classes at Howard Drive, Coral Reef, and Dr. Henry E. Perrine Elementary Schools
- Youth Crime Watch at Howard Drive and Coral Reef Elementary Schools
- Citizens' Crime Watch monthly meeting

Planning & Zoning Department

September

FY2025-2026 Budgeted Projects

- Administrative Variance Applications received: 0

- Administrative Site Plan Review Applications Received:
  - SP-26-010
  - SP-26-011 PNC Bank

- Zoning Verification Letter: 2

- Zoning Hearing Applications Received: 1
  - RZ-26-005 Publix
- Zoning Inspections and Reviews

  - Planning and zoning permits reviewed: 68
  - Planning and Zoning Inspections: 72

- Business Tax:
  - New Business Tax: 26
  - Renewals BTR: 556
  - New Certificate of Use: 10
  - Renewals CU: 74

- GOGov Permits:
  - Garage Sale: 5
  - Real Estate Banner: 0
  - Solicitation: 0
  - Special Event Banner: 0
  - Business Improvements Grants: 0

- Code Compliance Division
  - Common violations: property maintenance, residential and commercial
  - New cases: 38
  - Close Cases: 34
  - Citations Issued: 11
  - Special Master cases: 22

Upcoming Events

- October 19, 2026, Zoning Hearing
- October 20, 2026, Special Master Hearing

Sustainability and Resiliency

- CRS
  - Working with WSP on reducing rank from #5 -> #4
  - No recertification process necessary for this year
  - Received funding from FDEM to update SWMP!! Contract for approval will be at September Council meeting
  - Passed on first reading! Floodplain management code changes at September 28 Zoning Hearing.

- USA 250 Celebration



- Planning full scale monthly celebration in collaboration with Communications
- Next scheduled meeting: Thursday, August 27, 2026

  September – October 2026
  - Student photography competition from September 21-October 23
  - "What America Means to Me"

  November 2026
  - Dottie Barton Harvest Festival - PB250 Twist
  - Walking artifact museum confirmed

- AIPP
  - SW 152 Street OCR art piece: Timeline moving as planned; installation aiming for January 2027

- Revisioning of CRP existing art piece to be recommended for Council approval September 14, 2026
- Skatepark AIPP in progress
- Pickleball AIPP in progress
- Next AIPP Meeting: October 6

- Village of Palmetto Bay Cleanup Day
  - Completes success! 25 volunteers, 245 lbs. of trash collected
  - Cleanup occurred along shared-use path on OCR from SW 168 Street to SW 184 Street from 8:30am-10:30am
  - Thank you to Public Services, Police and Parks!

- Resiliency Committee
  - Next meeting: October 2026
  - Completed litter index and training of Keep Palmetto Bay Beautiful Program

- Recycling Drive
  - Fall Recycling Drive-Thru date: November 7, 2026
  - Will not be able to partner with DEA until Spring 2027 due to scheduling conflicts; expired prescriptions and medications will not be offered for Fall 2026

- Plastics Challenge
  - Currently plastic count: 648 lbs.
  - Thank you to everyone for bringing in plastic! Let's keep it going 😊

- Keep Palmetto Bay Beautiful
  - Resiliency Committee completed litter index of Village and training.
  - Award granted in $15,000 from FDOT

AGENDA ITEM NO. 6.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Missy Arocha, Village Attorney's Office
ITEM TYPE:	Report
AGENDA SECTION:	VILLAGE ATTORNEY'S REPORT
SUBJECT:	Attorney Expenses
SUGGESTED ACTION:	

ATTACHMENTS:
General Municipal Invoices

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324318

CLIENT: 2210 - Village of Palmetto Bay
Re: 014 Public Records Response Assistance

For Professional Services Rendered

Date		Services	Hours	Amount
09/02/26	jj	Review PRR-2025-413	1.40	437.50
09/03/26	jjq	Review And Analyze Potentially Responsive Documents For PRR-2026-218; Communicate With Client Re Same	0.80	250.00
09/04/26	jjq	Communicate With Client Re PRR-2026-218	0.20	62.50
09/10/26	jjq	Communicate With Client Re PRR-2026-219	0.20	62.50
09/16/26	jjq	Communicate With Client Re PRR-2026-259; Analyze Issues Related To Same	0.30	93.75
09/17/26	jdl	Review And Analyze Incident Report For Responsiveness To Public Records Request (Dieguz Request)	0.40	125.00
09/17/26	jjq	Review And Analyze Documents Potentially Responsive To PRR-2026-251; Finalize Same	0.30	93.75
09/17/26	jjq	Analyze Technological Questions From Client Re PRR-2026-219	0.30	93.75
09/17/26	jem	Regarding Request PRR-2026-251 Disclosure Obligations	0.30	93.75
09/18/26	jjq	Communicate With Client Re Records Exemption Matters	0.20	62.50
Total Professional Services			**4.40**	**$1,375.00**

Invoice Summary

For Professional Services	1,375.00
For Disbursements Incurred	0.00
Total this Invoice	**$1,375.00**

Payments Can Be Wire Transferred To:

Coral Gables, FL 33134

[redacted]

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2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
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Fax 305-854-2323
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Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324319

CLIENT: 2210 - Village of Palmetto Bay
Re: 015 General Municipal

For Professional Services Rendered

Date		Services	Hours	Amount
09/01/26	jjq	Conference Concerning Park Signage Matters; Communicate With Client Re Same; Communicate With Client Re Agenda Items; Review, Revise, And Approve Multiple Proposed Agenda Items, Legislation, Agenda Memos, And Backup; Communications With Client Re Same	1.40	437.50
09/01/26	jem	Prepare For And Attend Agenda Review Meeting	1.10	343.75
09/02/26	jjq	Review, Revise, And Approve Proposed Agenda Items, Legislation, Agenda Memos, And Backup Materials; Communications With Client Re Same	0.30	93.75
09/02/26	jem	Communicate (with client) Regarding 17920 S Dixie Highway Certificate of Use	0.20	62.50
09/03/26	jjq	Communications With Client Re Regular Council Meeting; Communicate With Client Re Agenda Issues; Follow Up Re Same; Prepare For Potential Meeting Discussions And Questions	1.50	468.75
09/04/26	jjq	Preparation For Agenda Prep Meetings; Communications With Client Re Regular Council Meeting; Communications With Client Re Agenda Items; Attend To Agenda Matters; Research Council And Committee Code Requirements And Restrictions; Communications With Client Re Same	1.90	593.75
09/07/26	jjq	Multiple Communications With Client Re Meeting And Agenda Matters	0.70	219.10
09/08/26	jem	Communicate (with client) Regarding Data Center Ordinance	0.20	62.50
09/08/26	jjq	Communications With Client Re Agenda Matters	0.30	93.75
09/09/26	jem	Conference Regarding Art In Public Places Board Meeting Matters	0.20	62.50

For Professional Services Rendered

Date		Services	Hours	Amount
09/09/26	jjq	Prepare For And Attend Department Heads Meeting; Attend To Matters Re Proposed Agenda Items; Conference With Client Re Same; Review And Analyze Village Agreements Re Proposed Legislation Items; Follow Up Re Same	2.30	718.75
09/10/26	jjq	Communications With Client Re Council Meeting Matters; Communications With Client Re Election Matters; Communicate With Client Re Insurance Inquiry; Communications With Client Re Public Inquiries And Pronouncements; Review And Analyze Proposed Keep Palmetto Bay Beautiful Grant Agreement; Communciate With Client Re Same	1.30	406.25
09/11/26	jjq	Preparation Of Resolution Re Agenda Notification Policy; Prepare For Regular Council Meeting; Prepare Resolution Establishing Standardized Notification Procedures; Research Same; Revise Same; Communicate With Client Re Same	2.50	781.25
09/12/26	jjq	Communicate With Client Re Potential Agenda Add On	0.20	62.60
09/14/26	jjq	Communications With Client Re Regular Council Meeting And Agenda Matters; Review And Analyze Proposed Agenda Submissions And Amendments; Attend To Matters Re Same; Communications With Client Re Same; Prepare For Regular Council Meeting; Conference With Client Concerning Copper Pyramid Proposal; Work From Village Hall And Meetings During Same	3.30	1,031.25
09/14/26	jjq	Prepare For And Attend Regular Council Meeting	1.90	593.75
09/15/26	jjq	Communicate With Client Re Post-Meeting Matters	0.30	93.75
09/15/26	jem	Review And Analyze Substitute Resolution For Item 14B, Copper Pyramid Agreement, Proposed By Steve Cody	0.30	93.75
09/16/26	jem	Review And Analyze Communication Regarding 90-Day Impact Fee Notice Requirements	0.20	62.50
09/16/26	jjq	Review And Analyze Proposed OTZ Group Agreement; Analyze Issues And Additional Necessary Provisions Re Same; Communications With Client Re Same; Analyze Alleged Misuse Of Village Seal; Research Re Same; Communications With Client Re Same; Follow Up On Items Flowing From Last Regular Council Meeting; Communicate With Client Re Same	1.60	500.00
09/16/26	jem	Conference Regarding Professional Services Agreement For OTZ Group	0.20	62.50
09/17/26	jjq	Research Concerning Car Allowance Matters; Communicate With Client Re Same; Respond To Candidate Inquiry Re Same; Communications With Client Re Stormwater Rate Increase Ordinance; Analyze Issues Re Same; Communications With Client Re Proposed Stormwater Expenditure Ordinance; Follow Up Re Same	1.10	343.75
09/18/26	jjq	Communicate With Client Re Mobility And Park Impact Fee Matters	0.20	62.50

For Professional Services Rendered

Date		Services	Hours	Amount
09/22/26	jjq	Communicate With Client Re Proposed Stormwater Ordinance; Conference Re Same; Conference With Client Re Agenda Matters; Review And Revise Proposed Procurement Resolution; Communicate With Client Re Same	1.20	375.00
09/22/26	jem	Review And Analyze Code Regarding Procurement Process With Respect To Legal Services And Costs. Communicate Internally Regarding The Same	0.90	281.25
09/23/26	jjq	Review And Revise Grant Award Resolution; Communicate With Client Re Same; Conference Concerning Proposed Stormwater Ordinance; Communicate With Client Re Same; Communicate With Client Re Farmers Market Matters	0.60	187.50
09/24/26	jem	Draft Professional Services Agreement For OTZ Consulting Group LLC	2.00	625.00
09/24/26	jjq	Review And Analyze Resiliency Committee Request; Analyze Potential Impacts Re Same; Communications With Client Re Same; Conference Concerning Campaigning Matters In Parks; Follow Up Re Same	0.80	250.00
09/25/26	jjq	Communicate With Client Re Political Activities During Park Events; Communications With Client Re Committee Authority Matters; Follow Up Re Same; Review And Revise Proposed Sponsorship Resolution; Communicate With Client Re Same	0.50	156.25
09/25/26	jem	Review And Analyze Revised Appraisal And Engineering Proposals And Amend Addendums Accordingly	0.80	250.00
09/28/26	jjq	Review, Revise, And Approve Proposed Agenda Items And Council Memorandum; Communicate With Client Re Same	0.30	93.75
09/29/26	jjq	Review And Analyze Village Structure Naming Matters; Revise Proposed Agenda Item Re Same	0.40	125.00
09/29/26	csf	Review And Analyze Case Law And Provide Summary Re Special Taxing District Issue	0.80	250.40
09/30/26	jjq	Prepare For And Attend Conference With Client Re Director Update; Research County Home Rule Authority; Communicate With Client Re Same	2.10	656.25
09/30/26	jem	Communicate (with client) Regarding Revised Addendum	0.20	62.50
Total Professional Services			**33.80**	**$10,563.35**

Invoice Summary

For Professional Services	10,563.35
For Disbursements Incurred	0.00
Total this Invoice	**$10,563.35**

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WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

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Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324320

CLIENT: 2210 - Village of Palmetto Bay
Re: 017 Planning Matters

For Professional Services Rendered

Date		Services	Hours	Amount
09/01/26	jjq	Review And Revise Proposed LPA Resolution; Communicate With Client Re Same; Communicate With Client Re Business Impact Estimate Exceptions	0.60	187.50
09/09/26	jjq	Communications With Client Re Zoning Hearing Items; Communicate With Client Re Restrictive Covenant Matters	0.40	125.00
09/14/26	jjq	Review, Revise, And Approve Proposed Zoning Agenda Items; Communicate With Client Re Same	0.30	93.75
09/15/26	jjq	Review And Revise Conditions For SP-26-001; Communicate With Client Re Same; Communications With Client Re Zoning Hearing Items; Review, Revise, And Approve Same; Communicate With Client Re LPA Matters; Communicate With Client Re Proposed Data Center Ordinance	1.30	406.25
09/15/26	rcp	Review And Analyze Impact Fee Notice Issues	0.20	62.50
09/16/26	jjq	Communications With Client Re Proposed Data Center Ordinance	0.30	93.75
09/21/26	jjq	Review And Analyze LPA Agenda Packet And Backup Materials; Review And Analyze Zoning Council Meeting Agenda Packet And Backup Materials; Communications With Client Re LPA And Zoning Meeting Matters	2.30	718.75
09/22/26	jjq	Communicate With Client Re Restrictive Covenant Matters	0.20	62.50
09/23/26	jjq	Review And Analyze LPA Requirements; Communicate With Client Re Same; Analyze Proposed Zoning Notices	0.40	125.00
09/24/26	jem	Communicate (with client) Regarding BTR For 17920 S Dixie Highway Certificate Of Use Inquiry	0.20	62.50

For Professional Services Rendered

Date		Services	Hours	Amount
09/25/26	jjq	Preparation For Zoning Meeting; Communicate With Client Re Same	0.90	281.25
09/25/26	jem	Draft Email to Client Regarding Inquiry Of Unification Of Lots And Development Rights	1.20	375.00
09/26/26	jjq	Preparation For LPA And Zoning Meetings	0.80	250.40
09/28/26	jem	Communicate (with client) Regarding Conditional Use Inquiry For Automotive Use	0.40	125.00
09/28/26	jjq	Conference With Client Re Preparation For LPA And Zoning Meetings; Advise Client Re Community Workshop Matters; Review And Analyze Charter And Code Re Same; Communicate With Client Re Proposed Stormwater Ordinance; Research, Analyze, And Follow Up Re Same; Attend To Pre-Zoning Hearing Matters	1.60	500.00
09/28/26	jjq	Prepare For And Attend LPA And Zoning Meetings	2.30	718.75
09/29/26	jjq	Communicate With Client Re Business Impact Estimate Matters And October Zoning Meeting Items	0.20	62.50
09/30/26	jjq	Communicate With Client Re Potential Existing Land Use And Development Restrictions	0.20	62.50
Total Professional Services			**13.80**	**$4,312.90**

Invoice Summary

For Professional Services	4,312.90
For Disbursements Incurred	0.00
Total this Invoice	**$4,312.90**

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2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

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Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324321

CLIENT: 2210 - Village of Palmetto Bay
Re: 020 Budget

For Professional Services Rendered

Date		Services	Hours	Amount
09/01/26	jjq	Review, Revise, And Approve Proposed Budget And Millage Ordinances And Agenda Memoranda; Communicate With Client Re Same	0.50	156.25
09/02/26	jjq	Research Concerning Recent Budget Law Changes And Updated Budget Approval Process And Modifications	1.10	343.75
09/05/26	jjq	Communications With Client Re Upcoming Budget Hearing And Discussion Items	0.30	93.75
09/08/26	jjq	Research Concerning Budget Inquiries From Client	0.40	125.00
09/11/26	jjq	Communications With Client Re Options For Stormwater Rate; Research Re Same; Conference Re Same; Develop Potential Maximum ERU Language	1.00	312.50
09/12/26	jjq	Preparation For First Budget Hearing	0.90	281.70
09/14/26	jjq	Communications With Client Re Budget Hearing Matters; Prepare For Same; Conference With Client Concerning Prep For Same	1.10	343.75
09/14/26	jjq	Prepare For And Attend First Budget Hearing	2.50	781.25
09/15/26	jjq	Communications With Client Re Issues After First Budget Hearing And Leading Into Second; Communicate With Client Re Second Budget Hearing	0.50	156.25
09/17/26	jjq	Communications With Client Re Stormwater Impact Fee Matters And Budget Hearing	0.30	93.75
09/17/26	jjq	Preparation For Second Budget Hearing; Attend To Matters Re Voting Thresholds; Follow Up Re Same	1.60	500.00
09/18/26	jjq	Communicate With Client Re Second Budget Hearing	0.20	62.50
09/21/26	jjq	Communications With Client Re Second Budget Hearing; Follow Up Re Same	0.50	156.25

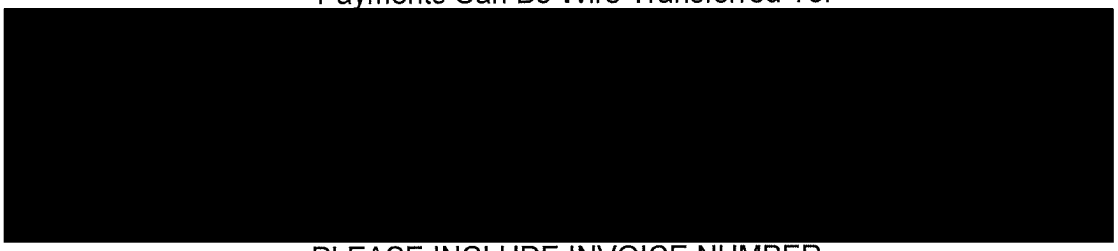
For Professional Services Rendered

Date		Services	Hours	Amount
09/22/26	jjq	Communications With Client Re Second Budget Hearing; Prepare For Same; Follow Up Re Same; Analyze State Requirements Re Same	1.20	375.00
09/23/26	jjq	Prepare For And Attend Second Budget Hearing; Conferences With Client In Advance Of Same	3.20	1,000.00
09/24/26	jjq	Communicate With Client Re Post-Budget Hearing Items	0.20	62.50
09/29/26	jjq	Attend To Matters Re Proposed Public Safety District; Communicate With Client Re Same; Analyze Issues Re Same; Conference Re Same	0.80	250.00
Total Professional Services			**16.30**	**$5,094.20**

Invoice Summary

For Professional Services	5,094.20
For Disbursements Incurred	0.00
Total this Invoice	**$5,094.20**

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WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

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Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324322

CLIENT: 2210 - Village of Palmetto Bay
Re: 021 Code Enforcement

For Professional Services Rendered

Date		Services	Hours	Amount
09/17/26	jjq	Communications With Client Re Campaign Sign Matters	0.20	62.50
09/21/26	jjq	Advise Client Re Campaign Sign Matters	0.20	62.50
09/21/26	jjq	Conference Concerning Strategy Re Upcoming Special Master Hearing	0.30	93.90
09/21/26	jla	Correspondence On Handling Of Hearing On September 22, 2026	0.30	93.75
09/21/26	jla	Reviewed Code Enforcement Ordinance For Hearing On September 22, 2026	0.70	218.75
09/22/26	jjq	Prepare For And Attend Code Compliance Hearing	1.10	343.75
09/22/26	jla	Prepare For And Attend Code Enforcement Hearing	2.50	781.25
09/28/26	jjq	Communications With Client Re Sign Code; Review And Analyze Same; Communicate With Ms. Willis Re Same	0.40	125.00
Total Professional Services			**5.70**	**$1,781.40**

Invoice Summary

For Professional Services	1,781.40
For Disbursements Incurred	0.00
Total this Invoice	**$1,781.40**

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COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324323

CLIENT: 2210 - Village of Palmetto Bay
Re: 022 Labor

For Professional Services Rendered

Date		Services	Hours	Amount
09/02/26	afs	Review And Analyze Proposed Ordinance And Research Existing Ordinances	1.40	437.50
09/15/26	afs	Prepare Correspondence To Ms. Salgado Concerning Training Related To Service Animals	0.20	62.50
09/21/26	afs	Prepare Correspondence To Ms. Cadaval Regarding Background Check Ordinance	0.20	62.50
09/23/26	jjq	Communicate With Client Re FMLA Matters	0.30	93.75
09/23/26	afs	Research Concerning Parameters Related To Campaigning In Public Parks	1.20	375.00
09/23/26	afs	Continue Review Of Parameters Of Campaigning In Public Parks	0.90	281.25
09/24/26	jjq	Conference Concerning FMLA Issues; Communicate With Client Re Same	0.40	125.00
09/24/26	afs	Continue Research Related To Campaigning In Public Parks	0.80	250.00
09/24/26	afs	Continue Research Regarding Campaigning In Public Parks And Prepare Memorandum Concerning Same	1.40	437.50
Total Professional Services			**6.80**	**$2,125.00**

Invoice Summary

For Professional Services	2,125.00
For Disbursements Incurred	0.00
Total this Invoice	**$2,125.00**

Payments Can Be Wire Transferred To:
[redacted]

[redacted]

PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324325

CLIENT: 2210 - Village of Palmetto Bay
Re: 025 Purchasing/Procurement

For Professional Services Rendered

Date		Services	Hours	Amount
09/01/26	jjq	Review, Revise, And Approve Proposed Procurement Resolutions; Communicate With Client Re Same	0.40	125.00
09/23/26	jjq	Review, Revise, And Approve Proposed Procurement Resolution And Memo; Communicate With Client Re Same	0.30	93.75
09/25/26	jjq	Review And Revise Project Agreement Re Stormwater Master Plan Update 3; Review And Revise Beefree Agreement; Communicate With Client Re Same	0.60	187.50
09/29/26	jjq	Communicate With Client Re SWMP And IBus Agreements; Finalize Same	0.30	93.75
Total Professional Services			**1.60**	**$500.00**

Invoice Summary

For Professional Services	500.00
For Disbursements Incurred	0.00
Total this Invoice	**$500.00**

Payments Can Be Wire Transferred To:

[redacted]

PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

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Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324326

CLIENT: 2210 - Village of Palmetto Bay
Re: 026 Village Clerk

For Professional Services Rendered

Date		Services	Hours	Amount
09/04/26	jjq	Review And Analyze Code Re Lobbying Disclosures; Advise Client Re Same	0.40	125.00
09/08/26	jjq	Review And Revise Proposed Passport Facility Ordinance; Communicate With Client Re Same; Review And Analyze Proposed November Ballot; Communicate With Client Re Same	0.70	218.75
09/16/26	jjq	Advise Client Re Impact Hearing Hearing Matters	0.20	62.50
09/17/26	jjq	Advise Client Re Campaign Sign Matters	0.20	62.50
09/21/26	jjq	Communicate With Client Re Sunshine Law Matters	0.20	62.50
09/22/26	jjq	Conference With Client Re Election Sign Matters	0.30	93.75
09/25/26	jjq	Communicate With Client Re EAC Matters	0.20	62.50
09/28/26	jjq	Communications With Client Re Board And Committee Matters; Onboarding Re EAC Member	0.70	218.75
09/30/26	jjq	Communicate With Client Re Task Force Matters	0.20	62.50
Total Professional Services			**3.10**	**$968.75**

Invoice Summary

For Professional Services	968.75
For Disbursements Incurred	0.00
Total this Invoice	**$968.75**

Payments Can Be Wire Transferred To:

[redacted]

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324327

CLIENT: 2210 - Village of Palmetto Bay
Re: 027 Building Department

For Professional Services Rendered

Date		Services	Hours	Amount
09/15/26	jem	Review And Revise 90-Day Notice Impact Fee Statement	0.60	187.50
09/28/26	jjq	Research Concerning Amendment Of Building Permit Fee Schedule Matters; Communicate With Client Re Same	0.50	156.25
Total Professional Services			**1.10**	**$343.75**

Invoice Summary

For Professional Services	343.75
For Disbursements Incurred	0.00
Total this Invoice	**$343.75**

Payments Can Be Wire Transferred To:

[redacted]

PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
[redacted]

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Village of Palmetto Bay
c/o Nick Marano
nmarano@palmettobay-fl.gov

October 8, 2026
Invoice # 324331

CLIENT: 2210 - Village of Palmetto Bay
Re: 038 People's Dock (Dade County) - Analysis of Ownership

For Professional Services Rendered

Date		Services	Hours	Amount
09/30/26	csf	Research Documents Re Public Dock Issue	0.60	187.50
Total Professional Services			**0.60**	**$187.50**

Invoice Summary

For Professional Services	187.50
For Disbursements Incurred	0.00
Total this Invoice	**$187.50**

Payments Can Be Wire Transferred To:

[redacted]

PLEASE INCLUDE INVOICE NUMBER

AGENDA ITEM NO. 7.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Report
AGENDA SECTION:	VILLAGE CLERK'S REPORT
SUBJECT:	Notice of General Election/Special Election (November 3, 2026)
SUGGESTED ACTION:	

ATTACHMENTS:

Notice of Special Election for Charter Amendments-ENG-SPA 2026

VILLAGE OF PALMETTO BAY
NOTICE OF GENERAL ELECTION AND SPECIAL ELECTION
TO CONSIDER CHARTER AMENDMENTS

NOTICE IS HEREBY GIVEN that the Village of Palmetto Bay will hold a Municipal General Election for the election of candidates and a Special Election to submit proposed Charter Amendments to the electors on Tuesday, November 3, 2026. Polls will be open from 7:00 a.m. to 7:00 p.m.

If necessary, a Run-off Election for the election of candidates will be held on Tuesday, December 1, 2026, with polls open from 7:00 a.m. to 7:00 p.m.

The following municipal offices are to be filled: Mayor, Councilmember – Seat 1, and Councilmember – Seat 3.

For additional information on the Charter Amendments that shall be placed on the ballot to the electors, please contact the Office of the Village Clerk at (305) 259-1234 or at clerk@palmettobay-fl.gov or visit www.palmettobay-fl.gov.

Missy Arocha
Village Clerk

MUNICIPIO DE PALMETTO BAY
AVISO DE ELECCIONES GENERALES Y ELECCIÓN ESPECIAL
PARA CONSIDERAR ENMIENDAS A LA CARTA CONSTITUTIVA

POR MEDIO DE LA PRESENTE SE NOTIFICA que la Villa de Palmetto Bay celebrará una Elección General Municipal para la elección de candidatos y una Elección Especial para someter a consideración de los electores las propuestas de enmiendas a la Carta Constitutiva (Charter) el martes, 3 de noviembre de 2026. Los centros de votación estarán abiertos de 7:00 a. m. a 7:00 p. m.

De ser necesario, se llevará a cabo una Elección de Segunda Vuelta (Run-off Election) para la elección de candidatos el martes, 1 de diciembre de 2026, con los centros de votación abiertos de 7:00 a. m. a 7:00 p. m.

Los siguientes cargos municipales estarán sujetos a elección: Alcalde, Concejal – Distrito 1 (Councilmember – Seat 1) y Concejal – Distrito 3 (Councilmember – Seat 3).

Para obtener información adicional sobre las enmiendas a la Carta Constitutiva que serán sometidas a consideración de los electores en la boleta electoral, comuníquese con la Oficina de la Secretaria Municipal al (305) 259-1234 o por correo electrónico a clerk@palmettobay-fl.gov, o visite www.palmettobay-fl.gov.

Missy Arocha
Secretaria Municipal (Village Clerk)

AGENDA ITEM NO. 7.C

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Missy Arocha, Village Clerk's Office

ITEM TYPE: Report

AGENDA SECTION: VILLAGE CLERK'S REPORT

SUBJECT: Sample Master Ballot & VPB Resolution 2026-55

SUGGESTED ACTION:

ATTACHMENTS:
Sample Ballot - Palmetto Bay General and Special 11.03.26 FINAL.doc
Resolution 2026-55

OFFICIAL SAMPLE BALLOT
BOLETA OFICIAL DE MUESTRA
ECHANTIYON BILTEN VÒT OFISYÈL

General and Special Elections November 3, 2026 Palmetto Bay, Florida	Elecciones Generales y Especiales 3 de noviembre del 2026 Palmetto Bay, Florida	Eleksyon Jeneral ak Espesyal 3 novanm 2026 Palmetto Bay, Florid
• **Instructions: To vote, fill in the oval completely ⬬ next to your choice. Use only a black or blue pen.** • **If you make a mistake, ask for a new ballot. Do not cross out or your vote may not count.**	• **Instrucciones: Para votar, rellene completamente el óvalo ⬬ ubicado junto a su selección. Utilice solo un bolígrafo de tinta negra o azul.** • **Si comete un error, solicite una nueva boleta. No haga tachaduras o es posible que no se cuente su voto.**	• **Enstriksyon: Pou vote, ranpli oval la okonplè ⬬ akote chwa w fè a. Itilize sèlman plim nwa oswa ble.** • **Si w fè yon erè, mande yon nouvo bilten vòt. Pa bife erè a sinon vòt ou a ka pa konte.**

Palmetto Bay - Mayor
Palmetto Bay - Alcalde
Palmetto Bay - Majistra
(Vote for 1 / Vote por 1 / Vote pou 1)

⬭ Karen Baez-Wallis	184
⬭ Tamara Mourino	185
⬭ David M. Singer	186

Palmetto Bay - Council Member - Seat 1
Palmetto Bay - Concejal - Escaño 1
Palmetto Bay - Manm Konsèy - Syèj 1
(Vote for 1 / Vote por 1 / Vote pou 1)

⬭ Pam Gorman	187
⬭ Tana Llinas	188

Palmetto Bay - Council Member - Seat 3
Palmetto Bay - Concejal - Escaño 3
Palmetto Bay - Manm Konsèy - Syèj 3
(Vote for 1 / Vote por 1 / Vote pou 1)

⬭ Lasaly Changkachith	190
⬭ Carl Crawford	191
⬭ Alan "AlJohn" Farquharson	192
⬭ A.J. "AL" Lara	193

Palmetto Bay Referendum 1
Referendo 1 de Palmetto Bay
Referandòm 1 Palmetto Bay

Public Speakers Home Address Disclosure and Written Comments Distribution

The Village Citizen's Bill of Rights provide that the public can be heard and submit written comments to the Council, Board, Agency, or Department regarding Village issues. The proposed amendment would only require submission of the speaker's name and municipality of residence and that written comments be submitted and distributed prior to any meeting of the Village Council, Board, Agency, or Department.

Shall the above-described Charter amendment be adopted?

Divulgación de la dirección de los participantes del público y distribución de comentarios escritos

La Carta de los Derechos de los Ciudadanos del Municipio establece que el público puede presentar comentarios relativos a asuntos del Municipio, de manera oral o escrita, ante el Concejo, o una junta, agencia o departamento. La enmienda propuesta solamente exigiría que los participantes del público indiquen su nombre y municipio de residencia y que los comentarios escritos se envíen y distribuyan antes de cualquier reunión del Concejo, o de una junta, agencia o departamento del Municipio.

¿Deberá aprobarse la enmienda a la Carta Constitucional antes descrita?

Divilgasyon adrès kay moun ki ap pran lapawòl nan odyans piblik epi distribisyon kòmantè ekri

Deklarasyon Dwa Sitwayen Minisipalite a prevwa ke piblik la kapab fè tande vwa li e soumèt kòmantè bay Konsèy Minisipal la, yon Konsèy, yon Ajans oswa yon Depatman konsènan afè Minisipalite a. Amannman pwopoze a ta sèlman egzije moun ki ap pran lapawòl la bay non li ak minisipalite kote li abite epi li dwe soumèt e distribiye kòmantè ekri yo anvan tout reyinyon Konsèy Minisipal, reyinyon Konsèy, reyinyon Ajans oswa reyinyon Depatman.

Èske amannman Konstitisyon ki dekri anwo a ta dwe adopte?

⬭	Yes/Sí/Wi	346
⬭	No/No/Non	347

Palmetto Bay Referendum 2
Referendo 2 de Palmetto Bay
Referandòm 2 Palmetto Bay

Sale, Conveyance, Exchange, License or Lease of Village Owned Property

The Charter currently requires a majority vote of electors to approve the sale or exchange of Village-owned park property, and for any lease of such property exceeding five years. The proposed amendment requires a majority of voters' approval for any sale, conveyance, exchange, transfer, lease, or license of Village property, except for leases with a term of three years or less.

Shall the above-described Charter amendment be adopted?

Venta, cesión, intercambio, licencia o arrendamiento de propiedades del Municipio

Actualmente, la Carta Constitucional exige un voto mayoritario de los electores para aprobar la venta o el intercambio de propiedades del Municipio destinadas a parques y para cualquier arrendamiento de esas propiedades que supere los cinco años. La enmienda propuesta exige la aprobación de la mayoría de los electores para cualquier venta, cesión, intercambio, transferencia, arrendamiento o licencia de propiedades del Municipio, excepto en el caso de arrendamientos por un plazo de tres años o menos.

¿Deberá aprobarse la enmienda a la Carta Constitucional antes descrita?

Vant, transfè tit, echanj, lisans, oswa kontra lwaye pwopriyete Minisipalite a posede

Konstitisyon an egzije aktyèlman yon vòt majorite elektè yo pou apwouve vant oswa echanj pwopriyete pak Minisipalite a posede, ak pou yon kontra lwaye pwopriyete sa a ki depase senk ane. Amannman pwopoze a egzije yon apwobasyon majorite votè yo pou tout vant, transfè tit, echanj, transfè, kontra lwaye oswa lisans pwopriyete Minisipalite a, eksepte pou kontra lwaye ki gen yon dire twa ane oswa mwens.

Èske amannman Konstitisyon ki dekri anwo a ta dwe adopte?

⬭	Yes/Sí/Wi	348
⬭	No/No/Non	349

Palmetto Bay Referendum 3
Referendo 3 de Palmetto Bay
Referandòm 3 Palmetto Bay

Requiring Consideration of Village Acquisition of "USDA Property" if it Becomes Available

The United States Department of Agriculture owns property in the Village at approximately SW 136 Street and SW 67 Avenue. Though not at this time, the property could one day become available. If it does, the proposed amendment would require the Village to use its best efforts to acquire the property for public park, recreational and/or open space purposes and protect it with a restrictive covenant.

Shall the above-described Charter amendment be adopted?

Exigir que se considere la posibilidad de que el Municipio adquiera un terreno de "propiedad del USDA" si llega a estar disponible

El Departamento de Agricultura de los Estados Unidos es dueño de una propiedad ubicada en el Municipio, aproximadamente entre SW 136 Street y SW 67 Avenue. Aunque en estos momentos la propiedad no está disponible, podría estarlo en el futuro. En tal caso, la enmienda propuesta exigiría que el Municipio haga todo lo posible por adquirir la propiedad para usarla como parque público o espacio recreativo y/o abierto y por protegerla mediante un convenio restrictivo.

¿Deberá aprobarse la enmienda a la Carta Constitucional antes descrita?

Pou mande Minisipalite a konsidere fè akizisyon "pwopriyete USDA" a si li vin disponib

Depatman Agrikilti Etazini posede pwopriyete nan Minisipalite a nan apeprè SW 136 Street ak SW 67 Avenue. Byenke se pa nan moman sa a, pwopriyete a ka vin disponib yon jou. Si li vin disponib, amannman pwopoze a ta egzije Minisipalite a fè tout mwayen posib li pou li akeri pwopriyete a pou pak piblik, pou kesyon rekreyatif ak/oswa espas ouvè epi pwoteje li avèk yon konvansyon restriktif.

Èske amannman Konstitisyon ki dekri anwo a ta dwe adopte?

⬭	Yes/Sí/Wi	350
⬭	No/No/Non	351

Palmetto Bay Referendum 4
Referendo 4 de Palmetto Bay
Referandòm 4 Palmetto Bay

Establishing Single Member Districts for Councilmembers

The Charter currently provides at large elections for Mayor, Vice Mayor, and Councilmembers. The proposed amendment would make Councilmember Seats 1, 2, and 3 single member districts beginning with the regular election for Seat 2 in 2028 and Seats 1 and 3 in 2030. The amendment would also establish redistricting standards and maintain at large elections for Mayor and Vice Mayor.

Shall the above-described Charter amendment be adopted?

Establecimiento de distritos de miembros únicos para los concejales

Actualmente, la Carta Constitucional establece que se realicen elecciones generales para los cargos de Alcalde, Vicealcalde y Concejal. La enmienda propuesta haría que los escaños 1, 2 y 3 de concejales pasen a ser distritos de miembros únicos a partir de las elecciones regulares en el caso del escaño 2 en el 2028 y de los escaños 1 y 3 en el 2030. La enmienda también establecería las normas para la redistribución de distritos y mantendría las elecciones generales para los cargos de Alcalde y Vicealcalde.

¿Deberá aprobarse la enmienda a la Carta Constitucional antes descrita?

Pou etabli distri a manm inik pou Manm Konsèy

Konstitisyon an prevwa aktyèlman eleksyon pou Majistra, Majistra Adjwen ak Manm Konsèy Minisipal nan tout Minisipalite a. Amannman pwopoze a ta rann Syèj Manm Konsèy Minisipal 1, 2 ak 3 distri a manm inik apati eleksyon regilye pou Syèj 2 nan ane 2028 ak Syèj 1 ak 3 nan ane 2030. Amannman an ta etabli tou nòm rekonfigirasyon distri e kenbe eleksyon nan tout minisipalite a pou Majistra ak Majistra Adjwen.

Èske amannman Konstitisyon ki dekri anwo a ta dwe adopte?

⬭	Yes/Sí/Wi	352
⬭	No/No/Non	353

Palmetto Bay Referendum 5
Referendo 5 de Palmetto Bay
Referandòm 5 Palmetto Bay

Council Term Limits and Waiting Period at Conclusion of Service

The Charter currently limits service as Mayor, Vice-Mayor, or Councilmember to two consecutive terms in the same office and three consecutive terms for a combination of offices. The proposed Amendment applies a term limit to consecutive terms and requires a four-year period after reaching the applicable term limit. The proposed Amendment will not apply to officials holding office on November 2, 2026.

Shall the above-described Charter amendment be adopted?

Límites de mandatos del Concejo y período de espera al concluir el servicio

Actualmente, la Carta Constitucional limita el tiempo de servicio como Alcalde, Vicealcalde o Concejal a dos mandatos consecutivos en el mismo cargo y a tres mandatos consecutivos en una combinación de cargos. La enmienda propuesta aplica un límite a los mandatos consecutivos y exige que transcurran cuatro años después de alcanzar el límite de mandato correspondiente. La enmienda propuesta no se aplicará a los funcionarios que estén ocupando cargos el 2 de noviembre del 2026.

¿Deberá aprobarse la enmienda a la Carta Constitucional antes descrita?

Limit manda nan Konsèy Minisipal la epi peryòd atant apre fen sèvis

Konstitisyon an limite aktyèlman sèvis kòm Majistra, Majistra Adjwen oswa Manm Konsèy Minisipal a de (2) manda konsekitif nan menm fonksyon an e twa manda konsekitif pou yon konbinezon fonksyon. Amannman pwopoze a etabli yon limit manda pou manda konsekitif epi li egzije yon peryòd kat ane apre yon moun atenn limit manda aplikab la. Amannman pwopoze a pap aplikab pou ofisyèl ki an fonksyon nan dat 2 novanm 2026.

Èske amannman Konstitisyon ki dekri anwo a ta dwe adopte?

⬭	Yes/Sí/Wi	354
⬭	No/No/Non	355

Palmetto Bay Referendum 6
Referendo 6 de Palmetto Bay
Referandòm 6 Palmetto Bay

Pedestrian, Bicycling, and Golf Cart Facilities in Roadway Improvements Projects

It is proposed to add a Village Charter section requiring pedestrian, bicycling, and golf cart facilities in roadway improvement projects, unless waived by a vote of at least 4 Councilmembers and written findings that such facilities are infeasible or disproportionate to overall project costs. The amendment also creates a dedicated Transportation Fund, using existing transportation revenues, for mobility and safety improvements like sidewalks, bike paths, and traffic calming.

Shall the above-described amendment be adopted?

Instalaciones para peatones, ciclistas y carritos de golf en proyectos de mejoras viales

Se propone añadir una sección a la Carta Constitucional del Municipio que exija la inclusión de instalaciones para peatones, ciclistas y carritos de golf en los proyectos de mejoras viales, a menos que se apruebe una excepción mediante el voto de cuatro concejales como mínimo y un dictamen por escrito que indique que dichas instalaciones son inviables o desproporcionadas en relación con los costos del proyecto en general. La enmienda crea también un Fondo de Transporte exclusivo en el que los ingresos existentes del sector de transporte se utilicen para mejoras de movilidad y seguridad como aceras, ciclovías y medidas de atenuación del tráfico.

¿Deberá aprobarse la enmienda antes descrita?

Enstalasyon pou pyeton, bisiklèt ak mobilèt teren gòlf nan pwojè amelyorasyon wout

Yo pwopoze ajoute yon seksyon nan Konstitisyon Minisipal la ki egzije enstalasyon pou pyeton, bisiklèt ak mobilèt teren gòlf nan pwojè amelyorasyon wout, sof si sa anile apati yon vòt omwen 4 Manm Konsèy Minisipal ak konklizyon ekri ki di enstalasyon sa yo pa reyalizab oswa yo a yon pwopòsyon depase parapò a pri yon pwojè koute. Amannman an kreye yon fon ki dedye pou transpò tou, gras a itilizasyon revni transpò ki egziste deja, pou amelyorasyon mobilite ak sekirite tankou twotwa, pis pou bisiklèt, ak apezman sikilasyon.

Èske amannman ki dekri anwo a ta dwe adopte?

⬭	Yes/Sí/Wi	356
⬭	No/No/Non	357

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RESOLUTION NO. 2026-55

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, CALLING A SPECIAL ELECTION ON NOVEMBER 3, 2026 RELATING TO PROPOSED VILLAGE CHARTER AMENDMENTS, INCLUDING CERTAIN AMENDMENTS PROPOSED BY THE CHARTER REVISION COMMISSION; PROVIDING REQUISITE BALLOT LANGUAGE FOR SUBMISSION TO ELECTORS OF THE PROPOSED AMENDMENTS; PROVIDING FOR NOTICE OF ELECTION; PROVIDING FOR THE VILLAGE CLERK TO UTILIZE THE SERVICES OF THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS TO PLACE THE CHARTER AMENDMENTS ON THE BALLOT OF THE SPECIAL ELECTION SCHEDULED FOR NOVEMBER 3, 2026; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR COPIES OF THE CHARTER AMENDMENTS TO BE AVAILABLE FOR PUBLIC INSPECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (*Sponsored by Vice Mayor Mark Merwitzer*) *(Co-Sponsored by Mayor Karyn Cunningham)*

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay ("Village") appointed a Charter Revision Commission pursuant to Section 6.2 of the Village Charter, to review the Village Charter and to provide recommendations to the Village Council; and

WHEREAS, the Charter Revision Commission made eight (8) Village Charter amendment recommendations; and

WHEREAS, the Village Council desires to submit five (5) of the proposed Village Charter amendment recommendations submitted by the Charter Revision Commission to the electorate as-is, together with one amendment relating to pedestrian, bicycling, and golf cart facilities in roadway improvements with certain revisions identified by the Village Council; and

WHEREAS, notwithstanding the recommendations of the Charter Revision Commission, the Village Council acting in its authority as the governing body of the Village of Palmetto Bay chooses to forward such items to the electors of the Village of Palmetto Bay pursuant to section

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6.1 of the Village Charter for the Village of Palmetto Bay and section 6.03 of the Miami-Dade County Home Rule Charter; and

WHEREAS, in order to submit the proposed Village Charter amendments to the electorate, the Village Council must provide ballot language, make copies of the Village Charter amendments available for public inspection, and provide for the Village Clerk to utilize the services of Miami-Dade County Supervisor of Elections; and

WHEREAS, the Mayor and Village Council find that adoption of this resolution is in the best interest of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above whereas clauses are incorporated by reference into this Resolution.

Section 2. Calling Special Election. That a special election is hereby called to be held on Tuesday, November 3, 2026, to present to the qualified electors of the Village of Palmetto Bay the ballot questions provided in Section 4 of this Resolution. The Village Council may, by resolution, alter the date of the special election in the event that the Village Council finds that unforeseen circumstances require it to do so.

Section 3. Proposed Amendments to the Village Charter. The proposed Charter amendments are commonly referred to by the following ballot titles:

1. Public Speakers Home Address Disclosure and Written Comments Distribution;

2. Sale, Conveyance, Exchange, License or Lease of Village Owned Property;

3. Requiring Consideration of Village Acquisition of “USDA Property” if it Becomes Available;

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4. Establishing Single Member Districts for Council Members;

5. Council Term Limits and Waiting Period at Conclusion of Service;

6. Pedestrian, Bicycling, And Golf Cart Facilities In Roadway Improvement Projects.

Section 4. Form of Ballot The form of ballot of the Charter amendments provided for in this Resolution shall be as follows:

BALLOT FOR CHARTER AMENDMENT NUMBER ONE

PUBLIC SPEAKERS HOME ADDRESS DISCLOSURE AND WRITTEN COMMENTS DISTRIBUTION.

The Village Citizen's Bill of Rights provide that the public can be heard and submit written comments to the Council, Board, Agency, or Department regarding Village issues. The proposed amendment would only require submission of the speaker's name and municipality of residence and that written comments be submitted and distributed prior to any meeting of the Village Council, Board, Agency, or Department.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER TWO

SALE, CONVEYANCE, EXCHANGE, LICENSE OR LEASE OF VILLAGE OWNED PROPERTY.

The Charter currently requires a majority vote of electors to approve the sale or exchange of Village-owned park property, and for any lease of such property exceeding five years. The proposed amendment requires a majority of voters' approval for any sale, conveyance, exchange, transfer, lease, or license of Village property, except for leases with a term of three years or less.

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Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER THREE

REQUIRING CONSIDERATION OF VILLAGE ACQUISITION OF "USDA PROPERTY" IF IT BECOMES AVAILABLE.

The United States Department of Agriculture owns property in the Village at approximately SW 136 Street and SW 67 Avenue. Though not at this time, the property could one day become available. If it does, the proposed amendment would require the Village to use its best efforts to acquire the property for public park, recreational and/or open space purposes and protect it with a restrictive covenant.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER FOUR

ESTABLISHING SINGLE MEMBER DISTRICTS FOR COUNCIL MEMBERS.

The Charter currently provides at large elections for Mayor, Vice Mayor, and Council Members. The proposed amendment would make Council Member Seats 1, 2, and 3 single member districts beginning with the regular election for Seat 2 in 2028 and Seats 1 and 3 in 2030. The amendment would also establish redistricting standards and maintain at large elections for Mayor and Vice Mayor.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

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BALLOT FOR CHARTER AMENDMENT NUMBER FIVE

COUNCIL TERM LIMITS AND WAITING PERIOD AT CONCLUSION OF SERVICE.

The Charter currently limits service as Mayor, Vice-Mayor, or Council Member to two consecutive terms in the same office and three consecutive terms for a combination of offices. The proposed Amendment applies a term limit to consecutive terms and requires a four-year period after reaching the applicable term limit. The proposed Amendment will not apply to officials holding office on November 2, 2026.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER SIX

PEDESTRIAN, BICYCLING, AND GOLF CART FACILITIES IN ROADWAY IMPROVEMENT PROJECTS.

It is proposed to add a Village Charter section requiring pedestrian, bicycling, and golf cart facilities in roadway improvement projects, unless waived by a vote of at least 4 Councilmembers and written findings that such facilities are infeasible or disproportionate to overall project costs. The amendment also creates a dedicated Transportation Fund, using existing transportation revenues, for mobility and safety improvements like sidewalks, bike paths, and traffic calming.

Shall the above-described amendment be adopted?

Yes ____
No _____

Section 5. Balloting. Balloting shall be conducted on Tuesday, November 3, 2026, between the hours of 7:00 A.M. and 7:00 P.M. at the regular polling places provided for Village elections. Absentee balloting shall be available as authorized by law. Early voting pursuant to Section 101.657, Florida Statutes shall be provided. All qualified Village electors

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who are timely registered in accordance with law shall be entitled to vote. The Village Clerk is authorized to obtain any necessary election administration services from the Miami-Dade County Supervisor of Elections. The County registration books shall remain open at the Office of the Miami-Dade County Supervisor of Elections until the date at which the registration books shall close in accordance with the provision of the general election laws. The Village Clerk, with necessary assistance from the Miami-Dade County Supervisor of Elections, is hereby authorized to take all appropriate actions necessary to carry into effect and accomplish the electoral provisions of this Resolution. This Special Election shall be canvassed by a County Canvassing Board in accordance with any applicable provisions of the general election laws of the State or County. The Village Clerk is hereby authorized to take any action which is necessary or expedient to implement this section or to comply with any applicable law.

Section 6. Notice of Election. That notice of said election shall be published in accordance with Section 100.342, Fla. Stat., in a newspaper of general circulation within the Village at least 30 days prior to said election, the first publication to be in the fifth week prior to the election (to-wit: during the week commencing Sunday, September 27, 2026), and the second publication to be in the third week prior to the election (to-wit: during the week commencing Sunday, October 11, 2026), and shall be in substantially the following form:

NOTICE OF SPECIAL ELECTION

NOTICE IS HEREBY GIVEN THAT PURSUANT TO RESOLUTION NO. 2026-55 A SPECIAL ELECTION HAS BEEN CALLED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA (THE "VILLAGE") TO BE HELD WITHIN THE VILLAGE ON TUESDAY, NOVEMBER 3, 2026 FROM 7:00 AM UNTIL 7:00 P.M. AT WHICH TIME THERE SHALL BE SUBMITTED TO THE DULY REGISTERED AND QUALIFIED VOTERS OF THE VILLAGE OF PALMETTO BAY THE FOLLOWING CHARTER AMENDMENTS FOR APPROVAL OR REJECTION:

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1. **PUBLIC SPEAKERS HOME ADDRESS DISCLOSURE AND WRITTEN COMMENTS DISTRIBUTION.**

The Village Citizen's Bill of Rights provide that the public can be heard and submit written comments to the Council, Board, Agency, or Department regarding Village issues. The proposed amendment would only require submission of the speaker's name and municipality of residence and that written comments be submitted and distributed prior to any meeting of the Village Council, Board, Agency, or Department.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

2. **SALE, CONVEYANCE, EXCHANGE, LICENSE OR LEASE OF VILLAGE OWNED PROPERTY.**

The Charter currently requires a majority vote of electors to approve the sale or exchange of Village-owned park property, and for any lease of such property exceeding five years. The proposed amendment requires a majority of voters' approval for any sale, conveyance, exchange, transfer, lease, or license of Village property, except for leases with a term of three years or less.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

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3. REQUIRING CONSIDERATION OF VILLAGE ACQUISITION OF "USDA PROPERTY" IF IT BECOMES AVAILABLE.

The United States Department of Agriculture owns property in the Village at approximately SW 136 Street and SW 67 Avenue. Though not at this time, the property could one day become available. If it does, the proposed amendment would require the Village to use its best efforts to acquire the property for public park, recreational and/or open space purposes and protect it with a restrictive covenant.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

4. ESTABLISHING SINGLE MEMBER DISTRICTS FOR COUNCIL MEMBERS.

The Charter currently provides at large elections for Mayor, Vice Mayor, and Council Members. The proposed amendment would make Council Member Seats 1, 2, and 3 single member districts beginning with the regular election for Seat 2 in 2028 and Seats 1 and 3 in 2030. The amendment would also establish redistricting standards and maintain at large elections for Mayor and Vice Mayor.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

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5. COUNCIL TERM LIMITS AND WAITING PERIOD AT CONCLUSION OF SERVICE.

The Charter currently limits service as Mayor, Vice-Mayor, or Council Member to two consecutive terms in the same office and three consecutive terms for a combination of offices. The proposed Amendment applies a term limit to consecutive terms and requires a four-year period after reaching the applicable term limit. The proposed Amendment will not apply to officials holding office on November 2, 2026.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

6. PEDESTRIAN, BICYCLING, AND GOLF CART FACILITIES IN ROADWAY IMPROVEMENT PROJECTS.

It is proposed to add a Village Charter section requiring pedestrian, bicycling, and golf cart facilities in roadway improvement projects, unless waived by a vote of at least 4 Councilmembers and written findings that such facilities are infeasible or disproportionate to overall project costs. The amendment also creates a dedicated Transportation Fund, using existing transportation revenues, for mobility and safety improvements like sidewalks, bike paths, and traffic calming.

Shall the above-described amendment be adopted?

Yes ____

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No _____

/s/ Missy Arocha

Village Clerk

Section 7. Proposed Amendments. The full text of the proposed amendments to the Village Charter are attached hereto as **Exhibit "A,"** and are incorporated by reference into this Resolution. The proposed amendments to the Village Charter are reflected by the underlining of proposed text to be inserted, where strikethroughs reflect language to be deleted from the Charter.

Section 8. Providing for Inclusion in the Charter. It is the intention of the Village Council and it is hereby ordained that the provisions of this Resolution shall become and made a part of the Village Charter, as to each Charter amendment measure approved by a majority of voters on such measure in such election; that the sections of this Resolution may be re-numbered or re-lettered to accomplish such intentions; and the word "Resolution" shall be changed to "Section" or other appropriate word.

Section 9. Copies. That copies of this Resolution proposing the Charter Amendments are on file at the offices of the Village Clerk located at Village Hall, 9705 E Hibiscus Street, Palmetto Bay, Florida 33157, and are available for public inspection during regular business hours.

Section 10. Providing for Adoption of Enabling Resolution. The Village Council shall enable the submittal of the proposed amendments to the electorate pursuant to Section 6.2 of the Village Charter.

Section 11. Effective Date. This Resolution shall become effective upon adoption, and each of the Charter Amendment measures provided herein shall be effective only upon approval of a majority of electors voting on the measure, effective upon certification of the election results. If conflicting amendments are adopted at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

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Section 12. Severability. If any section, clause, sentence, or phrase of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Resolution.

PASSED and **ADOPTED** this 6th day of July 2026.

Attest:

Signed by:
Missy Arocha
6EDC211E5E8C48C...

Missy Arocha
Village Clerk

Signed by:
Karyn Cunningham
35B93CD2D0CB470...

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

Signed by:
F22B5568F9FC441...

John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Steve Cody	NO
Council Member Marsha Matson	YES
Vice-Mayor Mark Merwitzer	YES
Mayor Karyn Cunningham	YES

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EXHIBIT A

VILLAGE OF PALMETTO BAY

PROPOSALS FOR ELECTION OF 2026

PROPOSAL NUMBER ONE

CITIZENS' BILL OF RIGHTS

(A) This government has been created to protect the governed, not the governing. In order to provide the public with full and accurate information, to promote efficient administration management, to make government more accountable, and to insure to all persons fair and equitable treatment, the following rights are guaranteed:

* * *

(5) Right to be Heard. As long as the orderly conduct of public business may be maintained, any interested person has the right to appear before the Village Council or Village agency, board or department for the presentation, adjustment or determination of an issue, request, or controversy within the jurisdiction of the Village. No person appearing to be heard by the Council will be required to provide an address and shall only state their name and municipality of residence. All written comments must be distributed prior to any hearing or meeting and shall be distributed to the Village Council and any agency, board, or department relevant to the matter. Matters shall be scheduled for the convenience of the public. The Village council shall adopt agenda procedure and schedule hearings in a manner that will enhance the opportunity for public participation. Nothing herein shall prohibit any governmental entity or agency from imposing reasonable time limits and procedures for the presentation of a matter.

* * *

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PROPOSAL NUMBER TWO

ARTICLE I. - CORPORATE EXISTENCE, FORM OF GOVERNMENT, BOUNDARY AND POWERS

* * *

Section 1.4. – Powers.

(A) The Village shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law. Through the adoption of this Charter, it is the intent of the electors of the Village to grant to the municipal government established by this Charter the broadest exercise of home rule powers permitted under the Constitution and laws of the State of Florida.

(B) ~~The only limitation concerning~~ ~~alienability of Village~~ The Village Council shall not sell, exchange convey, transfer, license, or lease, whether on a temporary or permanent basis, any portion of real property owned by the Village, ~~owned property is that there shall be no sale, exchange, or lease in excess of five (5) years of any park property while it is being used for public purpose~~ unless and until such sale, exchange, conveyance, transfer, license or lease is approved by a majority vote of the qualified electors of the Village voting at the next regularly scheduled election ~~of the voters~~ of the Village. This provision shall not apply to any valid written contractual obligation entered into prior to the effective incorporation date of this Village nor to a lease of three years or less.

"Village Property" shall mean any land owned by the Village, whether improved or unimproved.

"Lease" shall include any agreement or granting a right of use or occupancy on Village Property in favor of a private entity or individual exceeding three (3) years, including extensions or renewals. This term shall not include utility and infrastructure easements. A management or operating agreement is not a lease unless it provides an exclusive right of use. ~~nor shall it~~

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~~apply to any Village owned educational facility, library property or parking facility not located in a park or any utility or access easements or rights-of-way. This provision is intended to restrict sales, exchanges or leases and shall not be applicable to any operating, management or other agreements.~~

(C) In the event of a sale, exchange, conveyance, transfer, license or lease of park property ~~as stated in (B) above,~~ there shall be no change in the boundary of any park property.

~~(D)The sale, exchange, lease, or purchase of Village land in excess of Twenty-Five ($25,000) Thousand Dollars shall require a 4/5 affirmative vote of the Village Council.~~

PROPOSAL NUMBER THREE

ARTICLE I. - CORPORATE EXISTENCE, FORM OF GOVERNMENT, BOUNDARY AND POWERS

*** * ***

Section 1.4. – Powers.

* * *

(E) In the event that any portion of the real property located within the Village at approximately SW 136 Street and SW 67 Avenue currently owned by the United States Department of Agriculture ("USDA Property") is transferred, conveyed or otherwise ceases to be owned by the federal government, the Village shall take all reasonable efforts to acquire such property. If the Village does acquire title to the parcel, a covenant running with the land shall be placed on the property ensuring its protection as a public park or recreational area and open space.

PROPOSAL NUMBER FOUR

ARTICLE II. - MAYOR, VICE-MAYOR AND VILLAGE COUNCIL

*** * ***

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Section 2.3. - Election and Term of Office.

(A) *Election and Term of Office of Mayor and Vice Mayor*. The Office of Mayor, and Vice-Mayor and each Council member shall be elected at-large for four year terms by the electors of the Village in the manner provided in Article V of this Charter. Said term shall end upon the swearing in of his/her successor.

(B) *Seats Election and Term of Office of Council Member.* Council members shall serve in seats numbered 1-3 described below, collectively "Seats." Individually each is a "Seat." One Council member shall be elected to each Seat. Each Council Member shall be elected to a Seat for a four-year term by the electors of the Residential Area corresponding to the Seat in the manner provided in Article V of this Charter. Said term shall end upon the swearing in of his/her successor.

Village Council Members for Seats 1 and 3 shall be elected at the general municipal election or runoff election to be held in the year 2030 and at the general municipal election or runoff election every four years thereafter. The Village Council Member in Seat 2 shall be elected at the general municipal election or runoff election to be held in the year 2028 and at the general municipal election or runoff election every four years thereafter.

(C) *Residential Areas. (Seats 1—3).* The Village shall be divided into three residential areas. Individually each is a "Residential Area" collectively "Residential Areas." One Council member shall be elected to a Seat from each Residential Area. Council members from Residential Areas are collectively the "Residential Area Council members." Individually each is a "Residential Area Council member." The Residential Areas corresponding to each Seat are formally set forth below:

* * *

(1) The Council may change the boundaries of each Residential Area by ordinance adopted by majority vote of the members of the Council as follows:

(a) *Initial Transition.* In order to facilitate the transition from at-large Residential Area Seats to single-member district Seats corresponding to each Residential Area, the Village Council shall adopt revised geographical boundaries for the three Residential Area Seats by ordinance, which shall conform to the requirements of this section, constitutional standards, and other applicable requirements of law.

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(b) *Decennial Census*. Changes to the boundaries of each Residential Area shall be considered within one year after publication of each decennial census, at which time the Village Council shall consider the number of residents in each of the three districts and, if necessary, cause the boundaries of the districts to be redrawn in order to conform to the requirements of this section, constitutional standards, and other applicable requirements of law.

(c) *Changes Necessitated by Law*. The Council may change the boundaries of each Residential Area from time to time by ordinance if required by prevailing law.

Nothing herein shall be deemed to prohibit the Village Council from considering restructuring of the boundaries of each Residential Area in the event of major changes in the population of any Residential Area brought about by annexation, contraction, substantial population shifts, or other similar circumstances.

(2) Residential Areas shall be redrawn in accordance with accepted redistricting standards. The geographic boundaries of the Residential Areas shall be composed of roughly equal populations, and shall be compact, proportional, and logically related to the natural boundaries of the neighborhoods within the Village. The principles of nondiscrimination and "one person, one vote" shall be strictly adhered to.

* * *

PROPOSAL NUMBER FIVE

ARTICLE II. - MAYOR, VICE-MAYOR AND VILLAGE COUNCIL

*** * ***

Section 2.3. - Election and Term of Office.

* * *

(E) *Limitations on Length of Service*.

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(1) Term Limits on Holding of Same Office. No person shall serve as either Mayor, Vice-Mayor, or Council ~~Person~~ Member for more than two consecutive terms~~.~~ in the same office unless a period no less than four years has elapsed.

(2) Term Limits on Holding of Multiple Offices. No person may serve as a combination of Mayor, Vice-Mayor and Council M~~m~~ember for more than three consecutive terms~~.~~ unless a period no less than four years has elapsed.

This section shall not apply to elected officials holding office on November 2nd, 2026.

PROPOSAL NUMBER SIX

ARTICLE X. - MISCELLANEOUS PROVISIONS

* * *

Section 10.4. Transportation and Mobility

(A) Purpose and Policy.

The Village shall plan, design, fund, construct, and maintain its transportation network to improve safety, accessibility, connectivity, and mobility for all users, including pedestrians, bicyclists, golf cart users, transit users, persons with disabilities, motorists, and other users of the public right-of-way. The Village shall implement this Section in a manner that advances safe access to daily needs and civic destinations while preserving the Village's ability to perform timely routine maintenance and emergency repairs.

(B) Pedestrian, Bicycle and Golf Cart Facilities in Roadway Improvements.

(1) For purposes of this section:

(a) “Roadway improvement project” means any construction, reconstruction, resurfacing, or substantial rehabilitation of a public roadway or right-of-way owned, maintained or

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improved by the Village, but shall not include routine maintenance activities such as filling potholes, striping, or cleaning, or any emergency repairs.

(b) "Pedestrian, bicycling and golf cart facilities" means paths, crosswalks, shared-use paths, signage, and other infrastructure that supports safe and convenient pedestrian, bicycle and Golf Cart travel using complete streets designs.

(c) "Golf cart" shall mean a motor vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes, as defined in Section 316.003(29), Florida Statutes, as amended.

(2) The Village shall incorporate safe streets pedestrian, bicycling and golf cart designs and facilities into the planning, design, and construction of all roadway improvement projects undertaken or funded in whole or in part by the Village (hereinafter, "Mobility Improvements"). The Village Council may waive the requirements of this Section only by a vote of at least four Councilmembers and a written finding, that:

(a) the implementation of pedestrian, bicycle or golf cart facilities in the Mobility Improvement is infeasible due to physical constraints or legal limitations; or

(b) the costs of pedestrian, bicycle, or golf cart facilities would be disproportionate to the overall cost of the roadway improvement project and there is no reasonable alternative funding source.

(C) Transportation Fund.

Subject to compliance with Florida Law, the Village shall establish and maintain a dedicated Transportation Fund from existing revenue. The fund shall contain at a minimum all Village proceeds from transportation surtax revenues, local option fuel tax revenues, and grants awarded for transportation improvements. The Village Council may, by ordinance or during the annual budget process, designate other revenues for Mobility Improvements into the fund.

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Transportation Fund revenues shall only be used for Mobility Improvements, safety improvements, accessibility improvements, traffic calming, grant matching funds, and preservation of existing multimodal facilities. Priority shall be given to projects that improve connectivity to parks, schools, places of worship, civic and institutional uses, transit stops, and commercial, mixed-use, or other daily-need destinations.

The Transportation Fund shall be maintained with separate accounting records and shall be included in the Village's annual independent audit. Nothing herein shall be interpreted to require or permit the transfer of funds to the Transportation Fund where prohibited by federal, state, or local law, or if necessary for compliance with grant requirements.

(D) Implementing Ordinances.

The Village Council shall adopt implementing ordinances to administer and strengthen the Mobility Improvements required in this Section within eighteen months of the effective date of this Section. Implementing ordinances shall establish definitions, design standards, Transportation Fund accounting rules, documentation procedures, anti-back sliding provisions, and administrative procedures. Implementing ordinances may adopt standards more protective of safety, accessibility, connectivity, or multimodal mobility than those stated in this Section.

(E) Construction.

This Section shall be construed to create binding duties on the Village to plan, evaluate, prioritize, fund where legally available and appropriated, report, preserve existing facilities, and pursue implementation of Mobility Improvements as provided herein. This Section shall be liberally construed to achieve its purposes and intent of improving safety, accessibility, connectivity, and mobility for all users of the Village's transportation network.

This Section shall not require the Village to construct an improvement where construction is legally prohibited, outside Village jurisdiction, physically infeasible, subject to an approved exception, or dependent on funds that have not been legally appropriated. Nothing in this Section shall be construed to handicap, delay, or impair the Village's ability to undertake necessary capital projects, public works, drainage,

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stormwater, utility, or infrastructure improvements, or to interfere with the Village's existing contractual obligations, bond covenants, interlocal agreements, or other legally binding commitments in effect at the time this Section takes effect.

If any portion of this Section is held invalid, the remaining portions shall remain in effect to the fullest extent permitted by law.

AGENDA ITEM NO. 8.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Art-in-Public Places Advisory Board Meeting (September 9, 2026)
SUGGESTED ACTION:	

ATTACHMENTS:
AIPP-2026-09-09

Art in Public Places Advisory Board
In-Person Meeting Agenda
Village Hall
First Floor Conference Room
9705 East Hibiscus Street, Palmetto Bay, FL 33157
September 9th, 2026, at 6:00 PM

AGENDA

I. Roll call and acknowledgement of visitors.

- Chair Gary Traczyk called the meeting to order at 6:00pm.
  - i. *Board Members Present*
    1. Gary Traczyk, Richard Cohen, Patricia Rodriguez, Susan Feldman.
  - ii. *Members Absent*
    1. None
  - iii. *Councilmembers Present*
    1. Steve Cody-*Council Liaison*
  - iv. *Staff Present*
    1. Andrea Candelaria-*Sustainability & Resiliency Planner & AIPP Staff Liaison*
  - v. *Members of the Public Present*
    1. None.

II. Public comments, including comments from Village Council, Manager or staff.

- Staff Liaison Andrea Candelaria gave an update on the traffic circle progress and the copper pyramid going for Council approval.
- Staff Liaison Andrea Candelaria mentioned she has been in contact with artist Curtis Pittman, and he believes the traffic circle will be installed in February 2027. Andrea also mentioned she will be looped in throughout the permit process in hopes to streamline the process and create a more efficient way to communicate with the inspectors and permit clerks to allow for a seamless process.
- Staff Liaison Andrea Candelaria also gave an update that she will be bringing the AIPP Board approved Copper Pyramid proposal for Coral Reef Park at the September 14th, 2026, Regular Council Meeting. She invited members to attend the meeting and provide public comment either in person or via the Village's online public comment platform.

III. Approval of Meeting Minutes- July 7th, 2026.

- Board Member Susan Feldman motioned, Board Member Richard Cohen seconded, all voted in favor.

IV. Old Business

- *Update: SW 152 Street & Old Cutler Road Traffic Circle Art Selection*
  - i. Staff Liaison Andrea Candelaria provided an update in the public comments section of the meeting.

- *Update: Art Benches Called to Artist*
    i. Staff Liaison Andrea Candelaria presented a drafted Call to Artist based on the feedback she received from the Board from at the previous meeting. She encouraged the Board to dissect the call draft to ensure she had the Board's correct vision for the call.
    ii. Chair Gary Traczyk spoke about how he liked two (2) benches on SW 77 Avenue and also two (2) on SW 152 Street.
    iii. Board Member Susan Feldman advocated for these benches to be done in Palmetto Bay Park. Chair Gary Traczyk mentioned that if a park needs a bench, they can be purchased for much cheaper than this entire process of art benches.
    iv. Staff Liaison Andrea Candelaria asked for the Board's input on the specifications of the art benches and what specific dimensions should be placed in the Call to Artist. Board Member Patricia mentioned that in the example she provided, it mentioned a bench large enough for 2 adults. Board Member Rick Cohen commented that seemed a little snug. Staff Liaison Andrea Candelaria commented that she can speak with the Planning & Zoning Director as well as the Parks & Recreation Director to verify the specific dimensions of the benches that were installed along some bus stops in the Village earlier this year. The AIPP Board was unanimously in agreement with that.
    v. Board Member Patricia Rodriguez mentioned that she liked the call and would like insight on the budget aspect.
    vi. The Board discussed the budget and narrowed down the price per bench at $8,000 instead of $10,000, to accommodate for the Village paying for the concrete slab foundation for the artist(s) to place the benches on.
    vii. Staff Liaison Andrea Candelaria also wanted the Board's insight on the timeline for the Call to Artist as well. The Board unanimously agreed that a posting date of around November 2026 and closing date of January 2027 was acceptable.
    viii. Chair Gary Traczyk mentioned that one of the bench locations could be changed based on the shade capacity. Staff Liaison Andrea Candelaria mentioned she will pass by Coral Reef Park and send pictures of the locations to ensure the Board's approval for the benches.
    ix. Staff Liaison Andrea Candelaria mentioned that she will edit the draft with these comments and provide the Board with a finalized draft to be approved at the next AIPP Board meeting in October 2026.

V. Discussion of agenda items

- None.

VI. New Business

- None.

VII. Requests for assistance to Village Council and Village Manager.

- Councilmember Steve Cody will be bringing benches to the Village Manager and Parks Director regarding more park benches in Palmetto Bay Park.

VIII. Selection and list of discussion items for next meeting scheduled for October 8th, 2026, at 6:00 PM.

- Board Member Susan Feldman mentioned she is unavailable during the date of the next meeting. The Board decided to try to find another date that could appease the entire Board.
- Through discussion, the Board narrowed down Tuesday, October 6th, 2026, as a possible replacement for the next meeting.
- Staff Liaison Andrea Candelaria mentioned she will be conferring with the Village Clerk to ensure there is no scheduling conflict with this date.

IX. Adjournment

- Board Member Richard Cohen motioned to adjourn, Board Member Susan Feldman seconded, all voted in favor.
- Meeting adjourned at 6:34 pm.

AGENDA ITEM NO. 8.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Resiliency Committee Meeting (September 15, 2026)
SUGGESTED ACTION:	

ATTACHMENTS:
RC-2026-09-15

MINUTES
RESILIENCY COMMITTEE MEETING
TUESDAY, SEPTEMBER 15, 2026 – 6:00 PM
Village of Palmetto Bay, Municipal Center, First Floor Conference Room
9705 E. Hibiscus Street, Palmetto Bay, Florida 33157

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1. **Roll call and acknowledgement of visitors**
   A. **Call to order @ 6:00 PM**
   B. **Committee:**
      i. **The following members were in attendance:** Lasaly Changkachith (Chair), Mohammed Taha (Member), Veronica Sosa (Member)
      ii. **The following members were absent:** Zachary Davis (Secretary), Heidi Faller (Member)

2. **Public Comments, including comments from Village Council, Village Manager, or staff**
   A. No public comments

3. **Approval of Meeting Minutes:**
   A. April 21, 2026 - Approved
   B. May 13, 2026 - Approved
   C. *June 16, 2026 - Approved*
4. **Old Business:**
   A. No old business.

5. **Discussion of Agenda Items:**
   A. Continuation of Keep America Beautiful Training
      i. The Committee was advised that the Keep America Beautiful training was complete.
      ii. The litter-index assessment produced an average score of 1.8 on a scale of 1 to 4, which was described as a favorable result.
      iii. Members emphasized that routine cleanups and public education should continue. The full report, including members contributions, had not yet been circulated.
   B. Resiliency Informational Video Updates
      i. Video production had been delayed by a change in Village communicatio ns personnel.

ii. A turtlehatching video supplied by Veronica Sosa had been posted to soci al media and reportedly received strong engagement. Staff would revisit t he broader informational video effort when responsibilities were settled.

C. Canopy Issue of Tree Hatting and Proposed Tree Trimming Information Video
    i. The Committee discussed severe tree topping or "hat-racking," its potential effects on tree health, shade, canopy, heat, carbon sequestration, and storm resilience. The Village arborist's written respons es indicated that Miami-Dade County is responsible for monitoring and enforcement related to thi s practice. Members discussed the financial and staffing implications of e xpanding village level arborist oversight.
    ii. Members supported exploring public education through an informational video and a responsible tree trimming workshop, potentially featuring the Village arborist.
    iii. The Committee discussed coordinating with the Tree Board.
    iv. The Committee requested that the arborist be invited to a future meeting and discussed preparing a map clarifying which roads are under Village v ersus county jurisdiction, to help residents direct right of way tree maintenance requests.
    v. The Committee also discussed the recommended tree lists previously pre sented to the Joint Tree Board. Members said the lists could be more usef ul if incorporated into the applicable landscape code.

D. Update on Stormwater Revenue Increase
    i. The Committee discussed the Village Council's vote to increase the storm water fee to $16.50, rather than the consultant's initial recommendation of $13 with a later increase to $16.50 in 2031.
    ii. The additional revenue was discussed as a potential source for green infrastructure and resiliency initiatives, including storm drain filtration, tree planting, and possible youth engagement or scholars hip projects. Members also reported sharing water testing information with Deering Estate biologists and anticipated follow up discussions about runoff and natural tree plantings to help manage wa ter before it reaches Biscayne Bay.

E. Update on The Woods Signage
    i. Reviewed signage concepts prepared by a student intern and recommend ations previously sent to staff.

ii. Members also raised concerns about a damaged, overgrown sign at the D eering North Environmentally Endangered Lands property. A photo was t o be sent to staff for referral to the appropriate County contact.

6. **New Business:**

A. Rain Barrel Rebate Program

i. The Committee discussed partnering with Miami-Dade County's existing rain barrel rebate program. The County would provide the program funding, while the Village could help promote it and potentially host an informatio nal session at a Village facility or library. Staff would explore the opportun ity.

B. Former FPL / LUXCOM Property

i. A member presented a proposed formal opposition to development prop osals or settlement terms for the former FPL property that would permit soil disturbance, canal dredging, or marina construction. Concerns raised included potential contamination, nearby schools and homes, Biscayne B ay, and environmentally sensitive habitat.

ii. A motion was made and seconded to issue an advisory recommendation urging the Mayor and Village Council to maintain strict E-1 zoning, reject settlement terms permitting soil excavation or marina inf rastructure, and prioritize public health, coastal resilience, and protection of environmentally endangered lands. The motion was approved by thos e present.

iii. Members planned to support the position at the next Village Council mee ting. The Chair would present the Committee's formal position, with the a ffected resident and other members also speaking or attending in suppor t.

C. County Composting Pilot at Deering Estate

i. A member reported that Deering Estate was expected to host a County operated composting pilot.

ii. The program would be free to the Village, maintained by the County, and available for the Village to promote to residents. The launch date was still pending; staff would follow up with the County and notify the Committe e when details were confirmed.

iii. Members noted that onboarding and accessibility for residents who may need assistance should be considered.

D. FDOT Grant and Recycling Drive

i. The Village received a $15,000 FDOT grant associated with participation i n the Keep Florida Beautiful program, which could fund a recycling drive.
ii. The next drive was identified as November 7.
iii. Members recommended adding a QR code to the event flyer linking to Vi llage guidance explaining which plastics are accepted at the collection sit e and which belong in regular recycling.

E. Living Shorelines

i. Members discussed living shoreline approaches, including natural and oyster-based projects, and the possibility of future grant opportunities.

7. Requests for Assistance to Village Council and Village Manager

A. Mayor and Village Council receive resiliency committees recommendation concerning the former FPL/LUXCOM property.

8. Selection and list of discussion items for the next meeting scheduled for Tuesday, October 20, 2026, at 6:00 PM.

9. Adjournment 7:09 PM.

Written & Prepared by Resiliency Committee Secretary Zachary Davis

AGENDA ITEM NO. 10.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Andrea Candelaria, Village Manager's Office
ITEM TYPE:	Ordinance
AGENDA SECTION:	ORDINANCES FOR SECOND READING AND PUBLIC HEARING
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO BUILDING PERMIT FEES; RESTRUCTURING APPENDIX A OF THE CODE OF ORDINANCES IN COMPLIANCE WITH HB 399 AND HB 803 OF THE 2026 FLORIDA LEGIUSLATURE; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Building Official, Dean Klements) (Passed on First Reading on October 19, 2026, Zoning Hearing)*

SUGGESTED ACTION:

ATTACHMENTS:

BuildingFeesChange-Memo-110226ZH.docx
Update to Building Department permit fees ordinance 110226.docx
Attachment A - PermitFeeReduction2419 Final-AMENDED DEAN.docx
Attachment B-Palmetto Bay Building Fee Study 2026 Executive Summary.pdf

To: Honorable Mayor and Village Council

Date: November 2nd, 2026

From: Dean Klements, C.B.O., Building Official

Re: Building Permit Fee Changes

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO BUILDING PERMIT FEES; RESTRUCTURING APPENDIX A OF THE CODE OF ORDINANCES IN COMPLIANCE WITH HB 399 AND HB 803 OF THE 2026 FLORIDA LEGIUSLATURE; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *(Second Reading) (Sponsored by Building Official, Dean Klements)*

BACKGROUND AND ANALYSIS:

The Village of Palmetto Bay is authorized by state law to charge fees for the issuance of building permits and to recoup costs associated with the processing of building permit applications, permit plan reviews and inspection services provided by the Village. Additionally, the Village, pursuant to section 4.3(A)(5) of the Village Charter, may set service or user charges for municipal services or grant administrative authority to set such charges. Since 2016, the Village has amended the Building Permit Fee Schedule in order to accommodate various changes from the federal, state and local legislatures.

Upon the passage of the Florida Legislature's House Bill 803 (HB803) which was signed into Law by the Florida Governor in May 2026, the Village was required to make the proposed changes due to the use of construction value as a basis for certain building permit and inspection fees and includes requirements related to permits utilizing private providers. the Village engaged with JRD & Associates (JRD) to evaluate the Building Department's permit fee structure and develop an updated methodology that reflects the changes in the Florida law the Village's cost of providing permit-related services, and the operational effort associated with reviewing, processing, and issuing permits.

This ordinance proposes changes to the Permit Fee schedule that will use a combination of square-footage-based fees and flat fees depending on the nature of the permit or service.

SUMMARY OF AMENDMENTS

Attachment A summarizes the proposed amendments to Appendix A of the Permit Fee Schedule. Additionally, an attachment has been provided with all strikethrough/underline in red font for ease of reference.

RECOMMENDATION:

The Administration recommends that the Mayor and Village Council approve the proposed ordinance on first reading and appropriate changes to permit fee schedule.

FISCAL IMPACT:

None.

ATTACHMENTS:

A. Appendix A Strikethrough Changes
B. Village of Palmetto Bay Building Fee Study Executive Summary

ORDINANCE 2026-X

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO BUILDING PERMIT FEES; AMENDING THE PERMIT FEE SCHEDULE FOR THE BUILDING DEPARTMENT; PROVIDING FOR SEVERABLITY; AND AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Building Official Dean Klements)*

WHEREAS, the Village of Palmetto Bay is authorized by state law to charge fees for the issuance of building permits and to recoup costs associated with the processing of building permit applications, permit plan reviews and inspection services provided by the Village; and

WHEREAS, the Village, pursuant to section 4.3(A)(5) of the Village Charter, may set service or user charges for municipal services or grant administrative authority to set such charges; and

WHEREAS, on June 6, 2016, the Village Council passed and adopted Ordinance No. 2016-15, which amended the Permit Fee Schedule with an across the board 5% reduction of permit fees excluding from the reduction fees new residential development; and

WHEREAS, on May 7, 2018, the Village Council passed and adopted Ordinance No. 2018-06, amending the Permit Fee Schedule to apply the Interim Proprietary and General Services Fee; and

WHEREAS, on November 5, 2018, the Village Council passed and adopted Ordinance No. 2018-15, which amended the Permit Fee Schedule with an across the board 2% reduction of residential permit fees; and

WHEREAS, on March 4, 2019, the Village Council passed and adopted Ordinance No. 2019-02, which amended the Permit Fee Schedule

Additions shown by underlining and deletions shown by ~~overstriking~~.
~~Double-strikethrough~~ indicates language deleted by amendment on or after first reading. Double underlining indicates language added by amendment on or after first reading

for residential permit fees by a reduction of twenty-five percent (25%) and remaining permit fees by five percent (5%); and

WHEREAS, on March 3, 2025, the Village Council passed and adopted Ordinance No. 2025-03, which amended the Permit Fee Schedule by a reduction of fifteen percent (15%) for permit fees for driveways, pools, spas, pool decks, stand-by generators, fences, HVAC installations and replacements of windows and doors; and

WHEREAS, upon the passage of the Florida Legislature's House Bill 803 (HB803) which was signed into Law by the Florida Governor in May 2026, the Village was required to make the proposed changes due to the use of construction value as a basis for certain building permit and inspection fees and includes requirements related to permits utilizing private providers; and

WHEREAS, the Village engaged JRD & Associates (JRD) to evaluate the Building Department's permit fee structure and develop an updated methodology that reflects the changes in the Florida law, the Village's cost of providing permit-related services, and the operational effort associated with reviewing, processing, and issuing permits; and

WHEREAS, JRD completed their analysis and recommends updates to the Village's building permit fee schedule; and

WHEREAS, this ordinance proposes changes to the building permit fee schedule that will use a combination of square-footage based fees and flat fees depending on the nature of the permit or service, in accordance with Florida law; and

WHEREAS, the Village is authorized to amend its building permit fee schedule pursuant to prevailing Florida law; and

WHEREAS, the Building Department has once again reviewed its operational expenses, and has determined the annual impact of this Ordinance, and

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WHEREAS, the Village Council desires to amend the building permit fee schedule, to update the building permit fee schedule in accordance with Florida law and the findings and recommendations of JRD and the Village's Building Department; and

WHEREAS, the Village Council finds that adoption of this Ordinance is in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals. The above recitals are incorporated as if set forth in full herein.

Section 2. Amendment to the Code. Appendix A – Fee Schedule of the Village Code of Ordinances is hereby amended as set forth and provided in Attachment A hereto, subject to potential annual administrative fee increases for staff salary adjustments where applicable.

Section 3. Severability. The provisions of this Ordinance are declared to be severable, and if any sentence, section, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences, sections, clauses, or phrases of the Ordinance, but they shall remain in full force and effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. It is the intent of the Village Council and is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 5. Conflicting Provisions. The provisions of the Code of Ordinances of the Village of Palmetto Bay, Florida and all Ordinances or

parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect immediately upon adoption at second reading.

PASSED ON FIRST READING this 19th day of October 2026.

PASSED AND ADOPTED ON SECOND READING this 2nd day of November 2026.

Attest: _____ _____

Missy Arocha
Village Clerk

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY, FLORIDA ONLY:

_____
John J. Quick
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ____

Vice-Mayor Mark Merwitzer ____

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Council Member Patrick Fiore ____

Council Member Steven Cody ____

Council Member Marsha Matson ____

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____

Council Member Steve Cody ____

Council Member Marsha Matson ____

Vice-Mayor Mark Merwitzer ____

Mayor Karyn Cunningham ____

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Village of Palmetto Bay



Fee Schedule

Amended October 2026

Code	BUILDING PERMIT FEES	Building Fee
	Upfront processing fee non-refundable (Required for all permit applications)	$ 104.5
BP102A	New construction, additions, alterations (commercial and residential)	30% of fee
BP102B	Minimum fee for all Building Permits (Greater than $2000 in cost)	$ 149.15 $ 158.00
BP102CO	Interim Proprietary and General Services (required for all permit applications and assessed monthly from CO issue date until ad-valorem taxes are assessed)	$0.03 per SF
	New Building Construction/ Additions (residential) New construction for single family residences including all trade associated fees:	
BP107	0-500 square feet Single family residential (maximum fee amount $ 125,000)	$1065.90 $3.50 per square foot
BP108	501 square feet or greater (maximum fee amount $ 150,000) All other residential (townhouses, condos, apartments, multi-family housing, etc.)	4% of cost $3.50 per square foot
	Alterations (residential):	
BP111A	Kitchen or Bath (New Cabinets and/or Replacement of fixtures) up to $25,000 cost	$ 619.4 $790.00
BP111B	Kitchen and Bathroom Remodeling combined (one or two) up to 25,000 cost	$ 884.45 $632.00
	Bathroom Remolding (three or more)	$790.00
BP110	All other Alterations exceeding $25,000 (maximum fee amount $ 125,000)	3.8% of cost $3.00 per square foot
	Floor standalone (Multi level - Condo, or Apartments)	$ 158.00
	Residential accessory structure	$ 474.00
	Residential standalone trade permit	$ 316.00
BP113	**Repairs due to Fire** Minimum fee	$ 568.10
BP114	**Repairs due to** Fire (maximum fee amount $ 250,000)	4% of cost
BP126	**Shade Houses** per 100 square feet or fractional part thereof	$ 84.55
	Tents (10'x10' or greater): (Inclusive Electrical & Plumbing Permits)	
BP130	0-300 square feet	$ 248.90 $ 316.00
	301 square feet or greater	$ 429.40
	New Construction/ Additions (Commercial) (per sq. ft., includes permit fees for all trades and shop drawings):	
BP112	0-1,000 sq. ft.	$713.00
	1,001 sq. ft. or greater (maximum fee amount $ 500,000)	5% of cost $ 4.00 per square foot
	New Construction (Shell only) Commercial (per sq. ft.) includes permit fees for all trades:	
BP112A	0-1,000 sq. ft.	$475.00
	1,001 sq. ft. or greater (maximum fee amount $350,000)	3% of cost
BP112B	**Alterations-Commercial** Minimum fee	$ 760.00
	Alterations-Commercial (maximum fee amount $ 500,000)	5% of cost $ 3.75 per square foot
	Commercial accessory structure	$ 474.00
	Commercial standalone trade permit	$ 474.00
RP113	**Parking lots-Minimum fee:**	$167.00 $ 158.00
RP114	Resurfacing of Parking lots	$ .05/ sq. ft.
RP115	Resealing of parking lots	$ .03/sq. ft.
	Playgrounds	$474.00
	Slabs:	
RP116	*Driveway/Slabs only (Residential)	$316.00 / $ 268.60
	a) 0-500 square feet	$ 80.30
	b) 501 and above	$ 128.31
	Structural slab (Residential)	$ 0.25 per square foot
	Structural slab (Commercial)	$ 0.40 per square foot
RP116B		
	a) Each Approach (Residential)	$ 50.35
	b) 3rd. approaches or more	$ 91.15

[1] * New residential devel. shall be excluded from the reduction of building permit fees. (Homestead exempt. Properties only)

~~RP116C~~	~~Sidewalk only (Residential per residence)~~		~~$ 68.25~~
	Roofing/Re-Roofing/Roof repair:		
~~RF01~~	Minimum Fee~~/ Upfront fee~~		~~$ 113.05~~ $ 158.00
~~RF02~~	All roof types		~~$ .156/ sq. ft.~~ $0.23 per square foot
	Fences:		
	*Masonry, or Concrete Fences and/or Walls (Commercial or Residential)		$ 474.00 / $ 120.80
	*Per 100 linear feet or increment thereof		$ 142.12 / $ 120.80
	*Fences (Wood, aluminum ~~or chain link~~) ~~fences~~		$ 316.00 / $ 268.60
	Note: Zoning permit only for residential chain link fence		(see zoning fee schedule)
~~RP118A~~	Temporary Fence Fee (commercial/construction fencing)		~~$ 157.00~~
~~RP118~~	Minimum Fee		~~$ 127.40~~ $ 158.00
~~RP117~~	0-500 linear feet		$ .45 /Lin. Ft.
	Per additional 500 linear feet increment		~~$ 178.50~~ $ 158.00
~~RP119~~	~~Masonry or Ornamental iron fences~~		~~$ 536.99~~
	~~Per 100 linear feet or increment thereof~~		~~$ 142.12~~
	Swimming Pool, Spas and Hot Tubs (inclusive of all trade permits):		
~~SP01~~	*(a) Pools, ~~Spas and deck~~ (residential)		~~$ 575.66~~ $790.00 / $ 671.50
	(b) Pools, ~~Spas and deck~~ (commercial)		$1,422.00
~~SP01A~~	*Spa/hot tub only		~~$ 463.50~~ $474.00 / $ 402.90
~~SP02~~	Repair of swimming pool/spa per trade required		$ 107.25
~~SP04~~	a) *Pool Resurfacing (residential)		~~$82.50~~ $ 158.00 / $ 134.30
	b) *Pool, ~~Spas and deck (commercial)~~ Alteration		~~$236.00~~ $ 474.00 / $ 402.90
	Demolition of Building (per structure):		
~~DP01~~	Interior demolition only (residential)		~~$ 429.40~~ $ 316.00
~~DP02~~	Partial demolition (commercial)		~~$ 903.00~~ $ 474.00
~~DP03~~	Total demolition		~~$1,330.00~~ $ 790.00
	Installation or Replacement of Windows or Doors or Storefront:		
~~Wn01~~	*Residential ~~Minimum Fee~~ (up to 10 openings)		$ 316.00 / $ 134.85
~~Wn01A~~	Each additional opening		$ 4.42
	Commercial (First unit)		$ 474.00
	Each additional unit		$ 40.00
~~SD20~~	~~Ornamental Iron Security bars~~		~~$ 171.95~~
	*Garage doors (up to two)		$ 158.00 / $ 134.30
	*Garage doors (three or more)		$ 316.00 / $ 268.60
	Screen Enclosures/Canopies/Awnings and Aluminum Roofs:		
~~BP135~~	Screen Enclosures		~~$ 429.40~~ $ 316.00
~~BP136~~	~~Free standing canopies/Trellises~~		~~$ 203.30~~
~~BP137~~	Awnings/Canopies (New or Repair) ~~(Minimum fee $175.00)~~		~~$ 36.10/awning~~ $ 316.00
~~BP138~~	~~Repair Awnings and Canopies (Minimum fee $175.00)~~		~~$22.80/awning~~
~~BP140~~	**Temporary Trailer for Construction (1 year permit)**		~~$ 713.00~~ $ 158.00
~~BP141~~	**Trailer Tie Down**		~~$ 143.00~~ $ 79.00
~~BP142~~	**Renewal Permit for Trailer**		~~$475.00~~ $ 79.00
~~********~~	**Sign Permit Fee**		

[1] * New residential devel. shall be excluded from the reduction of building permit fees. (Homestead exempt. Properties only)

~~SI01~~	Fee per sign (up to 3 signs per fee) non-electrical		~~$ 380.00~~ $ 316.00
~~EL50~~	Electrical fee for signs (up to 3 signs per fee) Inclusive of Electrical		~~$ 404.00~~ $ 316.00
	Shutters		
~~WN05~~	~~Up To 10 Openings~~ Residential or Commercial		~~**$ 126.35**~~ $ 158.00
	~~11 openings or greater~~		~~**$ 8.55/opening**~~
~~CH01~~	**Chickee Hut (~~no trades~~ Zoning permit only)**		(see zoning fee schedule)
~~RG01~~	~~**Gutters (Residential)**~~		~~**$ 135.85**~~
~~BP125~~	**Utility Sheds (All sizes)**		~~**$ 126.35**~~ $ 158.00
	Stand-by generators (inclusive of all trade fees)		
~~GP01~~	20 kw or less		$ 472.39
~~GP02~~	21 kw or greater		$ 767.12
~~BP106A~~	~~**All work whose value does not exceed $ 500 (all inclusive)**~~		~~**$ 47.50**~~
~~BP 106B~~	~~All work whose value exceeds $ 501 but less than $ 1,000 (all inclusive)~~		~~**$ 80.75**~~
~~BP106C~~	~~All work whose value exceeds $ 1,001 but less than $ 2,000 (all inclusive)~~		~~**$ 142.50**~~
	~~**Temporary Platforms and Bleachers for Public Use (three months or less)**~~		
~~BP131~~	~~For every 100 sq. ft. of platform or seating area~~		~~$ 10.00~~
	~~**New Construction other than specified**~~		
~~BP112C~~	~~Minimum fee $250.00 (maximum fee amount $ 500,000)~~		~~6% of Building Cost~~
~~BP112D~~	~~Flooring Fee (Commercial per unit)~~		~~**$ 118.75**~~
	GENERAL INFORMATION ON SPECIAL FEES, REFUNDS, EXTENSIONS, AND CANCELLATIONS:		
~~BP01~~	**DOUBLE FEES:** When work for which a permit is required is commenced prior to obtaining a permit, the permit applicant will be required to pay an additional fee of 100% of the usual permit fee in addition to the required permit fee established herein plus one hundred dollars ($100.00) as per code of Miami-Dade County Chapter 8 Section 8-12 (c). The payment of the required fee shall not relieve the applicant of other penalties established by law. The double fee requirement shall be applicable to all divisions of the building department.		Double permit fee plus $ 100.00
~~BP02~~	For the second offense of doing work without a permit, the permit applicant shall be required to pay twice the double permit fees plus two hundred dollars ($200.00)		Double permit fee plus $ 200.00
~~BP03~~	Each offense thereafter, the permit applicant shall be required to pay twice the double permit fee plus five hundred dollars ($500.00)		Double permit fee plus $ 500.00
~~BP05A~~	**LOST PLANS AND PERMIT CARD FEE:**		
	LOST PLANS: When plans for new buildings and additions are lost by the owner or contractor, a recertification fee will be required to review, stamp, and approve a new set of plans as a field copy.		Cost of reproduction and 30% of original permit fee
~~BP12~~	**LOST PERMIT CARD FEE**: A replacement fee shall be charged for the loss of a permit inspection record card after a permit has been issued.		**$45.60**
	REFUNDS, TIME LIMITATION, CANCELLATIONS:		
~~BP14~~	The fees charged pursuant to this schedule may be refunded by the Village of Palmetto Bay, subject to the following: a. **No refunds** shall be made on requests involving: 1. Permit fees for $100.00 or less; or 2. Permits revoked by the building official or the director of the building department under the authority granted by the Florida Building Code, or permits cancelled by court order, or conditions permits; or 3. Permits which have expired; or 4. Permits under which work has commenced as evidenced by any recorded inspection having been made by the building department; or 5. The original permit holder when there is a change of contractor; or 6. Upfront fees		
~~BP15~~	b. A full refund, less $100.00 or 50 % of the permit fee, whichever is greater, rounded to the nearest dollar, shall be granted to a permit holder who: Requests a refund, provided;		

[1] * New residential devel. shall be excluded from the reduction of building permit fees. (Homestead exempt. Properties only)

	1. That the building department received a written request from the permit holder prior to the permit expiration date; and 2. That the permit holder submits with such request that the applicant's validated copy of such permit; and 3. That no work has commenced under such permit as evidenced by any recorded inspection and/or field inspection.		
~~BP16~~	Where there is a ***change of contractor*** or qualifier involving a permit, the second permit holder shall apply a fee to cover the cost of transferring the data from the original permit to the second permit.		**$ 158.65**
~~BP17~~	c. A fee shall be paid by the permit holder who submits a written request for a ***permit* extension** as authorized under the Florida Building code		**$ 90.25**
~~BP18~~	d. Where a permit has been found null and void pursuant to Florida Building Code, a credit of fifty percent (50%) of the permit fee shall be applied to any reapplication fee for a permit covering the same project and involving the same plans, provided that the complete reapplication is made within six (6) months of the expiration date of the original permit, and provided that no refund had been made as provided in his section.	50% of the original permit fee	

~~BP117~~	e. A fee of $~~200.00~~ 180.50 shall be charged to renew and close expired permits previously issued by the Miami-Dade County, provided that the applicant submits to the village of Palmetto Bay's building official an affidavit from a registered architect or engineer that satisfies the requirements of the Florida Building Code to renew and close the expired permit, and that the affidavit includes evidence that the construction was completed prior to March 1, 2002.		**$ 180.50**
~~BP117a~~	f. A fee of $~~50.00~~ 46.55 shall be charged for each site inspections to close expired Miami-Dade County permits where the work was never initiated, and a building permit or an engineering or architect letter is not required, pursuant to (e) above.		**$ 46.55**
~~BP 04~~	**INSPECTIONS/ PLAN REVIEWS REQUIRING OVERTIME:** g. Charges for construction inspections or plan reviews which are requested shall be paid in advance.	$ 380.00 on a regular weekend or $ 665.00 holiday weekends	
~~BP 04a~~	**Partial inspection requests shall incur an additional fee per inspection**		~~$ 72.00~~ $79.00
~~BP 04b~~	**Re-inspection Fee (currently $~~95.00~~ 158.00) each (after third denial of same inspection)**		~~$ 95.00~~ $ 158.00
	~~**FEES BASED ON ESTIMATED COST DOCUMENTATION REQUIREMENTS:**~~ ~~The Building Department may require the permit applicant to submit appropriate documentation, fully executed, as proof of the estimated cost of construction used to compute permit fees.~~		
~~BP11~~	**ENFORCEMENT (Applicable to all trades):** Florida Statue 553.80 Enforcement "Section 2(b)- With respect to evaluation of design professionals' documents, if a local government finds it necessary , in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection, including but not limited to , egress fire protection, structural stability, energy accessibility, lighting, ventilation, electrical, mechanical, plumbing and gas systems, or other requirements identified by rule of Florida Building Commission adopted pursuant to Chapter 12, the local government shall impose, **each time after the third such review the plans are rejected for the code violation, a fee of four times the amount of the ~~pro~~portion of the permit fee attributed to plans review."**		$ 167.00
~~BP04~~	**ENFORCEMENT (Applicable to all trades)—(cont'd):** "Section 2(c)- With respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent re-inspection of any project or activity for the same code violation specifically and continuously noted in each rejection, including but not limited to egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to Chapter 120, **the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first re-inspection, whichever is greater for each such subsequent re-inspection."**		$ 95.00
	40 YEAR CERTIFICATION:		
~~BP127~~	40-year certification under Chapter 8 of the Miami-Dade County Code Review		~~$ 428.00~~ $ 474.00
~~BP128~~	a) Re-Certification at 10-year intervals thereafter		~~$ 428.00~~

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			$ 474.00
~~BP129~~	b) Extension request for ~~a permit~~ recertification (not to exceed 30 days)		$ 95.00
	LIEN SEARCHES:		
~~BP118~~	a) Regular ~~(3-5 days)~~ (5 – 7 Days)		~~$ 48.00~~ $ 158.00
~~BP099A~~	b) Express (next day)		~~$ 143.00~~ $ 395.00
	REVISIONS:		
~~BP10A~~	~~a) Minor revisions~~		~~$ 143.00~~
~~BP10B~~	~~b~~) **Minimum fee per trade** with a maximum of 50% of original permit fee or $1000.00		~~$75.00 per trade~~ $ 158.00
	CERTIFICATE OF OCCUPANCY/COMPLETION:		
	Single Family Residence, Townhouse (each unit), Duplex each unit (C.O)		$ 63.65
	Apartments, Hotels, Multi~~ple~~ Family Uses:		
~~CO03~~	a) 2 to 50 units		$ 140.00
	b) 51 to 100 units		$ 186.00
	c) 101 or more units		$ 231.00
~~CO07~~	d) Private School, Day Nursery, Convalescent and Nursing Home, Hospital, Assisted Living Facility (ALF) and developmentally disabled home care		$ 285.00
	e) All Commercial Entities		
	Commercial/ Industrial:		
~~CO09~~	Per sq. Ft. of Business Area	$0.10	
~~CO09A~~	Minimum Fee		$ 190.00
	Building Shell Commercial (New Construction) (C.C.):		
~~CO15~~	Building and Unit Shell		$ 143.00
~~CO16~~	Occupancy without CO/CC a) (In Violation)	236.00 plus a double CO/CC	
~~CO17~~	Temporary Certificate of Occupancy (per 60-day interval)		$ 190.00
~~BP23~~	a) **Building Code Compliance Fee (Miami-Dade Compliance)** 5% of the permit fees collected. ~~$0.60 per every $ 1000.00 of value of construction.~~	As per the last MDC Code Ordinance Chapter 8-12 as updated	
~~BP 21A~~ ~~BP 21B~~ ~~BP21A~~ ~~BP21B~~	~~EFFECTIVE October 1, 2010, a~~ **Florida Building Code Enforcement Surcharge (F.S. 553.721)** 1% of applicable permit fees, minimum $2 **and Building Code Administration and Inspector~~sion~~ Fund (F.S. 468.631)** 1.5% of applicable permit fees, minimum $2 ~~shall be added to each permit equal to 3% of any building permits, mechanical, electrical, and plumbing permits, etc., with a minimum fee of $2.00 per permit.~~	As per the latest Florida Statutes 468.631 and 553.721	
	SHOP DRAWING REVIEW: (a-h)		$ 395.00
~~SD01~~	**a)** Trusses/Steel Structures		~~$ 40.85~~
~~SD02~~	b) Precast/ pre-stress (Roof-Floor-Walls)		~~$ 40.85~~
~~SD03~~	c) Overhead Doors each		~~$ 16.15~~
~~SD04~~	d) Skylights each		~~$ 16.15~~
~~SD05~~	e) Handrails/Stair Rails per linear feet		~~$ 16.15~~
~~SD06~~	f) Storefront/Fixed Glazing (Under 8 feet high by 4 feet wide) each 100 square feet or part		~~$ 12.35~~
~~SD07~~	g) Walk-in Coolers each		~~$ 167.00~~
	h) Miscellaneous		
~~BP099~~	~~**EXPRESS PERMIT FEE**~~		~~$25.00~~

~~Code~~	**PLUMBING PERMIT FEES**	**Building Fee**	
~~PL04~~	Upfront Fee		**$104.50**
~~PL07~~	Minimum Plumbing or Gas fee (Stand-alone)		~~$104.50~~ $ 237.00
~~PL05~~	~~Fixture rough or set~~		~~$ 8.55~~

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	Settling tanks, gas or oil interceptors and grease traps & Septic tank		
~~PL08~~	Residential or Commercial		~~$ 86.45~~ $ 158.00
~~PL10~~	Sewer connection		~~$ 86.45~~ $ 158.00
	Residential piping repair		$ 316.00
	Commercial piping repair		$ 474.00
	Residential Cast Iron Replacement (includes all trades)		$ 316.00
~~PL19~~	Irrigation system ~~per zone~~		~~$ 20.90~~ $ 158.00
~~PL15~~	Water service connection ~~per meter~~		~~$ 13.30~~ $ 158.00
	Swimming Pools		
~~PS04~~	Swimming pool heater (Residential)		~~$ 86.45~~ $ 158.00
~~PS05~~	Swimming pool ~~repair~~ heater (Commercial)		~~$ 102.60~~ $ 316.00
	Pool equipment relocation		$ 158.00
~~PS 06~~	~~Swimming Pools commercial (repair)~~		~~$ 236.00~~
~~PL17~~	~~2" or less~~ ~~w~~Water service backflow assembly		~~$ 68.40~~ $ 316.00
~~PL18~~	~~2 ½" or greater water service backflow assembly~~		~~$ 113.05~~
~~PL20~~	~~Solar panel (replace or additional) 10 kw or less~~		~~$ 90.25~~
~~PL21~~	~~Solar panel (replace or additional) 11 kw or greater~~		~~$ 406.60~~
~~PL22~~	Water heater replacement		~~$ 45.60~~ $ 79.00
	Wells		
~~PL26~~	1 ½ horsepower or less		**$104.50**
~~PL27~~	Greater than 1 ½ horsepower		**$ 262.20**
	Natural Gas or a liquefied petroleum		
~~GS05~~	For each System ~~meter (new or replacement)~~ (includes tank)		~~$ 8.55~~ $ 632
~~GS04~~	~~For each outlet or appliance (Commercial)~~		~~$ 14.00~~
~~GS08~~	Underground and above ground L.P. gas tanks at a single location		~~$ 99.75~~ $ 474.00
~~GS09~~	Gas water heater replacement		~~$ 45.60~~ $ 79.00
~~GS10~~	Gas Repair		~~$ 58.90~~ $ 79.00
	Water treatment plants, pumping stations, sewer treatments and lift stations		
~~PL32~~	Lift station		~~$ 475.00~~ $ 632.00
~~PL33~~	~~Sewage ejector~~		~~$ 124.00~~
	Storm/sanitary utility/collector lines for building drain lines		
~~PL41~~	Minimum Fee includes first 30 feet		~~$ 14.00~~ $ 79.00
	Each additional 10 feet or portion thereof		$ 10.00
	Manhole or Catch basin		
~~PL42~~	Minimum Fee		$ 167.00
~~PL43~~	Each additional manhole or catch basin		$ 24.00
	Temporary Toilets		
~~PL50~~	Minimum Fee		$ 95.00
~~PL51~~	Each additional toilet		$ 9.00
~~PL52~~	~~Renewal fee~~		~~$ 48.00~~
~~PL53~~	~~Mobile home Connection~~		~~$ 143.00~~
	Dental Vacuum lines		

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~~PL60~~	Each chair		$ 119.00
	Medical Gas ~~line~~		
~~PL80~~	Installation per system ~~$ 1,000 value~~		~~$19.00~~ $ 474.00
~~PS03~~	~~Sump Pumps, Re-circulating pumps, domestic pumps, vacuum pumps~~		~~$ 24.00 each~~

~~Code~~	**ZONING FEES**	**Building Fee**	
~~ZL 01~~	Zoning Inspections fee/per application		**$ 45.60**
~~ZL 02~~	Zoning letters residential		**$ 45.60**
~~ZL 03~~	Zoning letters Commercial		$ 143.00
	~~**Certificate of Use Inspection**~~		
~~ZL 04a~~	~~Minimum fee~~		~~$ 167.00~~
~~ZL 04b~~	~~Per square foot of unit~~		~~$ 0.07~~
~~ZL 05~~	~~Special Event Inspection fee (for profit~~		~~$ 72.00~~
	Landscape Plan review	83.75/hour min. fee $ 262.50	
~~Zl 06a~~	Residential		$ 22.80
~~Zl 06b~~	Commercial		$ 250.00
~~Zl 07~~	Waste Containers		$ 100.00
~~Zl 08~~	Portable storage units per 30 days		$ 50.00
~~ZL 09~~	Zoning Plan review remodeling		**$45.60**
~~Zl 09a~~	Minimum fee		**$0.00**
~~Zl 09b~~	Maximum fee		**$45.60**
~~Zl 10~~	Zoning plan review for new construction		**$68.40**
~~ZL 10a~~	Minimum fee		**$0.00**
~~ZL 10b~~	Maximum fee		**$68.40**
~~ZL 11~~	Zoning plan review fee for commercial per sq. ft.		$ 0.14
~~Zl 11a~~	Minimum fee		$ 110.00
~~ZL 11b~~	Maximum fee		$ 285.00
~~Zl 12~~	~~Zoning plan review for alterations per $ 1.00 of estimated cost or fraction thereof~~		~~$ 48.00~~
~~ZL 12 a~~	~~Minimum fee~~		
~~Zl 12 b~~	~~Maximum fee~~		~~$ 48.00~~
~~ZL 13~~	~~Alcohol license application fee~~		~~$ 214.00~~
~~Zl 13 b~~	~~Annual renewal fee~~		~~$ 72.00~~
~~Zl 13 b~~	~~special event alcohol license fee~~		~~$ 72.00~~
~~Zl 14~~	Flood plain management plan review		$ 95.00
~~Zl 15~~	Occupational license inspection fee		$ 67.00

~~Code~~	**ELECTRICAL PERMIT FEES**	**Building Fee**	
~~EL110~~	Upfront FEE		$ 104.50
~~EL110A~~	Minimum Electrical Permit Fee exclusive of repair work (Stand-alone)		~~$ 104.50~~ $ 237.00
~~EL40~~	Roughing per Fixtures / Outlets		$ 2.61
	Electrical Service		
~~EL01~~	Permanent service to building ~~per each 100 amps or fraction thereof~~ (Residential)		~~$ 8.55~~ $ 316.00
	Permanent service to building (Commercial)		$ 632.00
~~EL06~~	Temporary service for construction per service		~~$ 86.45~~ $ 158.00
~~EL07~~	Construction field office service		$ 190.00
~~EL07A~~	Minor panel repair		~~$ 95.00~~ $ 158.00
~~EL08~~	Reconnect meter		~~$ 95.00~~ $ 79.00

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	~~Feeders~~ ~~(includes feeders to panels. M.C.C., switchboards, elevators, etc.~~	~~1~~	
~~EL05~~	~~Each feeder~~		~~$ 19.00~~
~~EL05A~~	~~Generators~~, Automatic Transfer switches ~~per 10 kw~~		~~$ 14.00~~ $ 79.00
	Solar Panels		$ 474.00
	Temporary Service Test		
~~EL10~~	Equipment and service (30 day maximum) per service		~~$ 90.25~~ $ 79.00
~~EL11~~	Elevator (180 day maximum) per elevator		~~$ 143.00~~ $158.00
	Low Voltage (Commercial) All categories		$ 316.00
~~EL61~~	**Free Standing Service**		~~$ 135.85~~ $ 158.00
~~FD01~~	**Fire Detection System**		$ 190.00
	Burglar Alarm System		
~~BA01~~	Complete system or repair (commercial only)		$ 110.00
~~IS01~~	**Intercom System**		$ 48.00
	Energy management System		
~~EP01~~	Per floor or repair		$ 100.00
~~IS04~~	Closed Circuit TV		$ 100.00
~~IS05~~	Vacuum System		$ 100.00
~~IS06~~	Security System (card reader)		$ 100.00
~~EL60~~	Temporary Work on Circuses, Carnivals, fairs, Christmas tree lots< fireworks, Tents, etc.		$ 143.00
~~EL80~~	Ground Wire for Screen Bonding per installation		$ 119.00
~~EL70~~	Conduit Duct Bank per linear foot		$ 3.00
	ALL OTHER WIRING AND OUTLETS:		
~~EL24~~	Commercial equipment (cooking, generator, presses, transformer) per 100 KW		$ 16.00
~~EL26~~	Motors (installation, repair, or replacement)		$ 19.00
~~EL27~~	Air Conditioning and Refrigeration system (new work) per ton		$ 12.00
	EV Charger (Residential)		$ 474.00
	EV Charger (Commercial)		$ 790.00

~~Code~~	**MECHANICAL PERMIT FEE SCHEDULE**	**Building Fee**
~~AC04~~	**Upfront Fee**	~~$ 104.50~~ $ 88.83
~~AC01~~	* Minimum Fee (Residential)	$ 104.50 /$ 88.83
	Minimum Permit Fee (Commercial)	$ 237.00
	A/C and refrigeration including replacement, relocation of equipment, and installation of new equipment	
~~AC05~~	* Each ton	~~$ 20.90~~ $ 20.90 / $ 17.77
~~AC10~~	* KW each	~~$ 4.75~~ $ 4.75 / $ 4.04
~~AC07~~	* Drain each	~~$ 7.13~~ $ 7.13 / $ 6.06
	Commercial A/C Changeout (Per unit)	$ 474.00
	Storage tank for flammable liquids	
~~TK01~~	Per tank	$ 309.00
	~~**Furnace and heating equipment, including commercial dryers, ovens, and other fired objects not elsewhere classified (pool heater, boilers)**~~	
~~AC08~~	~~Per KW~~	~~$ 4.75~~
	Fire Sprinkler System:	$ 316.00
~~FS101~~	~~Per Standpipe~~	~~$ 43.00~~

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~~FS102~~	~~Per Sprinkler Head~~		~~$ 2.00~~
~~FS103~~	~~Per hose rack or bob~~		~~$ 19.00~~
~~FS104~~	~~Fire pump~~		~~$ 180.00~~
~~FS105~~	Each 50 feet of underground piping or part thereof		$ 38.00
	Internal Combustion Engines		
~~ME01~~	Stationary		$ 143.00
	Commercial Kitchen Hoods		
~~HO01~~	each		~~$ 236.00~~ $ 316.00
	A/C Roof stands		$ 158.00
	Other fees		
~~FS100~~	Fire chemical halon and spray booths per system		$ 181.00
~~ME100~~	Insulation, pneumatic tube, conveyor systems, pressure and process piping, sheet metal or fiberglass air conditioning ducts, cooling towers, mechanical ventilation, **per every thousand square feet**		$ 48.00
	BOILERS AND PRESSURE VESSELS:		
~~BO01~~	Boilers less than 837 MBTU, each		$ 167.00
~~BO02~~	Boilers 837 MBTU to 6,695, each		$ 190.00
~~BO03~~	Boilers 6,695 MBTU and up, each		$ 285.00
~~BO10~~	Steam driven prime movers, each		$ 115.00
~~BO12~~	Steam actuated Machinery, each		$ 115.00
~~CP01~~	Unfired pressure vessels (operating at pressure ~~in excess of~~ more than 60 psi and having volume or more than 5 cubic feet, each)		$ 167.00
	FEES FOR PERIODIC INSPECTIONS:		
~~BO04~~	Steam boilers (annual) each		$ 190.00
~~BO05~~	Hot water boilers (annual) each		$ 95.00
~~BO06~~	Unfired pressure vessels (annual) each		$ 95.00
~~BO07~~	Miniature Boilers (annual) each		$ 95.00
~~BO08~~	Certificate of inspection (where inspected by insurance company) each		$ 167.00
~~BO11~~	Shop inspection of boiler or pressure vessels per completed vessel		$ 167.00

~~Code~~	**ANNUAL FACILITY PERMIT FEES**	**Building Fee**	
	In accordance with provisions of the Florida Building Code and Chapter 10 of the Code of Miami-Dade County each firm or organization which performs its own maintenance work with certified maintenance personnel in Factory-Industrial (Group F) Facilities, as well as helpers there under, may pay to Palmetto Bay an annual master and Subsidiary Facility Permit (Premise Permit) – fee in lieu of other fees for maintenance work. Such a fee shall be paid to the Building Department, and such permits shall be renewed annually at a fee which is calculated in accordance with the provisions of this sub-section.		
	(1) CALCULATION OF THE INITIAL MASTER FACILITY PERMIT FEE Each firm or organization which obtains an annual master facility permit shall include in their application for such permit the total number of maintenance personnel, including helpers and trainees there under, assigned to building, electrical, plumbing, or mechanical work. The Master Facility Permit (Premise Permit) fee shall be computed by multiplying the total number of such employees' times the fee.		
	Master Facility Permit Fee (multiplying number of employees by fee) Minimum Master Facility Permit Fee		$ 50.00 $ 1,079.00
	(2) CALCULATION OF THE INITIAL SUBSIDIARY FACILITY PERMIT FEE Each firm or organization, which utilizes decentralized locations in addition to the main location in addition to the main location described under Point 1 above, any additionally applied for Subsidiary Facility Permit (Premise Permit) for each such decentralized location. Such application for a Subsidiary Facility Permit (Premise Permit) shall include the same information required in Point 1 above.		
	Subsidiary Facility Permit Fee (multiply number of employees by fee) Minimum Subsidiary Facility Permit Fee		$ 58.00 $ 303.00

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	(3) RENEWAL OF FACILITY PERMIT Prior to each Facility Permit expiration, the holder will be sent a renewal notice to continue the Premise Permit for the next renewal period. The calculation of the renewal Premise Permit Fee shall be the same as the method used to calculate the original Facility Permit Fee. No allowances shall be made for late renewal fees or part-year renewal fees.		
	ELEVATORS, ESCALATORS AND OTHER LIFTING APPARATUS:		
	Fee for original installation or major alternations and remodeling (includes initial inspection and Certificate).		
	PASSENGER AND FREIGHT ELEVATORS:		
~~EL01~~	New Elevator traction – each		$ 998.00
~~EL02~~	New Elevator hydraulic – each		$ 699.00
~~EL03~~	Freight Elevator each		$ 998.00
~~EL04~~	Residential Elevator – each		$ 599.00
~~EL05~~	Escalator		$ 399.00
~~EL06~~	Dumbwaiters each		$ 200.00
~~EL07~~	Wheelchairs lift each		$ 300.00
~~EL08~~	Man Lift each		$ 499.00
~~EL09~~	Conveyors and all other lifting and transporting apparatus (except as otherwise provided) each drive		
~~EL10~~	Major alterations and remodeling of an elevator, first two landings		$ 150.00
~~EL11~~	Each landing thereafter – per floor		$ 15.00
~~EL12~~	Refinish cab interior (no electrical work)		$ 200.00
~~EL13~~	Vertical Conveyor		$ 300.00
~~EL14~~	Key Box each		$ 85.00
	FEES FOR PERIODIC RE-INSPECTIONS:		
~~EL15~~	Dumbwaiters, wheelchair lifts and all other lifting and transporting apparatus Vertical conveyors (Annual inspection per code)		$ 115.00

~~Code~~	**PUBLIC WORKS FEES**	**Building Fee**	
	REVIEW FEES:		
	Minimum Public Works Fee		$ 237.00
~~PB01~~	Review of Plans for Paving and Drainage		$ 380.00
~~PB02~~	Review of plans except Paving and Drainage plans (Installation or repair of Sanitary and Storm Sewers, Water Lines, gas lines, buried electric, telephone, C.A.T.V., or other underground utilities.		$ 200.00
~~PB03~~	For 100 linear feet or less		$ 140.00
~~PB04~~	For each additional 100 linear feet or fraction thereof		$ 45.00
	EXFILTRATION DRAINS:		
~~PB05~~	Consisting of catch basins, exfiltration trench, or slab covered trench for each 100 linear feet or fraction thereof.		$ 380.00
	INSTALLATION OF SITE LIGHTING POLES~~OLS~~:		
~~PB06~~	Initial three poles ~~or down guys for overhead utilities for each pole or down guy~~		~~$ 380.00~~ $ 316.00
	Per pole after initial three		$ 40.00
	COMMUNICATION ANTENNAS (EACH)		$ 632.00
	STREET PAVEMENT:		
~~PB10~~	Construction of street pavements, including paving of parkways and shoulders (including base and sub grade) for one or two lane pavements (max. width 24 feet x 50 linear feet)		$ 229.00
	For each additional 100 linear feet or less		$ 55.00
~~PB11~~	For three or more lanes of pavement (greater than 24 feet) First 100 linear feet or less		$ 340.00
	For each additional 100 feet or fraction thereof		$ 114.00
	EMBANKMENTS:		
~~PB12~~	For the installation of embankment and/or sub-grade material in dedicated or zoned right-of-way, excluding base rock and asphalt for 100 linear feet or less		$ 115.00
	For each additional 100 linear feet or fraction thereof		$ 30.00
	CURB SEPARATORS:		
~~PB13~~	For each 100 linear feet or less		$ 55.00
	For each additional 100 feet or portion thereof		$ 15.00

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	STREET SIGNS:		
~~PB14~~	Erection of street name signs, traffic, or directional signs per sign		$ 15.00
	BRIDGE CONSTRUCTION:		
~~PB15~~	For bridge construction with area less than 100 square feet		$ 1,138.00
	For each additional 100 square feet or fraction thereof		$ 230.00
	BARRICADES (PERMANENT):		
~~PB16~~	Installation of permanent type traffic barricades, guardrails, or guideposts for each 100 linear feet or fraction thereof		$ 85.00
	CULVERTS:		
~~PB17~~	Construction of street or driveway culverts for each 100 linear feet or fraction thereof		$ 115.00
	Installation of culvert pipe to enclose existing drainage ditch or canal for each 100 linear feet or fraction thereof		$ 170.00
	TRAFFIC SIGNALS:		
~~PB18~~	Installation of traffic signals (includes signals, poles, and all incidental wiring and interconnects) for each intersection		$ 1,706.00
	For upgrades or modification of existing signals		$1,138.00
	BUS SHELTER:		
~~PB19~~	For each shelter		$ 115.00
	RACKS:		
~~PB20~~	Fees for placement of a newspaper or storage rack under permit from public works in the public right of way (Newspaper racks at a given placement location defined as a location where no two racks are more than 200 feet from each other) per year		$ 25.00
	For each additional rack within distance not to exceed ½ mile		$ 10.00
	Fee for placement sticker used to identify permitted rack		$ 5.00
	FENCES/PARKING AREAS:		
~~PB21~~	Review of application for permission to fence within the right of way		$ 567.00
	Fees for temporary use of Public Works controlled land or easements $0.31 per square foot per year with a min. of $120.75 per year for residential with the fair market rate per square foot as determined by the director for commercial but not to be less than $1197.00 per year		
	MISCELLANEOUS:		
~~PB22~~	Re-inspection fees other than traffic signals		$ 50.00
	Re-inspection fees for traffic signals		$ 100.00
	Tree Planting inspection fee in right of way per trees		$ 25.00
	PRIVATE PROVIDER DISCOUNT**		
	Village of Palmetto Bay Administrative portion of permit fee:		59.37%
	Private Provider Plan Review and Inspections portion of the permit fee:		40.63%

~~* New residential development shall be excluded from the reduction of building permit fees.~~

**For Private Provider permits, the administrative percentage will be applied to and subtracted from the permit fee. The remaining permit fee will be discounted by 50% if both Plans Review and Inspection services are used for that application. If either Plans Review or Inspection services, but not both, are used, the permit fee will be discounted by 25%.

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Village of Palmetto Bay Building Fee Study
Executive Summary

Overview

The Village of Palmetto Bay engaged JRD & Associates (JRD) to evaluate the Building Department's (Department) permit fee structure and develop an updated methodology that reflects recent changes in Florida law, the Village's cost of providing permit-related services, and the operational effort associated with reviewing, processing, and issuing permits. A key driver of the study was House Bill 803 (HB 803), which affects the use of construction value as a basis for certain building permit and inspection fees and includes requirements related to permits utilizing private providers. The Bill was signed into law in May 2026 by the Governor. The fee study also provides the Village an opportunity to simplify its fee schedule, improve transparency for applicants and Village staff, and align individual fees more closely with the level of effort required to provide each service.

JRD's objective was to develop a building permit fee structure that reflects the Village's actual and fully burdened cost of providing services; aligns fees with the effort associated with those services; utilizes square-footage-based and flat-fee methodologies where appropriate; and results in a fee schedule that is concise and easier to understand and administer. The analysis also considered the relationship between cost recovery and the potential revenue impacts associated with transitioning to a new fee structure.

Methodology and Approach

JRD conducted a comprehensive review of the Village's existing building permit fees, operating costs, permit activity, and historical charging methodology. The analysis included review of residential and commercial permit activity for the past three fiscal years, including available information on construction value, square footage, project type, and fees charged. JRD also evaluated the impacts of HB 803, and calculated the Building Department's fully burdened hourly cost of providing permit-related services.

For major construction categories, JRD evaluated representative permit activity and the relationship among project size, construction value, and historical permit fees. This analysis was used to transition appropriate fees away from a value-of-construction methodology and toward a square-footage-based methodology. For other permit and service categories, JRD developed flat fees based on estimated staff level of effort and the fully burdened hourly rate. This approach is intended to more directly connect the fee charged with the resources required to provide the applicable service. The proposed schedule therefore uses a combination of square-footage-based fees and flat fees depending on the nature of the permit or service.

Fully Burdened Hourly Rate

Using the Village's FY 2026 Department adopted budget of $2,298,601, including personnel, operating, capital outlay, non-operating, and transfer expenses and the Department's personnel count, JRD calculated the Department's fully burdened hourly cost at approximately $158 per hour. This rate provides a common cost basis for establishing flat fees for services where the required level of effort can be reasonably estimated.

Private Provider Analysis

The study also incorporates the effect of private-provider permitting on Village workload and revenue. JRD developed allocations for the administrative, plans review, and inspection components of the Department's costs so that fee reductions for private-provider permits can reflect the functions no longer performed by Village staff, while retaining the portion of the fee attributable to services that the Village continues to provide.

In developing the revenue projections, JRD also evaluated potential private-provider utilization and modeled the corresponding reduction in fee revenue. As a result, the projected revenue associated with the proposed fee schedule is intended to reflect not only anticipated permit activity, but also the effect of private-provider discounts on the amount ultimately retained by the Village.

Proposed Fee Structure and Revenue Impact

Based on the analysis described above, JRD and the Village have developed a proposed fee structure that transitions major residential and commercial construction permits to square-footage-based fees while establishing flat fees for other permit and service categories based on the estimated level of effort required to provide the service.

The proposed square-footage-based fees for Commercial New, Commercial Remodel, Residential New, and Residential Remodel are summarized below. These fees are inclusive of the expenses associated with building, structural, and MEP plan reviews and inspections, as well as all clerical and management activities related to issuing a permit.

Permit Type	Fee per Square Foot
Commercial New	$4.00
Commercial Remodel	$3.75
Residential New	$3.50
Residential Remodel	$3.00

The proposed fee structure, including these and other associated fees, is projected to allow the Village to generate the necessary revenue to cover all Departmental expenses.

AGENDA ITEM NO. 10.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Ordinance
AGENDA SECTION:	ORDINANCES FOR SECOND READING AND PUBLIC HEARING
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATED TO STORMWATER UTILITY FEES; REVISING THE STORMWATER UTILITY FEE STRUCTURE IN SUPPORT OF THE VILLAGE STORMWATER MANAGEMENT SYSTEM; PROVIDING FOR ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer) (Passed on First Reading on October 5, 2026, Regular Council Meeting)*
SUGGESTED ACTION:	

ATTACHMENTS:
Ord-Stormwater Expenditure

ORDINANCE 2026-___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO STORMWATER MANAGEMENT; AMENDING SECTION 15-103 OF ARTICLE III OF CHAPTER 15 OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALMETTO BAY TO ADD AND REVISE DEFINITIONS; AMENDING SECTION 15-109 TO EXPAND PERMISSIBLE STORMWATER UTILITY FUND EXPENDITURES; PROVIDING FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

WHEREAS, the Village of Palmetto Bay established a Stormwater Management Utility pursuant to Ordinance No. 06-07 adopted May 1, 2006, and amended the stormwater service fee per Equivalent Residential Unit (ERU) pursuant to Ordinance No. 2020-11 adopted September 23, 2020; and

WHEREAS, Section 403.031(18), Florida Statutes, defines "stormwater management system" to include methods used to "collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over drainage, environmental degradation and water pollution," and the terms "absorb" and "inhibit" directly describe the stormwater management functions performed by trees and natural permeable surfaces; and

WHEREAS, Section 403.0891(6), Florida Statutes, directs the Department of Environmental Protection and the Department of Commerce to develop a model stormwater management program for adoption by local governments that contains "model ordinances that target nutrient reduction practices and use green infrastructure" and dedicated funding options, including "a stormwater utility fee system based upon an equitable unit cost approach"; and

WHEREAS, Section 403.0893(1), Florida Statutes, authorizes municipalities to create stormwater utilities and adopt stormwater utility fees "sufficient to plan, construct, operate, and maintain stormwater management systems"; and

WHEREAS, Section 403.031(19), Florida Statutes, defines a "stormwater utility" as the funding of a stormwater management program by assessing the cost of the program to the beneficiaries based on their relative contribution to its need, operated as a typical utility that bills services regularly; and

WHEREAS, the scientific literature, including research by the USDA Forest Service and field studies by the United States Geological Survey, establishes that trees provide measurable stormwater management benefits through canopy interception of rainfall, evapotranspiration, and enhancement of soil infiltration rates, and that the USDA Forest Service's i-Tree Suite provides accepted methodology for quantifying these benefits on a site-specific basis; and

WHEREAS, the three Florida "Trees to Offset Stormwater" pilot studies conducted in Orange County, Jacksonville, and Miami Beach have documented the stormwater interception, infiltration, and evapotranspiration benefits of urban tree canopy, providing Florida-specific empirical support for funding tree planting and maintenance as a component of a stormwater management system; and

WHEREAS, the Village Council finds that trees of species adapted to South Florida climate and soil conditions provide measurable stormwater management benefits as a class, including canopy interception of rainfall, evapotranspiration, and enhancement of soil infiltration rates, and that the designation of an approved tree species list based on these documented characteristics provides a scientifically supported and administratively efficient basis for identifying trees that qualify as components of a stormwater management system; and

WHEREAS, expanding the permissible expenditures of the stormwater utility fund to include green infrastructure, urban forestry, and permeable surfaces strengthens the rational nexus between the stormwater fee and the services funded, because such expenditures directly reduce stormwater runoff volume, improve water quality, and reduce the capital investment required for traditional stormwater infrastructure; and

WHEREAS, the Village retained Raftelis Financial Consultants, Inc. to prepare the Village of Palmetto Bay Stormwater Revenue Sufficiency Study, Final Report dated August 6, 2026 (the “Study”), which evaluates the revenue requirements of the Village’s stormwater management utility for Fiscal Years 2026 through 2031, including operation and maintenance expenses, capital improvements derived from the Village’s Stormwater Master Plan, debt service, and operating reserves; and

WHEREAS, the Study incorporates into the projected operating expenses of the stormwater management utility the costs of an expanded stormwater management program for green stormwater infrastructure and the urban forestry program, as developed in the Raftelis memorandum entitled "Village of Palmetto Bay Stormwater Program Update" dated August 6, 2026 (the "Program Update Memorandum"); and

WHEREAS, the Village Council has reviewed the Study and the Program Update Memorandum, adopts their findings regarding the expanded stormwater management program as the findings of the Village Council, and finds that the expenditures authorized by this Ordinance are costs of planning, constructing, operating, and maintaining the Village’s stormwater management system; and

WHEREAS, the Southeast Florida Regional Climate Change Compact Unified Sea Level Rise Projection, as updated from time to time, represents the best available regional science for planning purposes, and the Village Council finds that the planning and funding of stormwater infrastructure investments under this article should use a consistent projection to ensure long-term system performance and fiscal responsibility; and

WHEREAS, rising groundwater tables and increasing tidal influence on the Village’s stormwater outfall system reduce the effectiveness of both traditional gray infrastructure and infiltration-based green infrastructure, and the design and funding of stormwater improvements must account for projected groundwater and tailwater conditions to ensure long-term system functionality; and

WHEREAS, the Village Council finds that amending Article III of Chapter 15 to incorporate green stormwater infrastructure and urban forestry into the stormwater management utility and expand permissible stormwater fund expenditures, including expenditures that account for projected sea level rise, tidal, and groundwater conditions, serves the public health, safety, and welfare of the residents of the Village of Palmetto Bay.

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Coding: Underlined words are additions to existing Code text. Struck-through words are deletions from existing Code text. Asterisks (* * *) indicate that existing Code text not shown remains unchanged.

Section 1. Article III of Chapter 15 of the Code of Ordinances of the Village of Palmetto Bay is hereby amended by revising Section 15-103, entitled "Definitions," to add new definitions and to revise the definition of "stormwater management system," to read as follows:

Sec. 15-103. Definitions.

For purposes of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

* * *

Approved tree species list means the list of tree species maintained and periodically updated by the village arborist. Trees of species included on the list shall be deemed to provide stormwater management benefits for purposes of this article. A species may be included on the list only if it has a documented canopy interception capacity, and root system characteristics that enhance soil infiltration, based on documented stormwater interception, evapotranspiration, and infiltration characteristics. The list shall exclude any species listed as a Category I or Category

II invasive species by the Florida Invasive Species Council, formerly the Florida Exotic Pest Plant Council.

Green stormwater infrastructure means any stormwater management practice, system, or improvement that uses natural processes or engineered systems designed to mimic natural processes to absorb, infiltrate, filter, treat, or reuse stormwater runoff. Green stormwater infrastructure includes, but is not limited to, bioswales, rain gardens, permeable pavement, stormwater tree trenches, constructed wetlands, green roofs, cisterns, and trees of species included on the approved tree species list and other vegetation selected and maintained for stormwater management purposes.

Natural permeable surface means any area of a developed lot or parcel that allows the infiltration of stormwater into the ground, including but not limited to unpaved soil, maintained turf or groundcover, gravel, permeable pavers, porous asphalt, pervious concrete, and other surfaces with a documented infiltration rate. This definition identifies surfaces eligible for expenditures under section 15-109 and does not modify the definition of impervious area in this section or the calculation of ERUs under section 15-106. Any fee adjustment based on permeable surfaces shall be made only pursuant to section 15-110.

Sea level rise projection means the Southeast Florida Regional Climate Change Compact Unified Sea Level Rise Projection, as updated from time to time, applied using the planning curves and time horizons specified in the village stormwater management plan.

Stormwater management system means a system designed and constructed or implemented to control discharges that are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system, consistent with section 403.031(18), Florida Statutes. Within the village, the stormwater management system includes all natural and manmade elements used for such

purposes, whether public or private, including but not limited to pipes, channels, streams, canals, ditches, swales, wetlands, sinkholes, detention and retention basins, ponds, secondary canals and their rights-of-way, outfalls, exfiltration trenches, green stormwater infrastructure, and trees maintained under the urban forestry program.

Urban forestry program means the village program for the planting, growing, establishment, and maintenance of trees of species included on the approved tree species list, and for the removal and replacement of trees of invasive species, for the purpose of providing stormwater management benefits, including canopy interception of rainfall, evapotranspiration, and enhancement of soil infiltration.

Section 2. Section 15-109(c) of Article III of Chapter 15 of the Code of Ordinances of the Village of Palmetto Bay is hereby amended by revising subsections (5) and (6) and adding subsections (7) through (11) to read as follows:

Sec. 15-109. Stormwater utility special revenue funds.

(c) The monies within the fund shall be used for the exclusive use of the village's stormwater management utility, including but not limited to the following:

* * *

(5) Debt service financing of stormwater-related capital improvements defined in any village stormwater management plan including village's pro rata share of the Miami-Dade County Stormwater Utility Revenue Bond Series 1999 and Series 2004, including any refunding or successor obligations, and loans obtained through the State Revolving Fund program or other borrowings for stormwater-related capital improvements, together with any required debt service coverage and reserves; ~~and~~

(6) Funding of any studies, including water quantity and quality monitoring aerial photography and geotechnical work associated with the planning of stormwater-related infrastructure~~.~~;

(7) Planning, design, construction, installation, and maintenance of green stormwater infrastructure, including but not limited to bioswales, rain gardens, natural permeable surfaces, stormwater tree trenches, constructed wetlands, and other practices that absorb, infiltrate, or treat stormwater runoff, whether located on public or private property pursuant to agreement with the property owner;

(8) Expenditures related to the village's urban forestry program, including the planting, growing, establishment, and long-term maintenance of trees selected and documented as providing stormwater management benefits, including canopy interception of rainfall, evapotranspiration, and enhancement of soil infiltration rates, and including the removal of trees of invasive species and the planting of qualifying replacement trees, provided that such expenditures are supported by a rational nexus to stormwater management;

(9) Establishment and maintenance of a green infrastructure asset inventory documenting all green stormwater infrastructure installed or funded by the village, including location, type, date of installation, design capacity, and maintenance schedule. The village manager shall incorporate green stormwater infrastructure assets into the village's stormwater system maintenance program and shall include the projected costs of green infrastructure maintenance in the annual stormwater utility budget;

(10) Assessment, design, construction, retrofit, and maintenance of stormwater outfall infrastructure to address tidal backflow, including but not limited to the installation of backflow prevention devices, tide gates, pump stations, and the modification of outfall elevations necessary to maintain system function under projected tidal and sea level conditions determined in accordance with the sea level rise projection as defined in Section 15-103 of this article; and

(11) Monitoring and assessment of stormwater system performance under tidal and groundwater conditions, including measurement of outfall functionality, conveyance capacity, and the effectiveness of green stormwater infrastructure installed or funded under this article.

Section 3. Severability. The provisions of this Ordinance are declared to be severable, and if any sentence, section, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences, sections, clauses, or phrases of the Ordinance, but they shall remain in effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. It is the intention of the Village Council, and it is hereby ordained the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 5. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 5th day of October, 2026.

PASSED AND ADOPTED ON SECOND READING this 2nd day of November, 2026.

Attest: _____ _____

Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____

John J. Quick
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham	YES
Council Member Steven Cody	YES
Council Member Marsha Matson	YES
Vice-Mayor Mark Merwitzer	YES
Council Member Patrick Fiore	YES

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham	___
Council Member Steven Cody	___
Council Member Marsha Matson	___
Vice-Mayor Mark Merwitzer	___
Council Member Patrick Fiore	___

AGENDA ITEM NO. 10.C

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	ORDINANCES FOR SECOND READING AND PUBLIC HEARING
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING AND ADOPTING THE MOBILITY FEE TECHNICAL REPORT AND PARKS IMPACT FEE STUDY REPORT PREPARED BY STANTEC CONSULTING SERVICES INC.; AMENDING APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES RELATING TO THE VILLAGE-WIDE MOBILITY IMPACT FEE SCHEDULE AND PARK CONCURRENCY IMPACT FEE SCHEDULE PURSUANT TO THE FLORIDA IMPACT FEE ACT (SECTION 163.31801, FLORIDA STATUTES); PROVIDING FOR STATUTORY PHASE-IN INCREMENTS AND NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on October 19, 2026, Zoning Hearing)*
SUGGESTED ACTION:	

ATTACHMENTS:

Ordinance - Acceptance of Mobility & Parks Impact Fee Studies & Fee Schedule Updates.docx
Staff Report - Acceptance of Mobility & Parks Impact Fee Studies & Fee Schedule Updates.docx
Attachment A Mobility Fee Technical Report.pdf
Attachment B - Parks Impact Fee Report.pdf
Attachment C - 90 Day Public Notice.pdf

ORDINANCE 2026 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING AND ADOPTING THE MOBILITY FEE TECHNICAL REPORT AND PARKS IMPACT FEE STUDY REPORT PREPARED BY STANTEC CONSULTING SERVICES INC.; AMENDING APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES RELATING TO THE VILLAGE-WIDE MOBILITY IMPACT FEE SCHEDULE AND PARK CONCURRENCY IMPACT FEE SCHEDULE PURSUANT TO THE FLORIDA IMPACT FEE ACT (SECTION 163.31801, FLORIDA STATUTES); PROVIDING FOR STATUTORY PHASE-IN INCREMENTS AND NOTICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

WHEREAS, pursuant to Section 163.31801, Florida Statutes (the "Florida Impact Fee Act"), and municipal home rule powers under Article VIII, Section 2(b) of the Florida Constitution and Chapter 166, Florida Statutes, the Village of Palmetto Bay (the "Village") is authorized to adopt, administer, and collect impact fees on new development to ensure that new growth pays its proportionate share of necessary capital facilities; and

WHEREAS, the Village retained Stantec Consulting Services Inc. to perform comprehensive, plan-based impact fee technical updates using the most recent localized data, culminating in the *Mobility Fee Technical Report* (dated October 23, 2026) and the *Parks Impact Fee Study Report* (dated October 1, 2026); and

WHEREAS, the Village Council desires to formally accept these technical studies, which establish an independent, plan-based methodology linking projected 10-year growth and travel demand to specific capital improvements in the Village's Multimodal Transportation Plan (MMTP), Capital Improvement Program (CIP), Safety Action Plan (SAP), and Parks Master Plan; and

WHEREAS, the proposed updates comply with all statutory standards of dual rational nexus, rough proportionality, non-assessment of historical deficiencies, and phase-in limitations required under F.S. 163.31801; and

WHEREAS, the Village Council finds that the adoption of this Ordinance is in the best interests of the health, safety, and general welfare of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Acceptance of Technical Reports. The Village Council hereby accepts and approves the Mobility Fee Technical Report (dated October 23, 2026) and the Parks Impact Fee Study Report (dated October 1, 2026), prepared by Stantec Consulting Services Inc., as the technical support and plan-based methodology for the Village's Mobility and Park Impact Fees.

Section 3. Amendment to Fee Schedule. Appendix A, "Fee Schedule," of the Code of Ordinances of the Village of Palmetto Bay, Florida, is hereby amended as follows:

APPENDIX A – FEE SCHEDULE

* * *

5. Village-wide Fee Schedule

A. ~~*Residential*~~ **Park Concurrency Impact Fee.**

1. *Applicability and Rate:* Pursuant to F.S. 163.31801, the Park Concurrency Impact Fee shall apply strictly to residential land uses on a per dwelling unit basis.

2. *Fee Schedule:* The calculated full cost recovery rate for the Park Concurrency Impact Fee is $2,879.00 per dwelling unit.

3. *Statutory Phase-In Schedule:* Pursuant to Section 163.31801(6), Florida Statutes, because the fee increase exceeds 25 percent but does not exceed 50 percent of the prior $2,000.00 base rate, the increase shall be implemented in four (4) equal annual installments of $219.75 as follows:

Implementation Stage	**Effective Date**	**Base Park Impact Fee Per Unit**	**2% Administrative Fee**	**Total Fee Per Dwelling Unit**
Current Rate	Prior to Effective Date	$2,000.00	$200.00 (10%)	**$2,200.00**
Year 1 Phase-In	Effective Date	$2,219.75	$44.40	**$2,264.15**
Year 2 Phase-In	1 Year Post-Adoption	$2,439.50	$48.79	**$2,488.29**
Year 3 Phase-In	2 Years Post-Adoption	$2,659.25	$53.19	**$2,712.44**
Year 4 Phase-In	3 Years Post-Adoption	$2,879.00	$57.58	**$2,936.58**

(Note: In accordance with F.S. 163.31801(4)(c), a 2% administrative fee based on actual collection costs shall be assessed alongside impact fee payments.)

~~**Description**~~	~~**Fee**~~
~~Land acquisition~~	~~$1,000.00 per unit~~
~~Improvements~~	~~$1,000.00 per unit~~
~~Administrative~~	~~10% of Acquisition + Improvements~~

B. ~~*Commercial Park Concurrency Impact Fee.*~~ **Mobility Impact Fee**

1. *Applicability:* The Mobility Impact Fee shall be assessed on all new development, expansion, or change of use within the Village boundaries based on Person Travel Demand per Use (PTDu).

2. *Base Rate: The Person Miles of Travel Rate (PMTr) is established at $270.02 per person mile of travel.*

3. *Fee Schedule: The Mobility Impact Fee Schedule by land use category is established as follows:*

ITE Code	Land Use Category	Unit of Measure	PTDu	Calculated Mobility Fee	2% Admin Fee	Total Fee
Residential & Lodging						
210	Single-Family Detached Housing	Dwelling Unit (DU)	17.07	$4,608.32	$92.17	**$4,700.49**
215	Single-Family Attached Housing	Dwelling Unit (DU)	12.34	$3,330.76	$66.62	**$3,397.38**
220	Multifamily Housing	Dwelling Unit (DU)	11.66	$3,148.26	$62.97	**$3,211.23**
310	Hotel	Room	10.85	$2,929.09	$58.58	**$2,987.67**
Institutional						
520	School / Educational Facility	1,000 SF	4.51	$1,218.40	$24.37	**$1,242.77**
560	Community Serving / Religious Institution	1,000 SF	13.48	$3,639.10	$72.78	**$3,711.88**
565	Private Education / Day Care	1,000 SF	1.81	$488.22	$9.76	**$497.98**
Commercial Recreation						
435	Multi-Purpose Recreational Facility	1,000 SF (KSF)	4.25	$1,147.04	$22.94	**$1,169.98**

445	Movie Theatre	1,000 SF (KSF)	12.89	$3,479.26	$69.59	**$3,548.85**
492	Health/ Fitness Club	1,000 SF (KSF)	37.07	$10,009.91	$200.20	**$10,210.11**
Industrial						
110	General Industrial	1,000 SF (KSF)	5.60	$1,513.43	$30.27	**$1,543.70**
150	Warehouse	1,000 SF (KSF)	2.15	$580.15	$11.60	**$591.75**
Office						
710	General Office Building	1,000 SF (KSF)	12.19	$3,291.71	$65.83	**$3,357.54**
720	Medical/ Dental Office	1,000 SF (KSF)	54.21	$14,636.91	$292.74	**$14,929.65**
Retail						
813	Big-Box Retail / Superstore	1,000 SF (KSF)	36.87	$9,955.76	$199.12	**$10,154.88**
820	Shopping Center	1,000 SF (KSF)	30.04	$8,112.74	$162.25	**$8,274.99**
840	Automobile Sales	1,000 SF (KSF)	41.11	$11,101.92	$222.04	**$11,323.96**
850	Food Market	1,000 SF (KSF)	65.42	$17,665.45	$353.31	**$18,018.76**
899	Liquor Store	1,000 SF (KSF)	78.24	$21,127.41	$422.55	**$21,549.96**
941	Quick Lubrication Vehicle Shop	1,000 SF (KSF)	51.37	$13,871.42	$277.43	**$14,148.85**
945	Convenience Store / Gas Station	1,000 SF (KSF)	54.36	$14,679.07	$293.58	**$14,972.65**
Restaurant & Service Uses						
912	Drive-in Bank	1,000 SF (KSF)	52.34	$14,132.51	$282.65	**$14,415.16**
932	High-Turnover (Sit-Down) Restaurant	1,000 SF (KSF)	56.69	$15,308.01	$306.16	**$15,614.17**
934	Fast-Food Restaurant with Drive-Through	1,000 SF (KSF)	185.30	$50,035.85	$1,000.72	**$51,036.57**

936	Coffee/ Donut Shop	1,000 SF (KSF)	26.88	$7,259.32	$145.19	**$7,404.51**

(Note: Pursuant to F.S. 163.31801(4)(c), a 2% administrative fee shall be charged to cover staff labor and processing costs.)

If a proposed development, redevelopment, or change of use is not expressly categorized in the Mobility Impact Fee Schedule, the Planning and Zoning Director shall determine and apply the fee based on the most comparable land use category in the latest edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, or upon an independent traffic calculation submitted by the applicant consistent with the adopted methodology in the Mobility Fee Technical Report.

~~**Description**~~	~~**Fee**~~
~~Land acquisition~~	~~$1,000.00 per sf~~
~~Improvements~~	~~$1,000.00 per sf~~
~~Administrative~~	~~10% of Acquisition + Improvements~~

~~*C. Mobility Impact Fee.*~~

~~1. Purpose and Intent.~~

~~(a) The Village Mobility Impact Fee is intended to implement and be consistent with the adopted Village of Palmetto Bay Comprehensive Plan, and to mitigate the impacts that future growth will place on its mobility system by developing multimodal mobility options that provide alternatives in addition to automobile use; to develop a range of mobility options with funding sources in addition to Miami-Dade County, the State of Florida, and federal funding.~~

~~(b) The Village of Palmetto Bay, Florida has the authority to adopt to adopt the Mobility Impact Fee pursuant to F.S. ch. 163.~~

~~2. Definitions - reserved.~~

~~3. Findings - reserved.~~

~~4. Applicability.~~

~~(a) Any application for a building permit for development activity within the Village of Palmetto Bay shall be subject to the~~

~~imposition of the Mobility Impact Fee in the manner and amount set forth in this Section.~~

~~(b) No such building permit shall be issued by the Village unless and until the applicant has paid the Mobility Impact Fee, or presented a letter of credit for the fee in a form acceptable to the Village of Palmetto Bay Planning and Zoning Director or Village Manager's designee.~~

~~(c) Notwithstanding the payment of the Mobility Impact Fee or provision of a contribution in-lieu-of-fee in conjunction with land development activity, other State, County and Village regulations may limit the issuance of building or use permits.~~

~~(d) Nothing herein shall prohibit the Village from paying the required impact fee on behalf of any applicant. In such an instance, said impact fee payment shall be from other allowable fundable sources other than prior impact fee revenues.~~

~~5. Assessment District.~~

~~(a) The entire area within Village boundaries shall constitute the Mobility Impact Fee assessment district.~~

~~6. Benefit District.~~

~~(a) The entire area within the Village boundaries shall constitute the Mobility Impact Fee benefits district.~~

~~7. Benefit District Expenditures and Trust Fund - reserved.~~

~~8. Payment Procedures.~~

~~(a) The applicant shall pay the Mobility Impact Fee amount based on the formula set forth in Section 9.~~

~~(b) Payment shall be made in a form acceptable to the Zoning Director or Village Manager's designee. The Director or Village Manager's designee may charge a nonrefundable convenience fee to cover any transactional costs imposed by the institution processing the form of payment. Notwithstanding any other provision to the contrary, the payment amount due shall be based on the fee in effect on the date the plans are filed with a building permit application are submitted to the Village of Palmetto Bay for impact fee assessment.~~

~~(c) No building permit shall be issued by the Village therein until payment for the Mobility Impact Fee has been received. The total fee shall be paid prior to issuance of a certificate of use and occupancy for any part of construction authorized by the building permit.~~

~~(d) Upon receiving notice that a payment proffered for the Mobility Impact Fee is invalid due to insufficient funds, improper execution or for any other reason, the Building Department shall have the authority to stop all construction authorized by the permit until payment in full is received. Payment in full shall include the amount owed for the Mobility Impact Fee plus any penalty amount charged by a bank against the Village as a result the invalid payment.~~

~~(e) If the amount of the Mobility Impact Fee paid is found to have been insufficient for any reason, the Building Department shall have the authority to stop all construction authorized by the permit until payment in full is received.~~

~~9. Calculation of Fee.~~

~~(a) The formula to be used to calculate the Mobility Impact Fee shall be 45% of the current and applicable fee calculated by the method of described in the Miami-Dade County Code of Ordinances, Sec. 33E-7. Road Impact Fee Formula.~~

~~(b) In the case of development activity involving a change of existing use and/or magnitude of existing use in which a building permit is required, the proposed development shall be required to pay the Mobility Impact Fee only for any increase in development activity. In this case, the impact fee shall be calculated by computing the difference between the impact fee for the proposed development activity and the impact fee for the existing development activity, less the applicable administrative fee. No refunds will be given for proposed development activity resulting in a negative fee calculation.~~

~~(c) No Mobility Impact Fee payment shall be required for any applicants seeking development activity for which the computed fee amount under the terms of this chapter is less than $50.00.~~

~~(d) Any change of use, redevelopment or modification of an existing use which requires the issuance of a building permit and which generates additional vehicular trips shall pay a Mobility Impact Fee based on the net increase in the fee above that which would have been required for the previous use.~~

~~10. Mobility Contributions in Lieu of Fee - reserved.~~

~~11. Exemptions.~~

~~(a) Any facilities that are permitted by the Village and sited on Village-owned land are exempt from the Mobility Impact Fee.~~

Additions shown by underlining and deletions shown by ~~overstriking~~.

~~(b) Transit station components, including: station platforms, waiting areas, pedestrian circulation, waiting lobbies, network and information lobbies, park-and-ride areas, pick-up and drop-off areas, bike-sharing docks, bicycle storage and maintenance facilities, and other areas as may be determined by the Planning and Zoning Director or Village Manager's designee are exempt from the Mobility Impact Fee.~~

~~(c) Preserves and environmental mitigation lands, including lands reserved as part of applicable developments, are exempt from the Village Mobility Impact Fee.~~

Section 4. Severability. If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 5. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Codification. It is the intention of the Village Council that the provisions of Section 3 of this Ordinance shall become and be made part of the Code of Ordinances of the Village of Palmetto Bay, Florida.

Section 7. Effective Date. This Ordinance shall become effective on the later of adoption on second reading, or ninety-one (91) days after the Village provides the notice required by Section 163.31801(4)(d), Florida Statutes, to wit on the 22nd day of December, 2026.

PASSED ON FIRST READING this 19th day of October, 2026.

PASSED AND ADOPTED ON SECOND READING this 2nd day of November, 2026.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____
John J. Quick
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT
9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	November 2, 2026
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Acceptance and Adoption of the Mobility and Parks Impact Fee Technical Studies and Ordinance Amending Appendix A (Fee Schedule) of the Code of Ordinances

Note: At First Reading, Stantec informed the Village Council that Stantec would update the Mobility Fee Technical Report before Second Reading. The Mobility Fee Technical Report dated October 23, 2026, incorporates these updates:

- *Mobility fees for additional land uses shown in Table 12, Calculated Mobility Fee Schedule.*
- *Section 4.8.1, Application of Mobility Fees to Unlisted Land Uses. For a proposed development involving a land use not listed in Table 12, the Village shall apply the mobility fee for the most comparable land-use category based on the development's transportation characteristics.*

REQUEST

The Planning and Zoning Department presents an Ordinance to formally accept and adopt the *Mobility Fee Technical Report* (dated October 23, 2026) and the *Parks Impact Fee Study Report (dated October 1, 2026)*, both prepared by Stantec Consulting Services Inc.. The Ordinance amends Appendix A, "Fee Schedule," of the Village Code of Ordinances to establish updated, plan-based Mobility and Park Impact Fee schedules pursuant to the Florida Impact Fee Act (Section 163.31801, Florida Statutes).

In 2024 and 2026, new Florida laws (HB 479 and HB 1329) updated the regulations for city impact and mobility fees. Key requirements under state law now include:

- A plan-based methodology supported by an independent technical study using localized data collected within the last four years.
- Aligning fee schedules with 10-year growth projections and identified capital project inventories in adopted master plans.
- Limiting fee increases to a maximum of 50% over prior rates, with increases between 25% and 50% phased in across four equal annual installments.
- Providing a mandatory 90-day public notice prior to the effective date of an ordinance imposing or increasing impact fees.

The proposed Ordinance accepts Stantec's technical studies, updates the Village's Mobility and Park Impact Fee schedules to reflect localized cost-recovery calculations, incorporates a 2%

administrative collection fee, and establishes the required statutory phase-in schedule for residential park impact fees.

BACKGROUND AND ANALYSIS

1. Mobility Impact Fee Technical Study

The Village currently assesses Mobility Impact Fees as a 45% percentage-based calculation of the Miami-Dade County road impact fee formula under Ordinance No. 2018-14. To comply with F.S. 163.31801, the Village retained Stantec to eliminate the dependency on County rates and establish an independent, Palmetto Bay-specific mobility fee structure.

The study establishes a Person Miles of Travel Rate (PMTr) of $270.02 per person mile of travel, derived from $48,638,232 in eligible growth-related capital projects across the Village's Multimodal Transportation Plan (MMTP), Capital Improvement Program (CIP), and Safety Action Plan (SAP), divided by 180,126 projected daily Person Miles of Travel (PMT).

Key Mobility Fee Rates (Base Fee + 2% Admin Fee):

- Single-Family Detached Housing: $4,608.32 base + $92.17 admin = $4,700.49 per DU (down from prior rate of $4,781.00/DU).
- Single-Family Attached Housing: $3,330.76 base + $66.62 admin = $3,397.38 per DU.
- Multifamily Housing: $3,148.26 base + $62.97 admin = $3,211.23 per DU.
- General Office Building: $3,291.71 base + $65.83 admin = $3,357.54 per 1,000 SF (down from $8,740.00/KSF).
- Shopping Center: $8,112.74 base + $162.25 admin = $8,274.99 per 1,000 SF.
- High-Turnover Restaurant: $15,308.01 base + $306.16 admin = $15,614.17 per 1,000 SF.

2. Parks Impact Fee Technical Study

The Village's current Park Impact Fee is $2,000.00 per unit (plus a 10% administrative charge of $200.00, totaling $2,200.00/DU) established under Ordinance No. 2018-05 and Ordinance No. 2021-22.

Based on $2,372,072 in "Early Action" expansion-related park capital projects from the August 2023 Parks Master Plan and a 10-year projected population growth of 2,570 residents, Stantec calculated a Parks Cost per Capita of $922.89. Applied to the Village's average household size of 3.120 persons per dwelling unit, the full cost-recovery fee is $2,879.00 per dwelling unit (an overall increase of $879.00 or 43.95% over the $2,000 base rate).

Because the increase exceeds 25% but is under 50%, F.S. 163.31801(6) requires four equal annual phase-in increments of $219.75 per year:

- Current Rate: $2,000.00 base + $200.00 admin (10%) = $2,200.00 Total
- Year 1 Phase-In: $2,219.75 base + $44.40 admin (2%) = $2,264.15 Total
- Year 2 Phase-In: $2,439.50 base + $48.79 admin (2%) = $2,488.29 Total
- Year 3 Phase-In: $2,659.25 base + $53.19 admin (2%) = $2,712.44 Total
- Year 4 Phase-In: $2,879.00 base + $57.58 admin (2%) = $2,936.58 Total

3. Administrative Fee and Statutory 90-Day Notice
Under F.S. 163.31801(4)(c), administrative fees charged for impact fee processing must reflect actual collection costs. The Ordinance adjusts administrative collection charges from 10% to **2%** for both mobility and park impact fees.

In compliance with Section 163.31801(4)(d), Florida Statutes, formal 90-day public notice was published in the *Miami Herald* on September 22, 2026. This notice informed the public of the proposed Mobility and Park Impact Fee updates, study documentation availability, and the scheduled public hearings on October 19, 2026 (First Reading) and November 2, 2026 (Second Reading). Following enactment at Second Reading, the updated fee schedules will take effect pursuant to statutory requirements.

COMPREHENSIVE PLAN ALIGNMENT
The acceptance of these technical studies and the adoption of the updated fee schedules support the Goals, Objectives, and Policies of the Village of Palmetto Bay Comprehensive Plan by:

1. Ensuring that new growth pays its fair, proportionate share of multimodal infrastructure and park facility expansions necessitated by development.
2. Maintaining adopted Levels of Service (LOS) for mobility and recreation across the Village.
3. Establishing transparent, plan-based financial tracking through dedicated impact fee revenue funds.

RECOMMENDATION
Staff recommends that the Mayor and Village Council **APPROVE** the proposed Ordinance accepting the *Mobility Fee Technical Report* and *Parks Impact Fee Study Report* prepared by Stantec Consulting Services Inc., and amending Appendix A of the Code of Ordinances.

ATTACHMENTS
Attachment A: Mobility Fee Technical Report (Stantec, Oct 23, 2026)
Attachment B: Parks Impact Fee Study Report (Stantec, Oct 1, 2026)
Attachment C: Miami Herald 90-Day Public Notice Confirmation

Mobility Fee Technical Report

Prepared for:
Village of Palmetto Bay, FL

Date:
October 23, 2026

Prepared by:
Stantec Consulting Services Inc.

Disclaimer

The conclusions in the Report titled Mobility Fee Technical Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Village of Palmetto Bay, FL (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Re: Mobility Fee Technical Report

Dear Javier Gonzalez,

Stantec Consulting Services Inc. is pleased to present this Mobility Fee Technical Report that we performed for the Village of Palmetto Bay, Florida. We appreciate the fine assistance provided by you and all the members of Village staff who participated in the Study.

If you or others at the Village have any questions, please do not hesitate to call me at (941) 907-6900 or email me at Frank.Domingo@stantec.com. We appreciate the opportunity to be of service to the Village and look forward to the possibility of doing so again in the near future.

Sincerely,
Francisco B. Domingo, PE
Principal

6920 Professional Parkway
Sarasota, Florida 34240
(941) 907-6900 Frank.Domingo@stantec.com

Enclosure

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1 Executive Summary

1.1 Introduction

Stantec Consulting Services, Inc. (Stantec) was retained by the Village of Palmetto Bay, Florida (hereafter referred to as the "Village") to prepare a Mobility Fee Technical Report (Report). This document presents the results of the Report, including background information, legal requirements, an explanation of the calculation methodology employed, results of the analysis as well as a comparative impact fee survey.

The principal objectives or components of the Report are as follows:

Mobility Fee – Calculate the maximum mobility fee that the Village can charge based on the planned improvements and level of service provided to residents in the form of Mobility facilities.

1.2 Background

Mobility fees are assessed against new development to cover the cost of providing capital facilities (infrastructure) needed to serve new development. Such charges are the mechanism by which new growth can "pay its own way" and minimize the extent to which existing residents must bear the cost of new or expanded facilities, which are necessitated by new residents. Mobility fees are capital cost recovery fees and are commonly referred to as impact fees, capacity fees, and development fees. For the purposes of this report, the use of the terms impact fees, capacity fees, development fees, or connection charges is interchangeable with impact fees.

The Village of Palmetto Bay currently charges mobility fees on a Village-wide basis to allocate towards the acquisition and development cost of mobility facilities within the Village according to Ordinance No. 2018-05. The Village's current Mobility Fees are summarized in **Table 1** below.

Table 1 – Current Mobility Fee Schedule

ITE	Land Use	UOM	Miami-Dade County Fee	45% of Miami-Dade Fee
Residential & Lodging				
210	Single-Family Detached Housing	DU	$10,625	$4,781
215	Single-Family Attached Housing	DU	$8,112	$3,650
220	Multifamily Housing	DU	$7,594	$3,417
310	Hotel	Room	$5,635	$2,536
Institutional				
560	Community Serving / Religious Institution	1,000 SF	$7,715	$3,472
565	Private Education / Day Care	1,000 SF	$12,043	$5,419
Commercial Recreation				
435	Multi-Purpose Recreational Facility	1,000 SF	$20,727	$9,327
445	Movie Theatre	1,000 SF	$25,906	$11,658
492	Health/Fitness Club	1,000 SF	$2,718	$1,223
Industrial				

110	General Industrial	1,000 SF	$5,453	$2,454
150	Warehouse	1,000 SF	$1,927	$867
Office				
710	General Office Building	1,000 SF	$19,422	$8,740
720	Medical/Dental Office	1,000 SF	$33,242	$14,959
Retail				
813	Big-Box Retail / Superstore	1,000 SF	$48,922	$22,015
840	Automobile Sales	1,000 SF	$17,110	$7,700
850	Food Market	1,000 SF	$33,221	$14,949
899	Liquor Store	1,000 SF	$73,983	$33,292
945	Convenience Store / Gas Station	1,000 SF	$156,792	$70,556
Restaurant & Service Uses				
912	Drive-in Bank	1,000 SF	$19,411	$8,735
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	$40,949	$18,427
934	Fast-Food Restaurant with Drive-Through	1,000 SF	$94,439	$42,498

1.3 Summary of Recommendations

The proposed Mobility fees calculated herein are shown in **Table 2**. This fee schedule consolidates all components of the fee calculation and summarizes the results of this study. The proposed fees reflect the per unit cost of Mobility improvements. The mobility fee is applied evenly to the land use type on a per dwelling unit or per 1,000 square foot basis. The mobility fee is designed to reflect the service demand of new development based on the current level of service.

Table 2 - Mobility Fee

ITE	Land Use	UOM	PTDu	PMTr	Calculated Fee / UOM
Residential & Lodging					
210	Single-Family Detached Housing	DU	17.07	270.02	$4,608.32
215	Single-Family Attached Housing	DU	12.34	270.02	$3,330.76
220	Multifamily Housing	DU	11.66	270.02	$3,148.26
310	Hotel	Room	10.85	270.02	$2,929.09
Institutional					
520	School / Educational Facility	1,000 SF	4.51	270.02	$1,218.40
560	Community Serving / Religious Institution	1,000 SF	13.48	270.02	$3,639.10
565	Private Education / Day Care	1,000 SF	1.81	270.02	$488.22
Commercial Recreation					
435	Multi-Purpose Recreational Facility	1,000 SF	4.25	270.02	$1,147.04
445	Movie Theatre	1,000 SF	12.89	270.02	$3,479.26
492	Health/Fitness Club	1,000 SF	37.07	270.02	$10,009.91
Industrial					
110	General Industrial	1,000 SF	5.60	270.02	$1,513.43
150	Warehouse	1,000 SF	2.15	270.02	$580.15

Office					
710	General Office Building	1,000 SF	12.19	270.02	$3,291.71
720	Medical/Dental Office	1,000 SF	54.21	270.02	$14,636.91
Retail					
813	Big-Box Retail / Superstore	1,000 SF	36.87	270.02	$9,955.76
820	Shopping Center	1,000 SF	30.04	270.02	$8,112.74
840	Automobile Sales	1,000 SF	41.11	270.02	$11,101.92
850	Food Market	1,000 SF	65.42	270.02	$17,665.45
899	Liquor Store	1,000 SF	78.24	270.02	$21,127.41
941	Quick Lubrication Vehicle Shop	1,000 SF	51.37	270.02	$13,871.42
945	Convenience Store / Gas Station	1,000 SF	54.36	270.02	$14,679.07
Restaurant & Service Uses					
912	Drive-in Bank	1,000 SF	52.34	270.02	$14,132.51
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	56.69	270.02	$15,308.01
934	Fast-Food Restaurant with Drive-Through	1,000 SF	185.30	270.02	$50,035.85
936	Coffee/Donut Shop	1,000 SF	26.88	270.02	$7,259.32

Note: We recommend that the Village charge a 2% administrative fee to cover staff labor and processing costs for collecting the impact fees in accordance with F.S. 163.31801 (4)(c).

Table 3 – Phased-In Increases

OPTIONAL

2 Legislative Background

2.1 Evolution of Transportation Concurrency and Mobility Planning in Florida

Florida's contemporary growth management framework began with the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, commonly referred to as the Growth Management Act. The Act required local governments to adopt comprehensive plans to guide future development and established the principle that adequate public facilities should be available concurrent with the impacts of development. Transportation concurrency became the principal mechanism used by state and local governments to determine whether adequate roadway capacity was available to accommodate travel demand generated by new development.

Traditional transportation concurrency focused primarily on roadway level-of-service standards and vehicular capacity. When adequate capacity was not available, development could be delayed, phased, or required to construct or contribute toward transportation improvements. This approach generally emphasized the construction of new roadways, widening of existing roadways, and expansion of intersection capacity.

Although transportation concurrency established a direct relationship between development and infrastructure, the system created challenges in established urban and suburban communities. In these areas, opportunities to expand roadway capacity were often constrained by existing development, limited right-of-way, utilities, environmental conditions, neighborhood impacts, and the cost of acquiring developed property. These constraints could discourage infill and redevelopment in locations where public infrastructure and services were already available, while encouraging development in outlying areas where roadway capacity was less constrained or less costly to provide.

In response, the Florida Legislature gradually expanded the transportation planning and mitigation tools available to local governments. These tools included Transportation Concurrency Exception Areas, Transportation Concurrency Management Areas, Multimodal Transportation Districts, proportionate-share mitigation, and other strategies through which transportation impacts could be addressed using multimodal improvements and area-wide planning rather than roadway widening alone.

The Legislature enacted a substantial change in 2011 through the Community Planning Act. The Act eliminated mandatory statewide transportation concurrency and made transportation concurrency optional for local governments. Local governments remained responsible for transportation planning through their comprehensive plans, including the adoption of appropriate level-of-service standards for capital planning and the identification of improvements necessary to serve existing and future development. The legislation provided local governments with greater discretion to establish transportation systems appropriate to their land use patterns, infrastructure conditions, and mobility objectives.

Florida Commerce guidance recognizes that local comprehensive plans should promote coordinated land use and transportation planning and support an integrated multimodal transportation network. The guidance identifies interconnected streets, pedestrian and bicycle facilities, public transportation, compact mixed-use development, Complete Streets, and context-sensitive transportation design as strategies that may be used to improve mobility and expand transportation choice. Florida Commerce also recognizes mobility-fee-based plans as an available alternative for local governments that elect to repeal transportation concurrency.

2.2 Alternative Transportation Systems

Section 163.3180(5)(i), Florida Statutes, authorizes a local government that elects to repeal transportation concurrency to adopt either a mobility-plan-and-fee-based alternative transportation system or an alternative transportation system that is not mobility-plan-and-fee-based. The statute provides that an alternative transportation system may not be used to deny, time, or phase specified development approvals when the developer agrees to pay for the development's identified transportation impacts through the funding mechanism implemented by the local government. Revenues generated by the funding mechanism must be used to implement the needs identified in the local government plan serving as the basis for the fee.

An alternative transportation system may not assign to new development the responsibility for correcting an existing transportation deficiency. Accordingly, a local government must distinguish between improvements needed to correct existing deficiencies and improvements, or portions of improvements, needed to accommodate the impacts of projected development. Only the growth-related share of an eligible transportation or mobility project may be included in the cost basis of a mobility fee.



Chapter 2026-161, Laws of Florida, further clarifies that section 163.3180 does not require a local government to adopt a mobility fee in place of a transportation impact fee. A local government may select an alternative transportation system appropriate to its adopted plans and local objectives, provided the resulting system complies with sections 163.3180 and 163.31801, Florida Statutes.

2.3 Village of Palmetto Bay Mobility Fee

The Village of Palmetto Bay adopted Ordinance No. 2018-14 to establish a Village Mobility Impact Fee. Under the existing methodology, the Village fee is calculated as 45 percent of the applicable fee determined under the Miami-Dade County road impact fee formula. The proposed mobility fee program would eliminate that percentage-based relationship and establish an independently calculated Village fee supported by Palmetto Bay-specific growth projections, travel characteristics, mobility projects, project costs, credits, assessment procedures, and benefit findings.

The purpose of this Technical Report is to document the demonstrated need, plan-based methodology, localized data, fee calculations, and implementation framework supporting the proposed Village Mobility Fee. The methodology is intended to allocate the growth-related cost of eligible mobility projects to new development in proportion to the person travel demand attributable to each land use.

The Village Mobility Fee is intended to be a one-time charge on new development and on the incremental impact associated with redevelopment, expansion, or a change of use. Revenues would be deposited into a separate accounting fund and restricted to eligible mobility projects that provide a documented benefit to development paying the fee. Existing development would not be assessed merely because it continues to occupy or use property without an increase in development impact.

2.4 House Bill 479 and the Formal Recognition of Mobility Fees

In 2024, the Florida Legislature enacted Committee Substitute for House Bill 479 as Chapter 2024-266, Laws of Florida. The legislation amended sections 163.3164, 163.3180, and 163.31801, Florida Statutes, and expressly recognized mobility-plan-and-fee-based alternative transportation systems.

House Bill 479 defined a “mobility fee” as a local government fee schedule established by ordinance and based on projects included in the local government’s adopted mobility plan. The legislation defined a “mobility plan” as an alternative transportation system mobility study developed using a plan-based methodology and adopted into the local government comprehensive plan. The statutory definition describes a mobility plan as promoting compact, mixed-use, and interconnected development served by a multimodal transportation system in an area that is urban in character or designated to become urban in character.

The legislation also confirmed that an alternative transportation system must comply with section 163.31801, Florida Statutes, which governs impact fees. As a result, a mobility fee must satisfy the procedural, accounting, credit, benefit, proportionality, and reporting requirements of the Florida Impact Fee Act.

House Bill 479 additionally protects holders of transportation or road impact fee credits when a local government transitions to an alternative transportation system. A holder of an existing credit is entitled to retain the benefit of the development intensity or density prepaid by the credit balance as of the date the credit was established.

2.5 County-Municipal Coordination

House Bill 479 added section 163.3180(5)(j), Florida Statutes, to address situations in which both a county and a municipality charge a developer for transportation capacity impacts. Where applicable, the statute requires an interlocal agreement that:

- prevents new development or redevelopment from being charged twice for the same transportation capacity impacts;
- establishes a plan-based methodology for determining the legally permissible fee;
- identifies the county or municipality responsible for collecting the fee; and
- provides a method for distributing fee revenue or assigning responsibility for mitigating county and municipal transportation impacts.

The mandatory interlocal agreement provisions of section 163.3180(5)(j) do not apply to Miami-Dade County or its municipalities. The statute expressly exempts “a county as defined in s. 125.011(1),” which is the statutory classification applicable to Miami-Dade County. Accordingly, Palmetto Bay is not subject to the mandatory interlocal agreement process established by section 163.3180(5)(j).

The statutory exemption does not prevent voluntary coordination between the Village and Miami-Dade County. Coordination may be appropriate where Village mobility projects involve County-owned facilities, where County projects provide a documented mobility benefit to development within the Village, or where the governments wish to address project delivery, credits, revenue participation, or overlapping mitigation obligations. Any such arrangement should be supported by appropriate technical analysis and documented through an agreement approved by the participating governments.

2.6 Florida Impact Fee Act

Section 163.31801, Florida Statutes, is the Florida Impact Fee Act. The Act recognizes impact fees as an important source of local government revenue for infrastructure necessitated by new growth and as an outgrowth of local government home-rule authority. Because an alternative transportation system adopted under section 163.3180 must comply with the Act, its requirements apply to the proposed Palmetto Bay Mobility Fee.

For impact fees adopted or increased after July 1, 2026, section 163.31801 requires the fee calculation to be based on a plan-based, demonstrated-need study using the most recent and localized data available within four years of the current fee update. If the local government increases the fee, the new study must be adopted within 12 months after initiation of the study.

The statute requires the Village to provide for accounting and reporting of mobility fee collections and expenditures in a separate accounting fund. Administrative charges associated with collecting the fee may not exceed actual costs. The Village must provide at least 90 days' notice before the effective date of an ordinance or resolution imposing a new or increased fee, and collection may not occur earlier than issuance of the applicable building permit. Unless the result is a reduction in the applicant's total mitigation cost or impact fees, a new or increased fee may not be applied to a current or pending permit application submitted before the effective date of the fee.

The Act also requires that the fee be proportional and reasonably connected to the need for additional capital facilities created by new residential or nonresidential development. Expenditure of fee revenues must be proportional and reasonably connected to the benefits accruing to new development paying the fee. Collected revenues must be specifically earmarked for acquiring, constructing, reconstructing, or improving qualifying capital facilities that benefit new users.

Mobility fee revenue may not be used to pay existing debt or fund previously approved projects unless the expenditure is reasonably connected to the increased impact generated by new development. Qualifying infrastructure generally consists of fixed capital expenditures or capital outlays associated with public facilities having a life expectancy of at least five years, together with associated land acquisition, land improvement, design, engineering, permitting, and construction costs. Routine repairs and maintenance are not included within the statutory definition of infrastructure.

2.7 2026 Amendments and Plan-Based Methodology

The Florida Legislature enacted Committee Substitute for Committee Substitute for House Bill 1329 as Chapter 2026-161, Laws of Florida. The Act takes effect on January 1, 2027. However, the amended language in section 163.31801(4) expressly addresses impact fees adopted or increased after July 1, 2026. A Village study and ordinance prepared during this period should therefore be structured to satisfy the amended requirements.

Chapter 2026-161 defines an "impact fee" as a one-time charge imposed by a local government on new development to fund the capital costs of public infrastructure needed to serve that development.

The Act defines a "plan-based methodology" as a study methodology that:

- uses the most recent and localized data;
- projects growth within the jurisdiction over a 10-year period;
- anticipates capacity impacts on relevant systems resulting from projected growth; and
- establishes a list of capital projects to be constructed or purchased within a defined period to mitigate the anticipated capacity impacts.

The legislation further provides that capital projects identified in a county or municipal impact fee study, together with any necessary interlocal agreement, must comport with the requirements of section 163.3177(6)(h), Florida Statutes.

Consistent with these requirements, the Palmetto Bay Mobility Fee Technical Report should identify a specific 10-year growth projection, quantify the resulting mobility-capacity impacts, and establish a defined list of mobility projects to address those impacts. The data used in the analysis should be localized to the Village or a technically appropriate study area and should satisfy the applicable four-year recency requirement.

2.8 Existing Deficiencies and Growth-Related Costs

Florida law prohibits an alternative transportation system from assigning responsibility for an existing transportation deficiency to new development.

Where a mobility project addresses both an existing condition and projected growth, the Technical Report should identify the portion of project cost attributable to existing demand and the portion attributable to future development. Costs needed solely to correct an existing deficiency should not be included in the mobility fee calculation. Only the documented growth-related share of the project may be allocated to new development.

2.9 Dual Rational Nexus and Proportionality

The Florida Impact Fee Act codifies the two principal relationships commonly described as the dual rational nexus test. First, there must be a reasonable connection between new development and the need for additional capital facilities. Second, there must be a reasonable connection between expenditure of the fee and the benefits received by development paying the fee.

Florida courts developed these principles before their incorporation into the Florida Impact Fee Act. In Hollywood, Inc. v. Broward County, the Fourth District Court of Appeal held that a valid development fee must demonstrate a reasonable connection between the need for additional capital facilities and the growth generated by development. The government must also demonstrate a reasonable connection between expenditure of the collected funds and the benefits accruing to the development, including earmarking the funds for facilities benefiting new users.

The United States Supreme Court's decisions in Nollan v. California Coastal Commission and Dolan v. City of Tigard established the constitutional requirements of an essential nexus and rough proportionality for land-use exactions. Koontz v. St. Johns River Water Management District confirmed that these requirements apply to monetary exactions associated with land-use permitting. In 2024, Sheetz v. County of El Dorado held that a legislatively established permit condition is not categorically exempt from review under the principles established in Nollan and Dolan.

The Florida Impact Fee Act places the burden on the local government in a fee challenge to demonstrate, by a preponderance of the evidence, that the imposition or amount of the fee satisfies the Act and applicable legal precedent. A reviewing court may not apply a deferential standard in favor of the government.

2.10 Application to the Palmetto Bay Mobility Fee

The Village Mobility Fee is intended to establish a transparent and predictable mechanism through which new development contributes its proportionate share of the cost of growth-related mobility projects. The fee is not

intended to charge new development for existing transportation deficiencies, routine maintenance, or improvements unrelated to projected growth.

The Technical Report applies a plan-based methodology to establish the required relationships among projected development, person travel demand, mobility project needs, growth-related project costs, fee rates, and the benefit provided to fee-paying development. The resulting fee schedule is based on Palmetto Bay-specific conditions and is not derived as a percentage of the Miami-Dade County road impact fee.

This approach is consistent with the general plan-based structure used in several other Florida counties and municipalities, while incorporating the statutory requirements enacted through Chapter 2026-161 and the legal conditions specific to Palmetto Bay. These reports link projected development and person travel demand to an identified list of mobility projects and a defined benefit district. The Palmetto Bay Technical Report applies those general principles using Village-specific data, projects, geographic areas, and fee calculations.

2.11 New Statutory Changes

On June 25, 2026, the State of Florida's Governor signed into law House Bill No. 1329, amending the Florida Impact Fee Act in several areas, imposing additional requirements on impact fee increases, requiring a "plan-based" methodology be utilized, and requiring use of "localized data" for impact fee studies. The impact fee calculations conducted in this Study are prepared according to our interpretation of new guidelines.

3 Legal Framework

3.1 Purpose

The purpose of this section is to document the legal authority supporting the Village of Palmetto Bay's Mobility Fee Program and to identify the statutory, judicial, and constitutional standards that guide the development, calculation, administration, and expenditure of mobility fee revenues. Florida law authorizes local governments to recover the growth-related costs of transportation infrastructure through impact fees and mobility fees, provided such fees are proportional, supported by a documented nexus between development impacts and infrastructure needs, and expended in a manner that benefits fee-paying development. Florida's recently enacted mobility fee legislation expressly incorporates these longstanding legal principles into the statutory framework governing alternative transportation systems.

The authorities reviewed in this section establish five overarching legal principles applicable to the Village's Mobility Fee Program:

- New development may be required to fund a proportionate share of infrastructure necessitated by growth;
- A reasonable relationship must exist between development impacts and the need for transportation improvements;
- Fee revenues must be expended on improvements that benefit fee-paying development;

- Existing transportation deficiencies may not be assigned to new development; and
- Impact fees and mobility fees must satisfy constitutional standards of nexus and proportionality.

3.2 Florida Statutory Authority

3.2.1 Municipal Home Rule Powers

The Village's authority to adopt and implement a Mobility Fee derives from Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, Florida Statutes. These provisions grant municipalities broad authority to exercise governmental, proprietary, and corporate powers necessary to provide municipal facilities and services.

Florida courts have consistently recognized impact fees as a legitimate exercise of municipal home-rule authority when designed to fund infrastructure needed to accommodate new growth rather than generate general governmental revenue.

3.2.2 Mobility Fee and Mobility Plan Authority

In 2024, the Florida Legislature enacted Chapter 2024-266, Laws of Florida (House Bill 479), which formally recognized mobility-fee-based transportation systems.

Section 163.3164(32), Florida Statutes, defines a mobility fee as:

> *"a local government fee schedule established by ordinance and based on the projects included in the local government's adopted mobility plan."*
> *§ 163.3164(32), Fla. Stat.*

Section 163.3164(33), Florida Statutes, defines a mobility plan as:

> *"an alternative transportation system mobility study developed by using a plan-based methodology and adopted into a local government comprehensive plan."*
> *§ 163.3164(33), Fla. Stat.*

These provisions provide express statutory authority for municipalities to establish mobility plans and mobility fees as alternatives to traditional road impact fee systems.

3.2.3 Existing Transportation Deficiencies

One of the most significant provisions enacted by HB 479 appears in Section 163.3180(5)(i), Florida Statutes, which provides:

> *"An alternative transportation system may not impose upon new development any responsibility for funding an existing transportation deficiency."*
> *§ 163.3180(5)(i), Fla. Stat.*

The Legislature further defines a transportation deficiency in Section 163.3180(5)(h), Florida Statutes, as a condition where adopted service standards are exceeded by existing, committed, vested, and projected background traffic independent of the development under review.

Accordingly, a legally defensible mobility fee methodology should ensure that transportation projects addressing both existing conditions and future development demand are allocated between:

- Existing users and conditions; and
- Future growth and development.

Only the growth-related share of project costs should be eligible for inclusion within the mobility fee calculation.

3.2.4 Florida Impact Fee Act

Section 163.31801, Florida Statutes, known as the Florida Impact Fee Act, establishes the governing framework applicable to both traditional impact fees and mobility fees. HB 479 expressly requires mobility fees to comply with Section 163.31801.

Sections 163.31801(4)(f) and (g), Florida Statutes, codify Florida's dual rational nexus doctrine and require impact fees to be:

> *"proportional and reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction"*
> *§ 163.31801(4)(f), Fla. Stat.*

and

> *"proportional and reasonably connected to, or have a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction."*
> *§ 163.31801(4)(g), Fla. Stat.*

These provisions form the principal statutory standards against which Florida mobility fees are evaluated.

3.3 Florida Judicial Authority

Florida courts have developed a substantial body of impact-fee jurisprudence over the last five decades. The resulting legal framework provides the foundation for modern mobility fee programs.

3.3.1 Contractors & Builders Association v. City of Dunedin

The Florida Supreme Court first recognized the validity of growth-related infrastructure fees in Contractors & Builders Ass'n of Pinellas County v. City of Dunedin, 329 So. 2d 314 (Fla. 1976).

There, the Court upheld utility connection charges imposed on new development and stated:

> *"The new user can be required to bear his fair share of the cost of expansion."*
> *Contractors & Builders Ass'n of Pinellas County v. City of Dunedin, 329 So. 2d 314, 318 (Fla. 1976).*

The Court further emphasized that revenues must be dedicated to capital expansion and not used as general revenue. Although the case involved utility facilities, its principles became the foundation of modern impact fee law in Florida.

3.3.2 Development of the Dual Rational Nexus Doctrine

In Hollywood, Inc. v. Broward County, 431 So. 2d 606 (Fla. 4th DCA 1983), the Fourth District Court of Appeal upheld Broward County's transportation impact fee ordinance and articulated the analytical framework that would later become known as the dual rational nexus test.

The court held:

> *"There must be a reasonable connection between the need for additional capital facilities and the growth generated by the subdivision."*
> *Hollywood, Inc. v. Broward County, 431 So. 2d 606, 611 (Fla. 4th DCA 1983).*

The court further required:

> *"a reasonable connection between the expenditure of the funds collected and the benefits accruing to the subdivision."*
> *Hollywood, 431 So. 2d at 612.*

In the same year, the Fourth District reinforced these principles in Home Builders & Contractors Ass'n of Palm Beach County v. Board of County Commissioners, 446 So. 2d 140 (Fla. 4th DCA 1983), holding that impact fee methodologies need not achieve exact mathematical precision and may rely upon reasonable planning assumptions, engineering judgment, and forecasting methodologies.

Together, these decisions established the legal framework that continues to govern transportation impact fees throughout Florida.

3.3.3 St. Johns County v. Northeast Florida Builders Association

The Florida Supreme Court formally adopted the dual rational nexus test in St. Johns County v. Northeast Florida Builders Ass'n, 583 So. 2d 635 (Fla. 1991), Florida's leading impact fee decision.

The Court held:

> *"There must be a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in population generated by the subdivision."*
> *St. Johns County v. Northeast Florida Builders Ass'n, Inc., 583 So. 2d 635, 637 (Fla. 1991).*

The Court further stated:

> *"There must also be a reasonable connection between the expenditure of the funds collected and the benefits accruing to the subdivision."*
> *St. Johns County, 583 So. 2d at 638.*

The principles articulated in St. Johns County now appear directly in Section 163.31801(4)(f) and (g), Florida Statutes.

3.3.4 Subsequent Florida Authority

In Volusia County v. Aberdeen at Ormond Beach, L.P., 760 So. 2d 126 (Fla. 2000), the Florida Supreme Court reaffirmed that impact fees remain valid growth-management tools when dedicated to infrastructure necessitated by new development rather than raising general governmental revenue.

Collectively, Florida case law consistently supports impact fee and mobility fee methodologies that allocate growth-related infrastructure costs to new development while protecting development from responsibility for historical deficiencies.

3.4 Federal Constitutional Standards

Although mobility fees are principally governed by state law, they are also subject to the Takings Clause of the Fifth Amendment to the United States Constitution.

The United States Supreme Court has developed a series of decisions that establish constitutional standards applicable to land-use exactions, development conditions, and impact fees.

In Nollan v. California Coastal Commission, 483 U.S. 825 (1987), the Court established the "essential nexus" requirement, holding that development conditions must be connected to a legitimate governmental objective.

In Dolan v. City of Tigard, 512 U.S. 374 (1994), the Court established the "rough proportionality" test, explaining:

> *"No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact."*
> *Dolan v. City of Tigard, 512 U.S. 374, 391 (1994).*

The Court extended those standards to monetary exactions in Koontz v. St. Johns River Water Management District, 570 U.S. 595 (2013), observing:

> *"Extortionate demands for property in the land-use permitting context run afoul of the Takings Clause."*
> *Koontz v. St. Johns River Water Management District, 570 U.S. 595, 605 (2013).*

Most recently, Sheetz v. County of El Dorado, 601 U.S. 267 (2024), confirmed that legislatively adopted development exactions are not categorically exempt from constitutional scrutiny, reinforcing the importance of maintaining a documented technical record supporting nexus and proportionality findings.

These constitutional principles closely mirror the dual rational nexus standards already embodied in Florida law. Accordingly, a mobility fee supported by a documented methodology, identifiable project list, and reasonable growth projections will generally satisfy both Florida statutory requirements and federal constitutional standards.

3.5 Findings and Recommendations

Based on the statutory and judicial authorities reviewed above, the following findings and recommendations are provided for implementation of the Village Mobility Fee Program:

Finding 1. Florida law expressly authorizes mobility-fee-based transportation systems and requires compliance with the Florida Impact Fee Act.

Finding 2. The Village Mobility Fee must demonstrate both a documented need nexus and a documented benefit nexus between future development and proposed mobility improvements.

Finding 3. The Village may require new development to fund growth-related mobility improvements but may not assign responsibility for existing transportation deficiencies to new development.

Recommendation 1. The Mobility Fee Technical Report should maintain a clearly documented ten-year growth forecast supported by the most recent localized demographic, land use, and development data available.

Recommendation 2. The Mobility Fee should be based on an adopted mobility project inventory that identifies project costs, anticipated mobility benefits, implementation timing, and growth-related eligibility.

Recommendation 3. Each mobility project should be evaluated to determine whether any portion of the project addresses existing transportation deficiencies. Where applicable, those costs should be segregated and excluded from mobility fee calculations.

Recommendation 4. The Village should maintain a separate Mobility Fee Fund and use revenues solely for eligible mobility projects that provide a documented benefit to fee-paying development, consistent with Section 163.31801, Florida Statutes.

Recommendation 5. The Village should periodically update the Mobility Fee Technical Report, project inventory, and fee schedule to ensure continued compliance with the recency, proportionality, and plan-based methodology requirements of Florida law.

4 Mobility Fee Calculation

The Palmetto Bay Mobility Fee was developed using a plan-based process that links anticipated development and future person travel demand to the cost of eligible mobility improvements. The analysis begins with the Village's adopted plans and projected development, estimates future vehicle and person travel demand,

identifies eligible mobility projects and costs, and develops a Person Miles of Travel Rate (PMTr). A separate Person Travel Demand per Use (PTDu) calculation is then completed for each land use in the fee schedule. The PMTr is multiplied by the PTDu for each use to calculate the mobility fee. **Figure 1** summarizes the 15-step technical approach used to develop the Palmetto Bay Mobility Fee.

Figure 1 - Developing a Mobility Fee



4.1 Projected Development

Projected development establishes the amount and type of new growth expected to create additional travel demand within the Village. The development inventory was assembled from the Village's anticipated future development information and subsequent project-specific clarifications. The inventory distinguishes approved or under-review projects from the longer-range planned development and identifies projects that should be held out until transportation mitigation status or land-use classification is confirmed.

4.1.1 Development Screening

The screening approach is intentionally project based. A development is included when it represents future development reasonably expected within the study horizon and has not been identified as already mitigated. Under-construction projects with an unresolved transportation fee or mitigation history are held for confirmation to avoid charging future growth for travel demand that may already have been addressed. Speculative development not anticipated by the Village is also excluded from the current working forecast. The list of anticipated development Inventory is shown in **Table 4**.

Table 4 – Anticipated Development Inventory and Screening

Development	Status	Development Program	Treatment	Basis
Shores at Palmetto Bay	Under Construction	80 DU + 5,892 SF mixed use	Exclude	Project already under construction
Vistas at Palmetto Bay	Under Review	11 multifamily DU	Include	Near-term residential development
1 Franjo LLC	Approved	175 DU	Include	Approved residential component
Bravo Estates	Approved	5 single-family DU	Include	Approved residential development
Navarrete Estates	Approved	7 single-family DU	Include	Approved residential development
Fernando Chamula Rezoning	Approved	3 single-family DU	Include	Approved residential development
Rockwell Estates	Plat Under Review	3 single-family DU	Include	Near-term residential development
Take 5 Oil Change	Under Review	1,328 SF	Include	Included as auto-service development
Pinecrest Bakery	Under Construction	942 SF	Include	Included based on Village-provided fee/mitigation information.
Palmetto Bay Development LLC	Approved	36 DU	Include	Approved residential development
Almond Court	Building Permit Review	4 DU	Include	Near-term residential development
Luxcom	Not Approved	60 DU potential	Exclude	Not currently anticipated by Village
VMU Property	Settlement Agreement Approved	455 DU + 120 hotel rooms + nonresidential	Include	Approved mixed-use development capacity
Downtown Development Capacity	Long-Range Planned	1,220 DU + 955,000 SF commercial	Include	Planned long-range development capacity



The individual development projects were aggregated by development type and status to establish the projected development used in the mobility fee analysis. Approved and under-review development was combined with planned development, while projects identified for exclusion or pending confirmation were not included. The resulting development totals were then assigned to the applicable land use categories for the travel demand analysis as shown in **Table 5**.

Table 5 – Projected Development

Development Category	Approved / Under Review	Planned Development	Projected Development
Single-Family Residential (Dwelling Unit)	120	0	120
Multi-Family Residential (Dwelling Unit)	639	1,220	1,859
Overnight Lodging (Rooms)	120	0	120
Retail (Sq.Ft.)	181,942	668,500	850,442
Office (Sq.Ft.)	0	286,500	286,500
Institutional / Community Serving (Sq.Ft.)	0	0	0
Commercial Recreation/Fitness (Sq.Ft.)	100,000	0	100,000
Automotive Services (Sq.Ft.)	1,328	0	1,328

For calculation purposes, the development inventory is converted from individual projects to ITE land-use quantities. This step is necessary because mixed-used projects may contain travel-generating components with different trip rates and travel characteristics. For example, the VMU program is not treated as one generic commercial use; hotel, residential, retail, restaurant, fitness and other components are assigned separately.

Table 6 – Daily Trips

ITE	Land Use	Projected Quantity	Daily Trip Rate	Daily Trips
210	Single-Family Detached Housing	78 DU	9.09	709.02
215	Single-Family Attached Housing	42 DU	6.57	275.94
220	Multifamily Housing	1,859 DU	6.21	11,544.39
310	Hotel	120 rooms	5.84	700.8
435	Multi-Purpose Recreational Facility	50,000 SF	3.44	172
492	Health/Fitness Club	100,000 SF	30.02	3,002.00
710	General Office Building	286,500 SF	7.83	2,243.30
820	Shopping Center	721,500 SF	41.17*	29,702.51
850	Food Market	48,000 SF	92.29	4,429.92
932	High-Turnover (Sit-Down) Restaurant	30,000 SF	103.75	3,112.50
936	Coffee/Donut Shop	942 SF	91.02	85.74
941	Quick Lubrication Vehicle Shop	1,328 SF	69.57	92.39

**ITE 820 uses a weighted rate reflecting the retail components represented in the development forecast.*

Example - nonresidential trip generation
A 50,000-SF multi-purpose recreational facility using a rate of 3.44 trips per 1,000 SF generates: (50,000 ÷ 1,000) × 3.44 = 172 daily trips. The division by 1,000 is required because the ITE rate is expressed per 1,000 square feet.

4.2 Vehicle Miles Traveled (VMT)

VMT was estimated to quantify the amount of vehicle travel associated with anticipated future development in the Village. Average weekday vehicle trips generated by each land use were multiplied by the applicable Vehicle Trip Length (VTL) derived from the 2022 National Household Travel Survey (NHTS) Version 2.1.

NHTS trip-purpose categories were assigned to the Palmetto Bay land uses based on the general purpose of the travel associated with each use, Residential, lodging, recreation, employment, and retail/services uses were evaluated to account for difference in travel characteristics. The VTL for each trip-purpose category was calculated as follows:

VTL = VMT ÷ Vehicle Trips

Projected VMT for each land use was then calculated as:

Projected VMT = Projected Daily Trips x VTL

Based on the anticipated future development and current travel assumptions, future development is projected to generate approximately 121,355 vehicle miles of travel per average weekday.

Table 7 – Projected Vehicles Miles Traveled

Land Use	Projected Daily Trips	VTL	Projected VMT
Single-Family Detached Housing	709.02	2.42	1,719.20
Single-Family Attached Housing	275.94	2.42	669.09
Multifamily Housing	11,544.39	2.42	27,992.27
Hotel	700.8	2.42	1,697.39
Multi-Purpose Recreational Facility	172	2.32	399.04
Health/Fitness Club	3,002.00	2.32	6,964.61
General Office Building	2,243.30	2.91	6,532.56
Shopping Center	29,702.51	2.01	59,815.60
Food Market	4,429.92	2.02	8,931.13
High-Turnover Restaurant	3,112.50	2.02	6,275.09
Coffee/Donut Shop	85.74	2.02	172.86
Quick Lubrication Vehicle Shop	92.39	2.02	186.26
Total	**56,070.50**		**121,355.10**

4.2.1 Person Miles Traveled (PMT)

PMT accounts for the movement of people rather than vehicles and provides the travel-demand basis for the mobility fee calculation. VMT was converted to PMT using Person Miles of Travel Factors (PMTf) derived from the 2022 NHTS.

The PMTf represents the relationship between person travel and vehicle travel for each applicable trip-purpose category and was calculated as:

PMTf = PMT ÷ VMT

Projected PMT was calculated separately for each land use as follows:

Projected PMT = Projected VMT x PMTf

The resulting PMT accounts for differences in vehicle occupancy and person travel characteristics among trip purposes. Based on the current development forecast, the anticipated future development is projected to generate approximately 180,125.95 person miles of travel per average weekday as shown in Table 8.

Table 8 – Projected Person Miles Traveled

ITE	Land Use	Projected VMT	PMTf	Projected PMT
210	Single-Family Detached Housing	1,719.20	1.55	2,662.35
215	Single-Family Attached Housing	669.09	1.55	1,036.15
220	Multifamily Housing	27,992.27	1.55	43,348.90
310	Hotel	1,697.39	1.53	2,603.41
435	Multi-Purpose Recreational Facility	399.04	2.13	849.58
492	Health/Fitness Club	6,964.61	2.13	14,828.21
710	General Office Building	6,532.56	1.07	6,985.14
820	Shopping Center	59,815.60	1.42	85,008.50
850	Food Market	8,931.13	1.47	13,084.38
932	High-Turnover Restaurant	6,275.09	1.47	9,193.20
936	Coffee/Donut Shop	172.86	1.47	253.25
941	Quick Lubrication Vehicle Shop	186.26	1.47	272.88
Total		**121,355.10**		**180,125.95**

4.3 Mobility fee

The Palmetto Bay Mobility Fee is calculated by relating the cost of eligible mobility improvements to the person travel demand generated by anticipated future development. The calculation consists of two primary components: the Person Miles of Travel rate (PMTr) and the Person Travel Demand per Use (PTDu).

The PMTr establishes the costs per person mile of travel based on the eligible mobility project program. PTDu establishes the person travel demand associated with one unit of each land use. The calculated mobility fee is the product of these two components:

Mobility Fee per Use = PMTr x PTDu

This approach applies to a common cost per person mile of travel while recognizing that individual land uses generate different amounts and types of travel.

4.4 Mobility Project Summary

The mobility projects included in the fee calculation were identified through a review of Villages adopted and programmed transportation planning documents, primarily the multimodal Transportation Plan (MMTP), Capital Improvement Program (CIP) and Safety Action Plan (SAP).

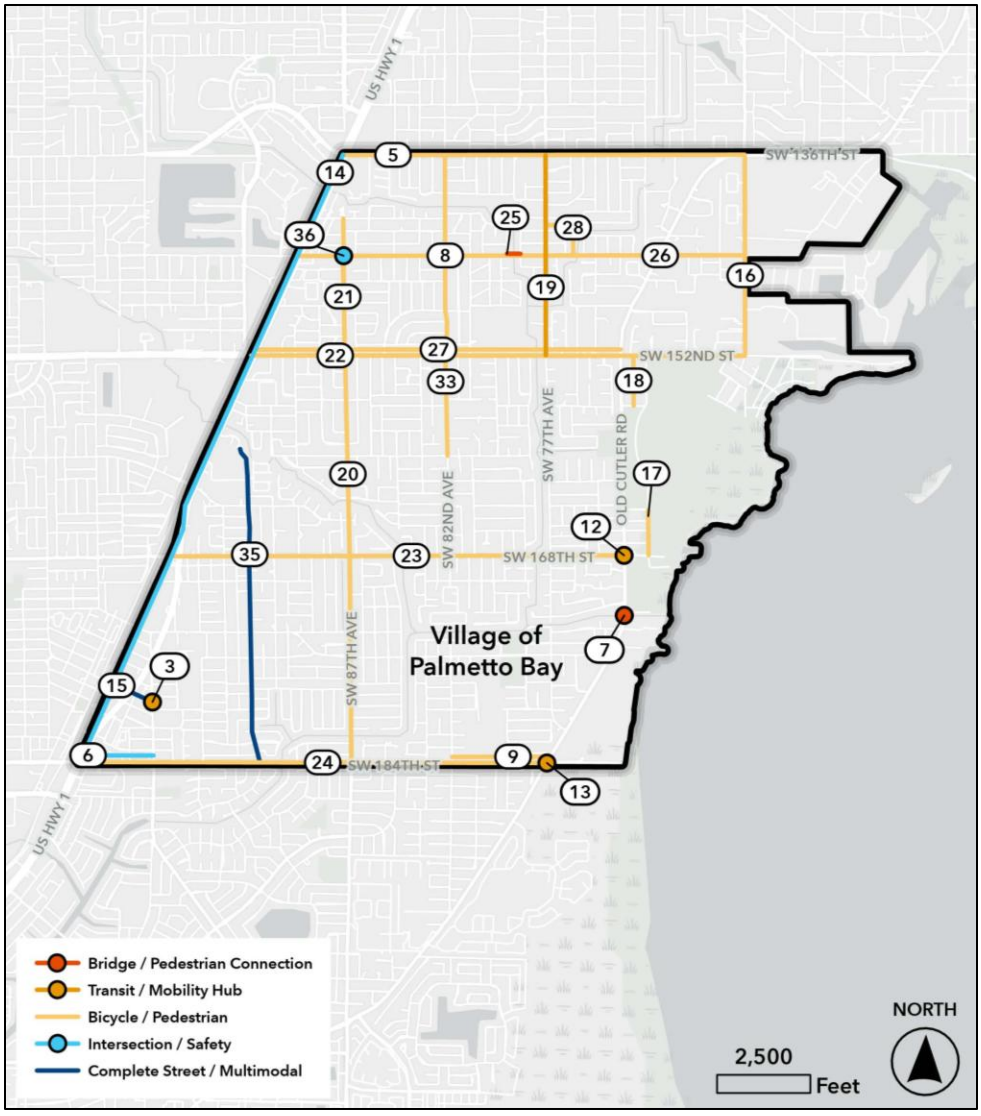
The project review focused on improvements that provide additional or improved mobility infrastructure to accommodate future travel demand. The project program includes multimodal improvements, mobility hubs, roadway and intersection improvements, and other eligible transportation capital improvements.

Projects appearing in more than one planning document were cross-checked to avoid double counting. The CIP was also reviewed to identify mobility-related projects or project phases not already represented in the MMTP. Safety Action Plan recommendations were reviewed against the MMTP and CIP, safety improvements already represented by another project were not added as separate costs.

Project eligibility was reviewed separately from whether a project was identified in an adopted plan. Routine maintenance, repair, resurfacing, existing-deficiency work, and other costs not attributable to future development were excluded from the mobility fee calculation. As shown in **Table 9**, the eligible planning-level capital cost used in the mobility fee calculation is $48,638,232.



Figure 2 Village of Palmetto Bay Mobility Fee Projects Map



Note: Project numbers correspond to the projects identified in the Mobility Project Program Summary.
The map depicts mobility fee projects with identifiable geographic locations or project limits.
Village-wide and programmatic projects without defined project limits are not shown.
Project locations and limits are shown for planning purposes and are approximate.

Table 9 – Mobility Project Program Summary

ID	Mobility Project / Facility	Improvement / Scope	Phase / Status	Source	Eligible Cost
1	Bus Shelters	Install bus shelters on Miami-Dade County and Village routes	2026–2030	MMTP	$240,000
2	Sidewalk Gaps	Address sidewalk gaps on bus routes	2026–2030	MMTP	$864,250
3	Downtown Neighborhood Hub	Implement mobility hub from Franjo Road to Hibiscus Street	2026–2030	MMTP	$900,700
4	Arterial & Local Street Safety Studies	Address section lines and public requests	2026–2030	MMTP	$210,375
5	SW 136 Street	Bicycle improvement needs and congestion management study, US 1 to SW 67 Avenue	2026–2030	MMTP	$75,000
6	SW 184 Street	Intersection congestion management study, US 1 to SW 97 Avenue	2026–2030	MMTP	$50,000
7	Old Cutler Road	Pedestrian bridge at Cutler Canal C-100	2026–2030	MMTP	$2,384,000
8	SW 82 Avenue	4-foot-wide bike lanes on both sides, planning and design, SW 152 Street to SW 136 Street	2026–2030	MMTP	$750,000
9	SW 184 Street (Eureka Drive)	North-side 6-foot-wide sidewalk gap improvements west of SW 82 Avenue	2026–2030	MMTP	$231,250
10	Bus Shelters	Complete shelters on Miami-Dade County and Village routes	2031–2035	MMTP	$250,000
11	Sidewalk Gaps	Complete sidewalk gaps on bus routes	2031–2035	MMTP	$571,250
12	Old Cutler Commercial Hub	Implement mobility hub at SW 168 Street / Old Cutler Road	2031–2035	MMTP	$375,000
13	Village Center Neighborhood Hub	Implement mobility hub at SW 184 Street / Old Cutler Road	2031–2035	MMTP	$277,200
14	SR 5 (US 1)	Intersection and pedestrian improvements at SW 184, SW 168, SW 144, and SW 136 Streets	2031–2035	MMTP	$765,000
15	Hibiscus Street	Multimodal improvements from Franjo Road to US 1	2031–2035	MMTP	$950,250
16	SW 67 Avenue	10-foot shared-use path on east side, SW 152 Street to SW 136 Street	2031–2035	MMTP	$1,060,800
17	SW 72 Avenue	Shared-use path, SW 164 Street to SW 167 Street	2031–2035	MMTP	$362,500
18	SW 156 Street	Shared-use path from SW 152 Street	2031–2035	MMTP	$412,500
19	SW 77 Avenue	Two-way cycle track, crosswalks, bus shelters, and 30-mph improvements, SW 152 Street to SW 136 Street	2031–2035	MMTP	$2,400,000
20	SW 87 Avenue	Bicycle lane, SW 184 Street to SW 144 Street	2031–2035	MMTP	$8,016,000
21	SW 87 Avenue	Sidewalk gaps, crosswalks, bike lanes, and raised intersection improvements, SW 152 Street to SW 141 Street	2031–2035	MMTP	$1,280,500
22	SW 152 Street (Coral Reef Drive)	South-side 10-foot-wide shared-use sidewalk, US 1 to SW 67 Avenue	2031–2035	MMTP	$1,449,600
23	SW 168 Street (Richmond Drive)	North-side 10-foot widened shared path, US 1 to Old Cutler Road	2031–2035	MMTP	$1,932,000
24	SW 184 Street (Eureka Drive)	North-side 10-foot widened shared path, US 1 to Old Cutler Road	2031–2035	MMTP	$2,004,000
25	SW 144 Street	Bridge over Canal 100-A repair/replacement, SW 78 Court to SW 78 Avenue	2036–2045	MMTP	$12,336,000
26	SW 144 Street	10-foot north-side shared-use path, US 1 to SW 67 Avenue	2036–2045	MMTP	$1,628,400

ID	Mobility Project / Facility	Improvement / Scope	Phase / Status	Source	Eligible Cost
27	SW 152 Street (Coral Reef Drive)	Bicycle/pedestrian safety traffic study, US 1 to Old Cutler Road	2036–2045	MMTP	$50,000
28	Greenway Trail	Off-road 10-foot multi-use trail, SW 77 Avenue to SW 144 Street	2036–2045	MMTP	$262,500
29	US 1 Downtown Street Lighting	Study, design, and construction	Future	CIP	$350,000
30	Circulator / Freebee Route Improvements	Route improvements and post-Busway study realignment	Future	CIP	$50,000
31	Safe Routes to School Improvements	Implementation of study recommendations	Future	CIP	$300,000
32	Safe Routes to Parks Improvements	Implementation of study recommendations	Future	CIP	$300,000
33	Bicycle Lane – SW 82 Avenue	Bicycle lane from SW 160 Street to SW 152 Street	Programmed	CIP	$400,000
34	Freebee Service Expansion	Transit/microtransit service expansion	Programmed	CIP	$710,000
35	SW 92 Avenue Complete Street Project	Complete street improvements	On-going	CIP	$549,157
36	Traffic Circle – SW 144 Street & SW 82 Avenue	Traffic circle improvement	Programmed	CIP	$600,000
37	Franjo Road West of US 1 Complete Street	Bike lane and lighting improvements on north side	Future	CIP	$400,000
38	Downtown Sidewalk Connectivity, Maintenance, Repairs	Downtown sidewalk connectivity improvements	Future	CIP	$75,000
39	Roadway / Driveway Intersection Restriping Around Schools	Crosswalks, reflectors, signage, and restriping	Future	CIP	$50,000
40	Roadway / Driveway Intersection Restriping Around Parks	Crosswalks, reflectors, signage, and restriping	Future	CIP	$50,000
41	Pedestrian Improvements Across Canals	Pedestrian connection improvements	Future	CIP	$75,000
42	Covered Pedestrian Connection	Connection from Multi-Purpose Building to concessions	Future	CIP	$640,000
43	New Pedestrian Bridge	New pedestrian bridge	Future	CIP	$2,000,000
44	Village-Wide Neighborhood Greenway / Safe Routes Home Network	Neighborhood greenway network with traffic calming, bicycle, crossing, and sidewalk treatments	Safety Action Plan	Safety Action Plan	$0
	Total Eligible Planning-Level Cost				**$48,638,232**

4.5 Person Miles of Travel Rate (PMTr)

The PMTr represents the eligible mobility project cost associated with one persona mile of travel generated by anticipated future development. The PMTr is calculated by dividing the eligible planning-level mobility project cost by the projected PMT.

PMTr = Eligible Planning-Level Mobility Project Cost ÷ Projected PMT

Using the current Palmetto Bay mobility project program and projected travel demand is as shown in **Table 10.**

Table 10 – Person Miles of Travel Rate

Component	Value
Eligible Planning-Level Mobility Project Cost	$48,638,232
Projected Person Miles of Travel	180,125.95
Person Miles of Travel Rate (PMTr)	**$270.02**

The PMTr is applied uniformly to the land uses included in the mobility fee schedule. Differences in the resulting fee are attributable to difference in the PTDu.

4.6 Person Travel Demand per Use (PTDu)

PTDu represents the person travel demand associated with one unit of development, PTDu was calculated separately for each land use using the applicable ITE trip generation rate, percentage of new trips, vehicle trip length, origin/destination factor, and PMT factor.

PTDu = TG × % NT × VTL × ODf × PMTf

where:

TG = average weekday ITE trip generation rate

% NT = percent new trips

VTL = vehicle trip length

ODf = origin/destination factor of 0.50

PMTf = person miles of travel factor

The 0.50 origin/destination factor accounts for the two ends of a trip so that the full trip is not assigned independently to both the origin and destination.

The percentage of new trips (% NT) presented in **Table 11**, represents the portion of trips generated by land use that are considered new to the transportation system after accounting for pass-by travel. The % NT assumptions were developed using available ITE pass-by data and engineering judgment. Where

applicable ITE pass-by data was available for specific land use, the data were considered in establishing the % NT. For land uses where applicable ITE pass-by data were limited or unavailable, engineering judgment was used considering the travel characteristics and expected trip-making behavior of the land use.

Table 11 – Person Travel Demand per Use

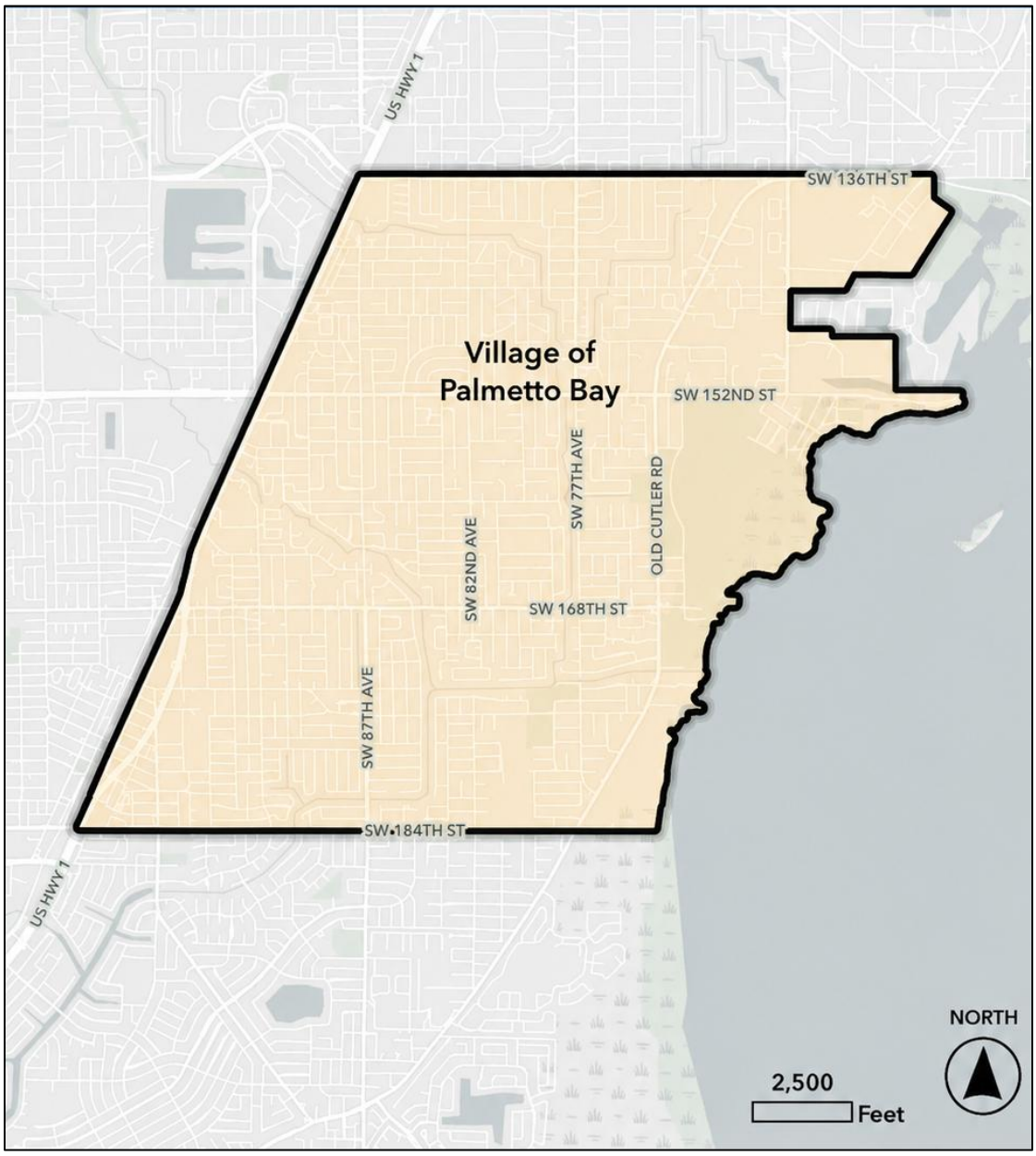
ITE	Land Use	TG	% New	VTL	ODf	PMTf	PTDu
Residential & Lodging							
210	Single-Family Detached Housing	9.09	100%	2.42	0.5	1.55	17.07
215	Single-Family Attached Housing	6.57	100%	2.42	0.5	1.55	12.34
220	Multifamily Housing	6.21	100%	2.42	0.5	1.55	11.66
310	Hotel	5.84	100%	2.42	0.5	1.53	10.85
Institutional							
520	School / Educational Facility	2.27	100%	2.44	0.5	1.63	4.51
560	Community Serving / Religious Institution	6.78	100%	2.44	0.5	1.63	13.48
565	Private Education / Day Care	3.79	24%	2.44	0.5	1.63	1.81
Commercial Recreation							
435	Multi-Purpose Recreational Facility	3.44	50%	2.32	0.5	2.13	4.25
445	Movie Theatre	4.91	100%	2.43	0.5	2.16	12.89
492	Health/Fitness Club	30.02	50%	2.32	0.5	2.13	37.07
Industrial							
110	General Industrial	3.60	100%	2.91	0.5	1.07	5.60
150	Warehouse	1.38	100%	2.91	0.5	1.07	2.15
Office							
710	General Office Building	7.83	100%	2.91	0.5	1.07	12.19
720	Medical/Dental Office	34.03	100%	2.54	0.5	1.25	54.21
Retail							
813	Big-Box Retail / Superstore	50.52	51%	2.01	0.5	1.42	36.87
820	Shopping Center	41.17	51%	2.01	0.5	1.42	30.04
840	Automobile Sales	27.84	100%	2.02	0.5	1.47	41.11
850	Food Market	92.29	48%	2.02	0.5	1.47	65.42
899	Liquor Store	107.21	51%	2.01	0.5	1.42	78.24
941	Quick Lubrication Vehicle Shop	69.57	50%	2.02	0.5	1.47	51.37
945	Convenience Store / Gas Station	211.05	18%	2.01	0.5	1.42	54.36
Restaurant & Service Uses							
912	Drive-in Bank	98.85	37%	2.01	0.5	1.42	52.34
932	High-Turnover (Sit-Down) Restaurant	103.75	37%	2.02	0.5	1.47	56.69
934	Fast-Food Restaurant with Drive-Through	448.12	28%	2.02	0.5	1.47	185.30
936	Coffee/Donut Shop	91.02	20%	2.02	0.5	1.47	26.88

4.7 Mobility Fee Assessment Area

The Mobility Fee Assessment Area establishes the geographic area within which new development is subject to the mobility fee. The current Palmetto Bay methodology uses the entire Village as a single assessment area.

A Village-wide assessment area is consistent with the development forecast, mobility project program, and travel-demand analysis, which were developed on a Village-wide basis. Accordingly, the same PMTr is applied throughout the Village. The amount of the fee varies by land use based on the applicable PTDu rather than geographic location within Palmetto Bay.

Figure 3 Mobility Fee Assessment Area



Notes: The map shows the Village of Palmetto Bay boundary, which represents the Mobility Fee Assessment Area. The entire Village is evaluated as a single assessment area for the mobility fee analysis.

4.8 Mobility Fee Schedule

The mobility fee for each land use is calculated by multiplying the PTDu by the PMTr of $270.02 per person mile of travel.

Table 12 – Calculated Mobility Fee Schedule

ITE	Land Use	UOM	PTDu	PMTr	Calculated Fee/UOM
Residential & Lodging					
210	Single-Family Detached Housing	DU	17.07	270.02	$4,608.32
215	Single-Family Attached Housing	DU	12.34	270.02	$3,330.76
220	Multifamily Housing	DU	11.66	270.02	$3,148.26
310	Hotel	Room	10.85	270.02	$2,929.09
Institutional					
520	School / Educational Facility	1,000 SF	4.51	270.02	$1,218.40
560	Community Serving / Religious Institution	1,000 SF	13.48	270.02	$3,639.10
565	Private Education / Day Care	1,000 SF	1.81	270.02	$488.22
Commercial Recreation					
435	Multi-Purpose Recreational Facility	1,000 SF	4.25	270.02	$1,147.04
445	Movie Theatre	1,000 SF	12.89	270.02	$3,479.26
492	Health/Fitness Club	1,000 SF	37.07	270.02	$10,009.91
Industrial					
110	General Industrial	1,000 SF	5.60	270.02	$1,513.43
150	Warehouse	1,000 SF	2.15	270.02	$580.15
Office					
710	General Office Building	1,000 SF	12.19	270.02	$3,291.71
720	Medical/Dental Office	1,000 SF	54.21	270.02	$14,636.91
Retail					
813	Big-Box Retail / Superstore	1,000 SF	36.87	270.02	$9,955.76
820	Shopping Center	1,000 SF	30.04	270.02	$8,112.74
840	Automobile Sales	1,000 SF	41.11	270.02	$11,101.92
850	Food Market	1,000 SF	65.42	270.02	$17,665.45
899	Liquor Store	1,000 SF	78.24	270.02	$21,127.41
941	Quick Lubrication Vehicle Shop	1,000 SF	51.37	270.02	$13,871.42
945	Convenience Store / Gas Station	1,000 SF	54.36	270.02	$14,679.07
Restaurant & Service Uses					
912	Drive-in Bank	1,000 SF	52.34	270.02	$14,132.51
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	56.69	270.02	$15,308.01
934	Fast-Food Restaurant with Drive-Through	1,000 SF	185.30	270.02	$50,035.85
936	Coffee/Donut Shop	1,000 SF	26.88	270.02	$7,259.32

Note: We recommend that the Village charge a 2% administrative fee to cover staff labor and processing costs for collecting the impact fees in accordance with F.S. 163.31801 (4)(c).

4.8.1 Application of Mobility Fees to Unlisted Land Uses

The mobility fee schedule presented in **Table 12** includes land use categories representative of existing and anticipated development within the Village as well as broader land-use categories to accommodate a range of potential development types. For proposed developments involving unlisted land uses, the Village shall apply the mobility fee associated with the most comparable land-use category based on the development's transportation characteristics.

4.9 Mobility Fee Comparison

The calculated Palmetto Bay mobility fees were compared with applicable Miami-Dade County and West Plam Beach mobility fee rates to provide context for the resulting fee schedule. The comparison is intended as a reasonableness check and does not serve as an input to the Palmetto Bay calculation. Difference between the schedules is expected because the underlying methodologies, project programs, travel assumptions, geographic areas, and land-use categories are not identical.

Table 13 – Mobility Fee Comparison

Land Use	Palmetto Bay Calculated Fee	Miami-Dade County Fee	PB as % of Miami-Dade	West Palm Beach Fee	PB as % of West Palm Beach
Residential & Lodging					
Single-Family Detached Housing	$4,608/DU	$10,625/DU	43%	$5,640/DU	82%
Single-Family Attached Housing	$3,331/DU	$8,112/DU	41%	—	—
Multifamily Housing	$3,148/DU	$7,594/DU	41%	$4,655/DU	68%
Hotel	$2,929/Room	$5,635/Room	52%	$4,057/Room	72%
Institutional					
Community Serving / Religious Institution	$3,639/KSF	$7,715/KSF	47%	$2,629/KSF	138%
Private Education / Day Care	$488/KSF	$12,043/KSF	4%	$3,308/KSF	15%
Commercial Recreation					
Multi-Purpose Recreational Facility	$1,147/KSF	$20,727/KSF	6%	—	—
Movie Theatre	$3,479/KSF	$25,906/KSF	13%	—	—
Health/Fitness Club	$10,010/KSF	$2,718/KSF	368%	$8,730/KSF	115%
Industrial					
General Industrial	$1,513/KSF	$5,453/KSF	28%	$1,855/KSF	82%
Warehouse	$580/KSF	$1,927/KSF	30%	$1,855/KSF	31%
Office					
General Office Building	$3,292/KSF	$19,422/KSF	17%	$4,562/KSF	72%
Medical/Dental Office	$14,637/KSF	$33,242/KSF	44%	$9,837/KSF	149%
Retail					
Big-Box Retail / Superstore	$9,956/KSF	$48,922/KSF	20%	—	—
Shopping Center	$8,113/KSF	$13,794/KSF	59%	—	—
Automobile Sales	$11,102/KSF	$17,110/KSF	65%	—	—
Food Market	$17,665/KSF	$33,221/KSF	53%	$14,803/KSF	119%
Liquor Store	$21,127/KSF	$73,983/KSF	29%	$14,803/KSF	143%
Convenience Store / Gas Station	$14,679/KSF	$156,792/KSF	9%	—	—
Restaurant & Service Uses					
Drive-in Bank	$14,133/KSF	$19,411/KSF	73%	—	—
High-Turnover (Sit-Down) Restaurant	$15,308/KSF	$40,949/KSF	37%	$14,803/KSF	103%
Fast-Food Restaurant with Drive-Through	$50,036/KSF	$94,439/KSF	53%	$32,695/KSF	153%

4.10 Definitions

Table 14 – Definitions and Abbreviations

Term	Definition
ITE	Institute of Transportation Engineers
NHTS	National Household Travel Survey
PD	Projected Development
TG	Average weekday trip generation rate for the applicable land use
% NT	Percentage of trips generated considered new to the transportation system after applicable pass-by adjustments
VT	Vehicle Trips
VMT	Vehicle Miles Traveled
VTL	Vehicle Trip Length; VMT divided by vehicle trips
PMT	Person Miles Traveled
PMTf	Person Miles of Travel Factor; PMT divided by VMT
ODf	Origin/Destination Factor; 0.50 used to allocate a trip between its two ends
PLC	Eligible Planning-Level Mobility Project Cost
PMTr	Person Miles of Travel Rate; eligible project cost divided by projected PMT
PTDu	Person Travel Demand per Use; person travel attributable to one unit of a land use
Assessment Area	Geographic area in which the mobility fee is assessed
Benefit District	Geographic area within which mobility fee revenues may be expended on eligible improvements benefiting new development
MMTP	Village of Palmetto Bay Multimodal Transportation Plan
CIP	Capital Improvement Program
SAP	Safety Action Plan

5 Conclusions & Recommendations

The Village of Palmetto Bay Mobility Fee was developed to establish a consistent methodology for assessing the transportation impacts associated with future development and identifying the proportionate cost of mobility improvements needed to serve that development. The analysis considered anticipated future development within the Village, travel characteristics associated with individual land uses, and the capital cost of eligible mobility projects identified through the Village's transportation planning documents.

Based on the anticipated development included in the analysis, future development is projected to generate approximately 180,126 person miles of travel (PMT) per average weekday. The mobility project review identified approximately $48.64 million in eligible planning-level capital improvements for use in the current

calculation. These values result in a Person Miles of Travel Rate (PMTr) of approximately $270.02 per person mile of travel.

The calculated mobility fee varies by land use based on the Person Travel Demand per Use (PTDu). PTDu accounts for differences in trip generation, new-trip characteristics, vehicle trip length, and person travel characteristics among the individual ITE land uses included in the fee schedule. This provides a consistent basis for relating the fee assessed to a development to its anticipated travel demand.

The calculated mobility fee schedule presented in this report represents the technical results of the analysis. Prior to adoption, the Village should confirm the final mobility project program and eligible capital costs, anticipated development assumptions, and applicable credits or other funding considerations. The Village should also coordinate the final fee schedule, assessment area, benefit district, and implementation provisions with the implementing ordinance.

Following adoption, the mobility fee program should be reviewed periodically as development occurs and the Village's transportation program changes. Updates should consider changes in anticipated development, completed or newly identified mobility projects, updated project costs, outside funding, and current travel-demand data. This will allow the mobility fee to continue to reflect the transportation improvements and travel demand associated with future development.



Stantec

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and futureproofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

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Parks Impact Fee Study Report

Prepared for:
Village of Palmetto Bay, FL

Date:
October 1, 2026

Prepared by:
Stantec Consulting Services Inc.

Disclaimer

The conclusions in the Report titled Parks Impact Fee Study Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Village of Palmetto Bay, FL (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

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Javier Gonzalez
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Palmetto Bay, FL 33157

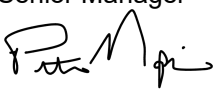
Re: Parks Impact Fee Study – Report

Dear Javier Gonzalez,

Stantec Consulting Services Inc. is pleased to present this Report of the Parks Impact Fee Study that we performed for the Village of Palmetto Bay, Florida. We appreciate the fine assistance provided by you and all the members of Village staff who participated in the Study.

If you or others at the Village have any questions, please do not hesitate to call me at (904) 671-0117 or email me at Peter.Napoli@stantec.com. We appreciate the opportunity to be of service to the Village and look forward to the possibility of doing so again in the near future.

Sincerely,
Peter Napoli
Senior Manager



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Tampa, Florida 33602
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Enclosure

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1 Executive Summary

1.1 Introduction

Stantec Consulting Services, Inc. (Stantec) was retained by the Village of Palmetto Bay, Florida (hereafter referred to as the "Village") to conduct a Parks Impact Fee Study (Study). This report presents the results of the Study, including background information, legal requirements, an explanation of the calculation methodology employed, results of the analysis as well as a comparative impact fee survey.

The principal objectives or components of the Study are as follows:

Parks Impact Fee – Calculate the maximum impact fee that the Village can charge based on the planned improvements and level of service provided to residents in the form of Parks services.

1.2 Background

Impact fees are assessed against new development to cover the cost of providing capital facilities (infrastructure) needed to serve new development. Such charges are the mechanism by which new growth can "pay its own way" and minimize the extent to which existing residents must bear the cost of new or expanded facilities, which are necessitated by new residents. Impact fees are capital cost recovery fees and are commonly referred to as impact fees, capacity fees, and development fees. For the purposes of this report, the use of the terms impact fees, capacity fees, development fees, or connection charges is interchangeable with impact fees.

The Village of Palmetto Bay currently charges impact fees on a Village-wide basis to allocate towards the acquisition and development cost of park lands within the Village according to Ordinance No. 2018-05. The Village's current Park Impact Fees total $2,200 per unit including a 10% charge for administration. The current schedule of Parks Impact Fees is shown in Table 1 below.

Table 1 – Current Impact Fee Schedule

IX. Village-wide Fee Schedule

A. Park Concurrency Impact Fee

Description	Fee
Land Acquisition	$1,000.00 per unit (minimum of 3 units)
Improvements	$1,000.00 per unit (minimum of 3 units)
Administration	10% of Acquisition + Improvements (minimum of 3 units)

1.3 Summary of Recommendations

The proposed Parks impact fees calculated herein are shown in Table 2. This fee schedule consolidates all components of the fee calculation and summarizes the results of this study. The proposed fees reflect the per unit cost of parks improvements on a per capita basis. The impact fee is applied evenly to the

residential land use type on a per dwelling unit basis. The impact fee is designed to reflect the service demand of new development based on the current level of service.

Table 2 - Parks Impact Fee

Parks Impact Fee [1]	Parks Cost per Capita	Average People per Unit [2]	Impact Fee per Unit [3]	Unit Type
Residential	$922.89	3.120	$2,879.00	Dwelling Unit

[1] *The Parks Impact Fee only applies to Residential Land Use properties on a per dwelling unit basis.*
[2] *Palmetto Bay Village Comprehensive Plan Update, 2025.*
[3] *Rounded to the nearest whole dollar.*

It is recommended that the Village implement these impact fees in accordance with Florida Statutes 163.31801. As such, the Village should follow the phase-in limitations as described in Section 5:

> *(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.*
>
> *(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.*
>
> *(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.*

The resulting phase-in increases based on the Village's current impact fees and the calculated impact fees herein are summarized in Table 3 below.

Table 3 – Phased-In Increases

Parks Impact Fee	Current Impact Fee	Calculated Impact Fee	Year 1	Year 2	Year 2	Year 4
Residential	$2,000.00	$2,879.00	**$2,219.75**	**$2,439.50**	**$2,659.25**	**$2,879.00**
Increase $			*$219.75*	*$219.75*	*$219.75*	*$219.75*

2 Legal Framework

Many of the legal precedents and requirements for impact fees in Florida date back to a Florida Supreme Court decision in the case of *Contractors and Builders Association of Pinellas County versus the Village of Dunedin, Florida*. This case identified certain conditions to support a valid impact fee. These legal standards require that impact fees must 1) bear a reasonable relationship to the benefit received by those who pay it, 2) must not exceed the proportional share of the cost of new facilities or services needed to serve new

development and must include credits for contributions the development will make toward deferring that cost, and 3) must be earmarked and expended in such a way as to ensure that those paying the fee receive benefit from that payment.

Also, in 2006 Florida Legislature passed Senate Bill 1194 that created Section 163.31801, Florida Statutes, which has also come to be known as the "Florida Impact Fee Act". This legislation outlined additional requirements regarding the calculation and accounting of impact fees. Most notably, this legislation requires 1) that the calculation of impact fees be based upon the most recent, localized data, 2) separate reporting/accounting of impact fee revenue and expenditures must be made in a dedicated fund for each impact fee category, 3) that the administrative charges collected in impact fees be based upon actual costs, and 4) that 90 days' notice be given prior to the effective date of an ordinance imposing or amending an impact fee.

In summary, the courts and subsequent legislation have addressed three areas associated with the development of impact fees. These areas include: 1) "fair share" allocation rules dealing with payment of impact fees by the affected property owners, 2) "rational nexus" standards, which focus on the purpose of impact fees, and 3) expenditure requirements including "credit" allowances, which recognize offsets in the calculation of impact fees for other dedicated funding sources such as grants, donations, sales tax programs, etc.

The "fair share" allocation rules require that an impact fee only be used for capital expenditures that are attributable to new growth. Additionally, the "fair share" allocation rules recognize that the cost of facilities used by both existing and new development must be apportioned between the two user groups, such that the user groups are treated equally, and one group does not subsidize the other.

The "rational nexus" standards require that there is a reasonable relationship between the need for capital facilities and the benefits received by new customers for which the impact fee will be expended.

There are two conditions that limit where and when impact fees can be collected and used. With respect to the first condition, although there is no specific limit as to distance between an applicant paying the impact fee and the capital expenditure to be constructed by the fee, there should be a general geographical relationship between fee collection and use. The second nexus condition recognizes that the property must receive a benefit from the service for which the impact fee is being applied. With respect to the impact fees considered in this study, the facilities and equipment included are used by and constructed or purchased on behalf of all properties within the Village service area, and they benefit all residential property-owners. Consequently, all new residential growth requesting capacity from the Village will be subject to these impact fees.

The "credit" allowance requirements recognize that if a public agency has received property in the form of a cost-free capital donation, or if there is another revenue source that will be used for the capital expenditures necessitated by new growth, a credit should be included within the determination of the impact fees. Specifically, "credits" should be reflected as part of calculating impact fees to recognize any grants, assessments, and other sources that provide funds for the same capital expenditures included in the basis of impact fees to avoid a double recovery of costs.



2.1 New Statutory Changes

On June 25, 2026, the State of Florida's Governor signed into law House Bill No. 1329, amending the Florida Impact Fee Act in several areas, imposing additional requirements on impact fee increases, requiring a "plan-based" methodology be utilized, and requiring use of "localized data" for impact fee studies. The impact fee calculations conducted in this Study are prepared according to our interpretation of new guidelines.

3 Methodology

For the impact fees developed in this Study, we applied a plan-based methodology based on the Village's adopted plans for capital improvements and the Village's level of service based on the most recent and localized data.

3.1 Plan-Based Method

A plan-based approach to impact fee calculation is a methodology that derives the impact fee from a local government's adopted capital improvements plan (CIP), master plan, or facilities plan, rather than the value of existing infrastructure. The plan-based approach ties the fee directly to the capital facilities needed to accommodate projected growth. The Village completed a Village-Wide Parks Master Plan in August 2023 and this Study utilizes this document as the basis for identifying growth-related improvements. The Village also completed a Comprehensive Plan Update in May 2025 and this Study utilizes this document to identify local demographic characteristics.

4 Impact Fee Calculation

Determining impact fees for general government services such as Parks services is a level of service (LOS) based process. The objective is to determine the costs of planned facilities necessary to serve new growth through an analysis of the Village's adopted plans.

4.1 Cost Basis

The Village-Wide Parks Master Plan provides specific costs for parks improvements related to the Parks Department. Costs are separated by the Village's existing park's locations and by implementation horizon. For purposes of this Study, the costs identified by "Early-Action" as the implementation horizon were utilized. The costs related to "Mid-Term" and "Long-Term" implementation horizons were not included in the Study. The direct and indirect costs that were identified by the Village's Parks Master Plan were included for the "Early-Action" expansion-related projects. Table 4 presents the projects identified as growth-related under the "Early-Action" horizon timeline and their associated direct and indirect costs.

Table 4 – Project Cost Summary

Projects by Village Park		"Early Action" Expansion Cost
Palmetto Bay Park		
Golf Cart Access (East)	$	20,000
Golf Cart Access (North)	$	20,000
Expanded / Reconstructed Basketball Courts	$	110,000
Parking Lot Expansion	$	144,000
Pine Tree Preserve	$	120,000
Pickleball Center		
Parking Area	$	286,000
Pickleball Courts	$	308,000
Plaza	$	133,400
Entrance Signage	$	15,000
Coral Reef Park		
Additional Volleyball Courts	$	168,750
Canoe Launch/Paddle Boats/Storage	$	45,000
Total Direct Costs	**$**	**1,370,150**
A&E (10%)	$	137,015
General Conditions/General Req (10%)	$	137,015
Insurance and Bonding (3.5%)	$	47,955
Overhead and Profit (15%)	$	205,523
Total Direct and Indirect Costs	**$**	**1,897,658**
Cost Estimate Contigency (25%)	$	474,414
Total Construction Costs	**$**	**2,372,072**

Source: Village of Palmetto Bay Parks Master Plan, August 2023

4.2 Dwelling Units

Different types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for Parks services. The impact fees calculated in this report utilize a common service unit based on a residential dwelling unit, which represents the impact of the average household size in the Village and applies the cost on a per capita basis. For purposes of measuring impact created by new development, a residential dwelling unit is a fair and reasonable unit of measure for allocating cost.

4.2.1 Existing Population

To establish the Village's existing population as a basis for the Study, an analysis of the Miami-Dade County Property Appraiser's database was conducted to identify existing dwelling units on residential properties within the Village. The average household size based on the Village's Comprehensive Plan Update was

applied to the existing dwelling units to calculate a total current population of 25,703 in the Village. The Study's calculated population of 25,703 was validated against the University of Florida's Bureau of Economic and Business Research data on population, which was reported at 25,217 in April, 2025. Table 5 summarizes the calculation of population.

Table 5 - Residential Population

Land Use	Average People per Unit [1]	Existing Units [2]	Population	Unit Type
Residential	3.120	8,238	25,703	Dwelling Unit
		8,238	**25,703**	

[1] *Based on the Palmetto Bay Village Comprehensive Plan Update, 2025.*
[2] *Based on an analysis of the Miami-Dade County Property Database.*

4.3 Growth

According to the Village's Comprehensive Plan Update, the projected population growth rate for the Village is 1.0% a year through 2045. The planning period for the Study is 10 years and the resulting population growth is 2,570 based on the annual growth rate of 1% for that period. The population growth for the 10-year period is utilized by the Study as the planned additional capacity for the improvements identified in Section 3.1.

4.4 Parks Cost Per Capita

The Parks Cost per Capita was calculated based on dividing the "Early-Action" expansion-related costs of parks expansion projects over the next 10 years by the projected 10-year population growth consistent with the Comprehensive Plan. The Parks Cost per Capita is the basis for determining a Parks Impact Fee per dwelling unit. The calculation of the Parks Cost per Capita is summarized in Table 6 below.

Table 6 – Parks Cost per Capita Calculation

Plan-Based Impact Fee Approach		
"Early Action" Expansion Parks Projects	$	2,372,072
Net Future Parks Asset Cost	**$**	**2,372,072**
Projected 10-Year Population Growth		2,570
Total Population for Cost Apportionment		**2,570**
Cost Recovery		100.0%
Parks Cost per Capita *	**$**	**922.89**

* Calculations may vary slightly due to rounding

4.5 Existing Parks Cost per Capita

The Existing Parks Cost per Capita was calculated to verify that the proposed impact fee does not exceed the Village's current level of service provided to existing residents. The Village's inventory of existing park facilities was identified from the Parks Master Plan, and replacement costs were estimated using industry-standard benchmarks and relevant Village planning documents. The total value of the Village's existing investment in park facilities was divided by the current population to calculate the Existing Parks Cost per Capita, as presented in Table 7. The resulting cost per capita exceeds the plan-based Parks Cost per Capita calculated in Table 6, confirming that the proposed impact fee is based on, and does not increase, the Village's existing level of service.

Table 7 - Existing Parks Cost per Capita

Parks Facilities	Inventory	Cost per Unit	Total Existing Cost
Playgrounds	2	$ 500,000	$ 1,000,000
Basketball Courts	2	$ 250,000	$ 500,000
Tennis Courts	8	$ 175,000	$ 1,400,000
Dog Parks	1	$ 500,000	$ 500,000
Diamond Fields	9	$ 2,000,000	$ 18,000,000
Volleyball Courts	3	$ 50,000	$ 150,000
Soccer Fields	15	$ 1,000,000	$ 15,000,000
Pickleball Courts	4	$ 75,000	$ 300,000
Total Facilities & Total Existing Cost	**44**		**$ 36,850,000**
		Current Population	25,703
		Existing Parks Cost per Capita	**$ 1,433.71**

4.6 Parks Impact Fee

The Parks Cost per Capita is applied to the average household size to calculate a Parks Impact Fee per dwelling unit. The calculation of residential impact fee per unit is featured in Table 8 .

Table 8 - Parks Impact Fee by Property Class

Parks Impact Fee [1]	Parks Cost per Capita	Average People per Unit [2]	Impact Fee per Unit [3]	Unit Type
Residential	$922.89	3.120	$2,879.00	Dwelling Unit

[1] *The Parks Impact Fee only applies to Residential Land Use properties on a per dwelling unit basis.*

[2] *Palmetto Bay Village Comprehensive Plan Update, 2025.*

[3] *Rounded to the nearest whole dollar.*

5 Conclusions & Recommendations

The fundamental conclusions and recommendations of the Parks Impact Fee calculations are as follows:

We recommend the Village adopt Parks impact fees up to or below the 100% cost recovery levels identified below to maximize the recovery of expansion-related capital costs from new customers, while minimizing the burden of these capital costs to existing properties.

- We recommend that the Village update the Impact Fee calculations approximately every 4 years to reflect the most current data regarding assets, development/population and projected Capital needs.
- We recommend that the Village phase-in the impact fee increases for the impact fee increase according to Table 3 presented in this report.
- We recommend that the Village charge a 2% administrative fee to cover staff labor and processing costs for collecting the impact fees in accordance with F.S. 163.31801 (4)(c).



Stantec

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and futureproofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

Stantec Consulting Services Inc.
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Miami FL 33131-1804
stantec.com

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:	**IPL0375546**
Order Status:	Submitted
Classification:	Display Ad - ROP
Package:	Display Ad ROP - Upl...
Site:	miami
Final Cost:	$1,426.06
Referral Code:	**Mobility & Park Im**...
Payment Type:	Account Billed
User ID:	IPL0023354

ACCOUNT INFORMATION

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MIAMI, FL 33157-5606
305-259-1234
marocha@palmettobay-fl.gov
VILLAGE OF PALMETTO BAY

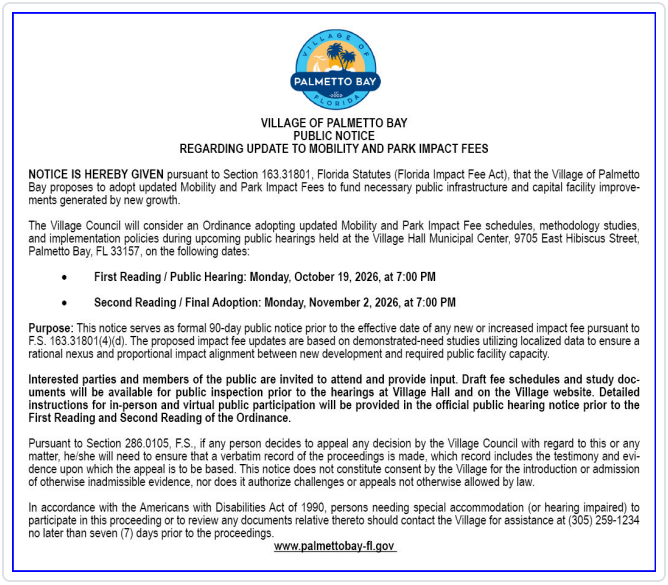
TRANSACTION REPORT

Date	September 18, 2026 1...
Amount:	$1,426.06

SCHEDULE FOR AD NUMBER IPL03755460

PREVIEW FOR AD NUMBER IPL03755460

4.9inches x 4.25inches



VILLAGE OF PALMETTO BAY
PUBLIC NOTICE
REGARDING UPDATE TO MOBILITY AND PARK IMPACT FEES

NOTICE IS HEREBY GIVEN pursuant to Section 163.31801, Florida Statutes (Florida Impact Fee Act), that the Village of Palmetto Bay proposes to adopt updated Mobility and Park Impact Fees to fund necessary public infrastructure and capital facility improvements generated by new growth.

The Village Council will consider an Ordinance adopting updated Mobility and Park Impact Fee schedules, methodology studies, and implementation policies during upcoming public hearings held at the Village Hall Municipal Center, 9705 East Hibiscus Street, Palmetto Bay, FL 33157, on the following dates:

- **First Reading / Public Hearing: Monday, October 19, 2026, at 7:00 PM**
- **Second Reading / Final Adoption: Monday, November 2, 2026, at 7:00 PM**

Purpose: This notice serves as formal 90-day public notice prior to the effective date of any new or increased impact fee pursuant to F.S. 163.31801(4)(d). The proposed impact fee updates are based on demonstrated-need studies utilizing localized data to ensure a rational nexus and proportional impact alignment between new development and required public facility capacity.

Interested parties and members of the public are invited to attend and provide input. Draft fee schedules and study documents will be available for public inspection prior to the hearings at Village Hall and on the Village website. Detailed instructions for in-person and virtual public participation will be provided in the official public hearing notice prior to the First Reading and Second Reading of the Ordinance.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

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NUMBER H12037...

September 22, 2026
Miami Herald Print Publication

i-Publish® AdPortal: 3.0.69
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AGENDA ITEM NO. 10.D

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	ORDINANCES FOR SECOND READING AND PUBLIC HEARING
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2026 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2026/2027 – 2030/2031 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on October 19, 2026, Zoning Hearing)*
SUGGESTED ACTION:	

ATTACHMENTS:

2026 Update to 5-Year SCI Ordinance.docx
Exhibit A - Capital Improvements Element (CIE) and SCI Update.pdf
2026 Update to 5-Year SCI Staff Report.docx

ORDINANCE 2026 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2026 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2026/2027 – 2030/2031 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

WHEREAS, pursuant to Section 163.3177(3)(b), Florida Statutes, local governments are required to undertake an annual review of the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements; and

WHEREAS, the Five-Year Capital Improvements Schedule must be reviewed annually by the Village to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan; and

WHEREAS, the Planning and Zoning Department is submitting the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2026 and the Five-Year Capital Improvements Schedule for Fiscal Years 2026/2027 – 2030/2031 which identifies the capital projects for the five-year planning period; and

WHEREAS, the Mayor and Village Council held a duly noticed public hearing on the proposed Annual Update to the Capital Improvements Element (CIE) on October 19, 2026, and passed this Ordinance on First Reading; and

WHEREAS, the Mayor and Village Council finds that the adoption of the 2026 update to the Capital Improvements Element is in the best interest of the health, safety and welfare of the residents and citizens of the Village of Palmetto Bay.

.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Adoption. The Village Council hereby adopts the 2026 update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan and the Five-Year Schedule of Capital Improvements for Fiscal Years 2026/2027 – 2030/2031 pursuant to Section 163.3177(3)(b), Florida Statutes. A copy of the Annual Update to the Capital Improvements Element (CIE) and Five-Year Schedule of Capital Improvements for Fiscal Years 2026/2027 – 2030/2031 is provided in Exhibit A.

Section 3. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 19th day of October, 2026.

PASSED AND ADOPTED ON SECOND READING this 2nd day of November, 2026.

Attest: _____ _____

Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John J. Quick
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

VILLAGE OF PALMETTO BAY

2026 CAPITAL IMPROVEMENTS ELEMENT (CIE) UPDATE & FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (SCI)

Prepared by: Planning & Zoning Dept.

PUBLIC FACILITIES NEEDS ASSESSMENT

INTRODUCTION

The purpose of the 2026 Capital Improvements Element (CIE) Update is to annually review and maintain the 5-Year Schedule of Capital Improvements (SCI) consistent with the requirements set forth in Subsection 163.3177(3)(b), Florida Statutes. The Updated 5-Year SCI will replace the existing capital improvement projects in the Capital Improvement Element" of the Village of Palmetto Bay Comprehensive Plan.

The 2026 CIE Update includes all capital projects for which the Village has fiscal responsibility, including parks and recreation, stormwater management, and transportation. The Update also includes capital improvement projects which are the responsibility of other government agencies and entities, including water supply, sanitary sewer, solid waste, public school facilities, and transportation facilities. These "non-Village" projects are funded through Miami-Dade County, Miami-Dade Public School Board, and the Miami-Dade Transportation Planning Organization (TPO).

This Update also provides Level of Service (LOS) analyses for all public facilities within the Village based on population projections and related data. Projects included in the updated 5-Year SCI are necessary to address projected public facility needs to meet future LOS demand.

POPULATION ESTIMATES AND PROJECTIONS

Population projections serve as the foundation to forecast future demand for municipal public facilities and services. In developing the Village's population projections for this Capital Improvements Element (CIE) update, demographic data from the Shimberg Center – Florida Housing Data Clearinghouse was reviewed and incorporated.

Based on the updated Shimberg Center total population projections for Palmetto Bay, Table 1 reflects the revised baseline and projected counts through 2045:

Table 1: Population Estimates and Projections

YEAR	POPULATION
Historic Population	
2010	23,410
2020	24,439
Current and Projected Population	
2026	25,217
2030	25,799
2035	26,208
2040	26,468
2045	26,629

Source: Shimberg Center – Florida Housing Data Clearinghouse

The population levels in Table 1 above are utilized as the Village's current population projections for this CIE update to determine the Village's future public facility needs during the 5-year planning period. This ensures that the Capital Improvements Element is consistent with the projected growth of the Village.

LEVEL OF SERVICE ANALYSIS

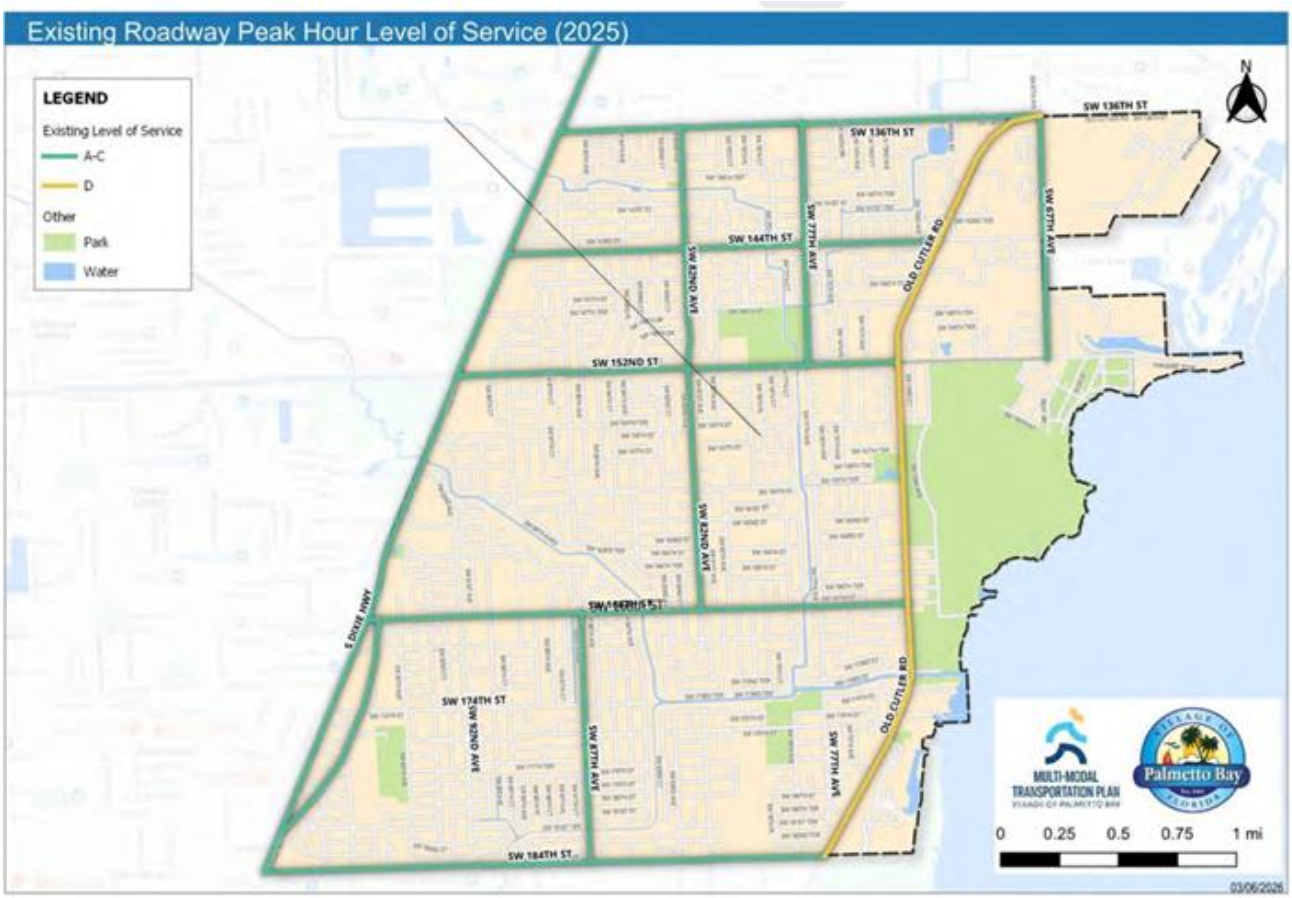
TRANSPORTATION

The Level-of-Service (LOS) analysis is a critical tool for assessing the performance of the Village's transportation system and ensuring it meets adopted standards. As defined by the Florida Department of Transportation (FDOT), LOS is a qualitative measure of the user's perception of traffic flow, rated on a scale from "A" to "F," with "A" representing the best conditions and "F" representing the worst. The analysis below is based on updated baseline modeling from the Southeastern Florida Regional Planning Model (SERPM 8.0) and the Village of Palmetto Bay Multi-Modal Transportation Plan (March 2026)

Summary of Key Findings

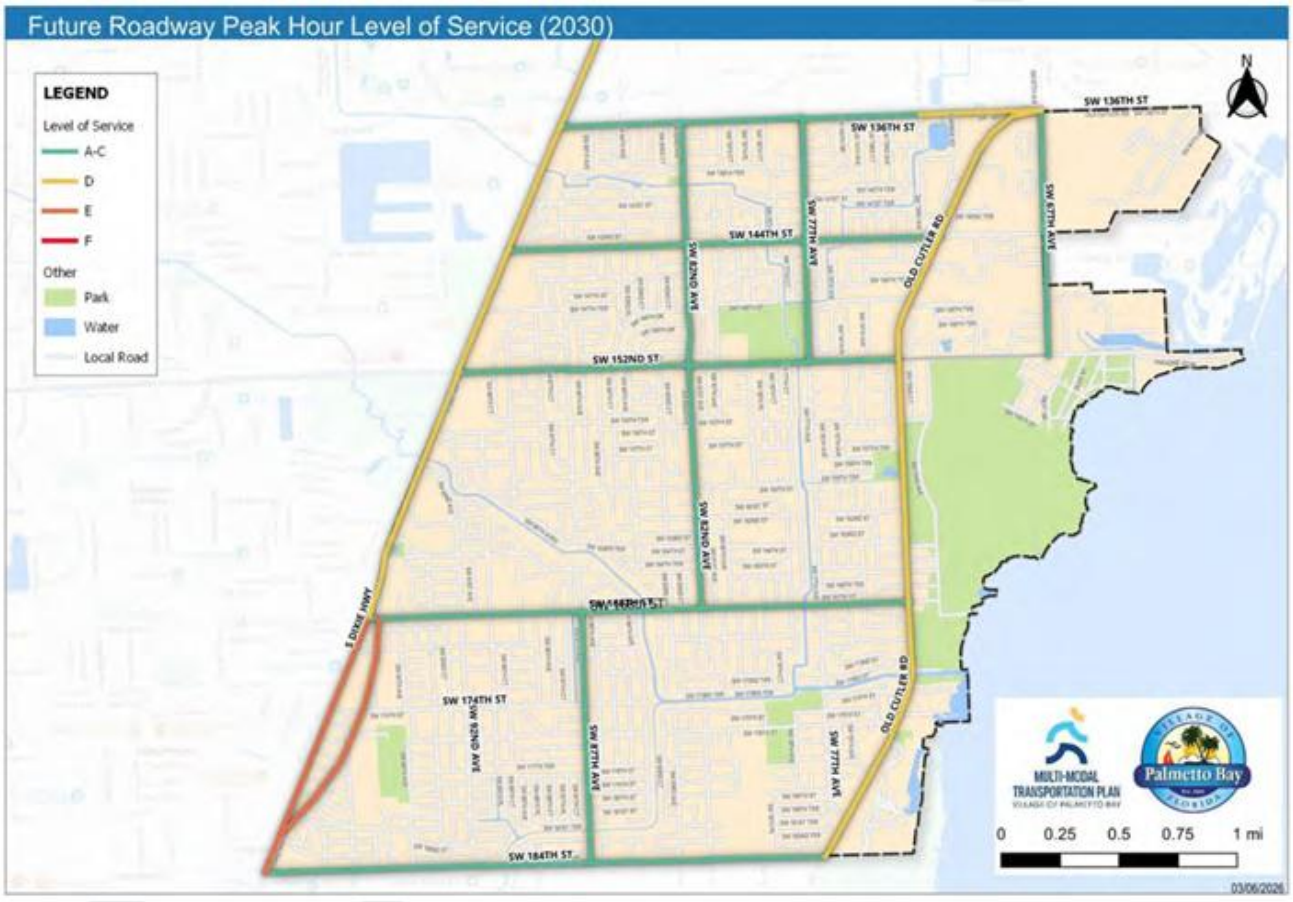
1) Current Roadway Performance (2025):

   a) As indicated in the 2025 Existing Conditions LOS analysis, all study segments currently operate at an acceptable LOS of C or better, except for six (6) segments on Old Cutler Road (from SW 136th Street to SW 184th Street), which operate at LOS D.
   b) US-1 is currently operating at the upper limit of LOS C



2) Projected Roadway Performance (2030):

a) Based on the 2030 Future Conditions analysis, thirty (30) study segments will operate at an LOS of C or better, ten (10) will operate at LOS D, and two (2) segments—US-1 from SW 168th Street to SW 184th Street (Northbound and Southbound)—will operate at LOS E.
b) All study segments are projected to continue operating at an acceptable LOS within the 5-year planning horizon (through 2030).



5-Year Level-of-Service Transportation Projects

The Village of Palmetto Bay, in conjunction with the Miami-Dade Transportation Planning Organization (TPO), maintains a comprehensive capital program to address Level-of-Service (LOS) deficiencies, improve multi-modal safety, and satisfy long-term mobility needs. The following table highlights the Phase 1 priority projects for the 2026–2030 planning horizon. These projects are adopted directly from the Village's 2026 Multi-Modal Transportation Plan (MMTP) and are funded through a combination of the Village's Transportation Fund, local People's Transportation Plan (PTP) surtax revenues, and federal/state discretionary grants.

Table 2: Multi-Modal Transportation Plan (MMTP) Phase 1 Priority Projects (2026–2030)

Rank	Project	Mode	Corridor / Location	Key Improvement	Priority Driver
1	Bus Shelters & Amenities	T	Village-wide	Install shelters, benches, and transit amenities	4 - Transit Access
2	Sidewalk Gaps & ADA Improvements	P	Village-wide	Close ADA sidewalk gaps along transit corridors	2 - ADA Access
3	Coral Reef Neighborhood Mobility Hub	B/P/T	SW 152 St – SW 77 Ave	Multimodal hub with shared use path and pedestrian improvements	3 - Multimodal Connectivity
4	Downtown Neighborhood Mobility Hub	B/P/T	Franjo Rd – Village Hall	Multimodal hub serving civic and downtown destinations	3 - Multimodal Connectivity
5	Traffic Calming – Continuing Studies	R	Village-wide	Neighborhood traffic calming studies	1 - Safety
6	Arterial & Local Street Safety Studies	R	Village-wide	Corridor and intersection safety evaluations	7 - Planning Study
7	Arterial & Local Street Landscaping	R	Village-wide	Streetscape and corridor landscaping improvements	1 - Safety
8	SW 136 Street Study	R/B	US-1 – SW 67 Ave	Multimodal and congestion management study	7 - Planning Study
9	SW 184 Street Study	R	US-1 – SW 97 Ave	Intersection congestion management study	7 - Planning Study
10	Old Cutler Road Pedestrian Bridge	P	C-100 Canal	Pedestrian bridge improving connectivity	5 - Network Connection
11	SW 82 Avenue Bike Lanes (Planning & Design)	B	SW 152 St – SW 136 St	On-street bike lanes planning and design	6 - Bike/Ped Network Expansion
12	SW 87 Avenue Mini-Traffic Circle	R	SW 87 Ave	Neighborhood traffic calming circle	1 - Safety
13	SW 152 St (Coral Reef Dr)	B/P	SW 79 Ave – SW 80 Ave	School-area bicycle and pedestrian safety improvements	1 - Safety
14	SW 184 St (Eureka Dr)	P	SW 82 Ave – Old Cutler Rd	Sidewalk gap closure (design phase)	2 - ADA Access

Source: MMTP 2026

While Phase 1 (FY 2026–2030) priority projects are programmed into the 5-Year Schedule of Capital Improvements (SCI) Table, the mid-term (Phase 2: 2031–2035) and long-term (Phase 3: 2036–2045) projects identified in the Village of Palmetto Bay Multi-Modal Transportation Plan (MMTP) are listed in Table 3 & Table 4 and are hereby incorporated into this Capital Improvement Element by reference.

Table 3: Multi-Modal Transportation Plan (MMTP) Phase 2 Priority Projects (2031–2035)

Rank	Project	Mode	Corridor / Location	Key Improvement	Priority Driver
15	Bus Shelters (Completion)	T	Village-wide	Complete systemwide shelter installation	4 - Transit Access
16	Sidewalk Gaps (Completion)	P	Village-wide	Complete remaining sidewalk gaps	2 - ADA Access
17	Old Cutler Commercial Mobility Hub	B/P/T	SW 168 St	Multimodal hub serving commercial area	3 - Multimodal Connectivity
18	Village Center Mobility Hub	B/P/T	SW 184 St	Neighborhood mobility hub	3 - Multimodal Connectivity
19	US-1 (SR-5) - Multimodal Improvements	R/P	SW 136 St – SW 184 St	Intersection and pedestrian safety improvements	3 - Multimodal Connectivity

20	Hibiscus Street Multimodal Improvements	B/P	Franjo Rd – US-1	Multimodal corridor enhancements	3 - Multimodal Connectivity
21	Old Cutler Road - Crossing Enhancements	B	SW 67 Ave – SW 144 St	Bicycle crossings with high-visibility crosswalks	1 - Safety
22	Old Cutler Road - Crossing Enhancements	B	SW 144 St – SW 152 St	Bicycle crossings with high-visibility crosswalks	1 - Safety
23	Old Cutler Road - Crossing Enhancements	B	SW 152 St – SW 168 St	Bicycle crossings and curb extensions	1 - Safety
24	Old Cutler Road - Crossing Enhancements	P/B	SW 168 St – SW 184 St	Crossings, sidewalk infill, and curb extensions	1 - Safety
25	SW 67 Ave - Shared Use Path	B/P	SW 152 St – SW 136 St	10-ft shared use path	6 - Bike/Ped Network Expansion
26	SW 72 Ave - Shared Use Path	B/P	SW 164 St – SW 167 St	Shared use path	6 - Bike/Ped Network Expansion
27	SW 72 Ave - Shared Use Path	B/P	SW 156 St – SW 152 St	Shared use path	6 - Bike/Ped Network Expansion
29	SW 77 Avenue - Corridor Multimodal Upgrades	B/P/R	SW 152 St – SW 136 St	Bike lanes, crossings, traffic calming, and Bus Shelter, 30 MPH	3 - Multimodal Connectivity
30	SW 87 Ave - Multimodal Upgrades	B	SW 184 St – SW 144 St	On-street bicycle lane	6 - Bike/Ped Network Expansion
31	SW 87 Ave - Multimodal Upgrades	P	SW 184 St – SW 168 St	High-visibility and raised crosswalks @ SW 178 St	1 - Safety
32	SW 87 Ave - Multimodal Upgrades	P/R	SW 168 St – SW 152 St	Crosswalks and mini traffic circle @ SW 155 St	1 - Safety
33	SW 87 Ave - Multimodal Upgrades	B/P	SW 152 St – SW 141 St	Sidewalk gaps, crossings, and bike lanes @ SW 144 St	3 - Multimodal Connectivity
34	SW 152 St (Coral Reef Dr.) Shared Use Path Corridor	B/P	US-1 – SW 67 Ave	South Side: 10-ft widened shared path	6 - Bike/Ped Network Expansion
35	SW 168 St (Richmond Dr.) Shared Use Path	B/P	US-1 – Old Cutler Rd	North Side: 10-ft widened shared path	6 - Bike/Ped Network Expansion
36	SW 168 St - Safety Improvements	P	US-1 – Old Cutler Rd	Crosswalk and school-area safety improvements	1 - Safety
37	SW 184 St (Eureka Dr.) Shared Use Path	B/P	US-1 – Old Cutler Rd	North Side: 10-ft shared use path	6 - Bike/Ped Network Expansion

Source: MMTP 2026

Table 4: Multi-Modal Transportation Plan (MMTP) Phase 3 Priority Projects (2036–2045)

Rank	Project	Mode	Corridor / Location	Key Improvement	Priority Driver
39	SW 144 Street - Bridge Replacement	R/B/P	Canal C-100A	Bridge replacement	8 - Major Infrastructure
40	SW 144 St - Shared Use Path	B/P	US-1 – SW 67 Ave	North Side: 10-ft shared use path	6 - Bike/Ped Network Expansion
41	SW 152 St - Safety Studies	B/P	US-1 – Old Cutler Rd	Corridor safety study - Bike/Ped	7 - Planning Study
42	Greenway Trail	B/P	SW 77 Ave – SW 144 St	10-ft multi-use trail	6 - Bike/Ped Network Expansion

Source: MMTP 2026

Village of Palmetto Bay Safe Streets for All (SS4A) Safety Action Plan

In April 2026, the Village of Palmetto Bay adopted Resolution No. 2026-31 approving the *Village of Palmetto Bay Safe Streets for All (SS4A) Action Plan*. Developed through a 12-month community and stakeholder process, this Village-led plan serves as the roadmap for achieving Vision Zero and eliminating traffic-related serious injuries and fatalities. Pursuant to Section 163.3177(3)(a)4, Florida Statutes, the specific safety projects and corridor improvements identified below are incorporated into this Element by reference to support local project delivery and maintain eligibility for federal SS4A implementation grants, state allocations, and regional partnerships:

Key Priority Safety Projects

- **US-1 / Hibiscus Street (Est. $50k – $100k):** Construction of a one-way westbound raised bike lane, on-street parking, curb extensions, and high-visibility crosswalks.
- **SW 87th Avenue / SW 176th Street (Est. $100k – $200k):** Installation of a directional traffic diverter with bicycle cut-through, protected bike lane, curb extensions, and high-visibility crosswalks.
- **Old Cutler Road / SW 144th Street (Est. $50k – $100k**): Geometric intersection tightening, curb extensions, crosswalk shortening, and trail crossing markings linking the Old Cutler shared-use path.
- **SW 152nd Street at Coral Reef Elementary School (Est. $50k – $100k):** Curb extensions, raised crosswalk, and a bus boarding platform and shelter.
- **SW 168th Street / SW 92nd Avenue (Est. >$200k):** All-way stop conversion, intersection tightening, curb extensions, high-visibility crosswalks, and off-street bus bays and shelter.
- **Old Cutler Road / SW 176th Street [Ludovici Park / Palmetto Bay Branch Library] (Est. $30k – $50k):** North-side crosswalk addition, curb extensions, and trail crossing markings.
- **SW 184th Street / SW 87th Avenue (Est. $100k – $200k):** Protected corner islands, high-visibility crosswalks, protected bike lanes, and trail crossing markings.
- **SW 67th Avenue at Christ Congregational Church (Est. $30k – $50k):** Protected bike lanes, new sidewalk infill, pedestrian median refuge island, and high-visibility crosswalks serving adjacent schools and churches.
- **SW 87th Avenue / SW 160th Street (Est. $100k – $200k):** Mini traffic circle, curb extensions, high-visibility crosswalks, and protected bike lane.
- **SW 82nd Avenue / SW 155th–156th Streets (Est. $100k – $200k):** Protected bike lane segment transition, high-visibility crosswalks, Rectangular Rapid Flashing Beacons (RRFBs), and sidewalk gap infill connecting directly to Coral Reef Elementary.

As funding sources (including federal grants, state appropriations, or local matching funds) are secured, individual capital projects will be programmed into the 5-Year Schedule of Capital Improvements (SCI) Table.

Village of Palmetto Bay Multi-Use Trail & SMART Plan Connectivity Study
In 2021, the Village of Palmetto Bay, in conjunction with the Miami-Dade Transportation Planning Organization (TPO), completed the Village of Palmetto Bay Multi-Use Trail & SMART Plan Connectivity Study. Developed through a community engagement process including resident surveys, stakeholder workshops, and coordination with the Bicycle & Pedestrian Advisory Committee. This plan serves as the framework for expanding multi-use trails, shared-use paths, and greenways. Its primary objective is to enhance safety, first-last mile transit accessibility, and non-motorized mobility connecting east-west residential corridors directly to the Strategic Miami Area Rapid Transit (SMART) Plan South Dade Transitway (Bus Rapid Transit) and the Old Cutler Road shared-use path network. The specific trail, bicycle, pedestrian, and transitway connectivity projects identified below are incorporated into this Element by reference to support local project delivery and maintain eligibility for TPO grants, state appropriations, and regional transportation partnerships:

Key Priority Trail & Connectivity Projects

- **SW 152nd Street Corridor Multi-Use Trail (US-1 / Transitway to Old Cutler Road) (Est. $327k/mi – $560k/mi**): Construction of a 10-foot multi-use trail/shared use path or protected bicycle lane along SW 152nd Street with direct first-last mile connections to the South Dade Transitway BRT Station.
- **SW 184th Street Corridor Multi-Use Trail (US-1 / Transitway to Old Cutler Road) (Est. $327k/mi – $560k/mi):** Construction of a 10-foot multi-use trail/shared use path or protected bicycle lane along SW 184th Street (and coordinating interlocal connections with the Town of Cutler Bay).

As funding sources (including federal grants, state appropriations, or local matching funds) are secured, individual capital projects will be programmed into the 5-Year Schedule of Capital Improvements (SCI) Table.

POTABLE WATER

This section evaluates the potable water system serving the Village of Palmetto Bay, inclusive of structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs, and distribution mains.

Miami-Dade County Water and Sewer Department (MDWASD) Geographic Service Area

The Village of Palmetto Bay does not own or operate a municipal potable water treatment facility. Potable water throughout the Village is provided entirely by a regional utility system owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Village is served by MDWASD's Alexander Orr, Jr. Water Treatment Plant, located at 6800 SW 87th Avenue in Unincorporated Miami-Dade County.

Because the Village relies on MDWASD for retail water distribution and system capacity, water supply planning and long-term facility capacity are evaluated directly through MDWASD's 20-Year Water Master Plan.

Water Sources & Treatment

Potable water delivered to Palmetto Bay is received from the County's water treatment plant. The Alexander Orr, Jr. Water Treatment Plant draws water from the Biscayne Aquifer, which receives lime treatment to reduce hardness, and is then disinfected and filtered.

The Alexander Orr, Jr. WTP originally had a design capacity of 40 Million Gallons per Day (MGD) in 1954 and has undergone several expansions over the past 50 years. Raw water pumping capacity was increased by 32 MGD to 262 MGD in 1995 with an additional source from the West Wellfield. Additional reservoir and high-pressure service capacities bring the total plant design capacity to 256 MGD.

The Alexander Orr, Jr. (AO) subarea is comprised of a high-pressure system consisting of two major piping loops. This system delivers water to nearly all of Miami-Dade County south of approximately Flagler Street and north of SW 248th Street. The Alexander Orr, Jr. subarea plant is supplied by four water supply wellfields (Alexander Orr, Jr. – capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.2 MGD; and West – capacity 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield and Southwest Wellfield) with a combined capacity of 25.08 MGD. MDWASD uses these wells for seasonal storage and recovery of fresh Biscayne Aquifer water, utilizing ultra-violet (UV) light disinfection systems prior to injection.

Potable Water Level of Service

The Village's adopted Level of Service (LOS) standard for potable water is **139 gallons per capita per day**. Table 5 provides a listing of projected potable water demand based upon population projections and total service area coverage by MDWASD. In order to meet projected demand in 2030, the Village will require an estimated 3,586,061 gallons per day (3.586 MGD). To ensure the continuous, adequate delivery of potable water services, the Village maintains ongoing intergovernmental coordination with MDWASD.

Table 5: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2026	25,217	139	3.51
2030	25,799	139	3.59

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita demand based on adopted Village LOS standards and MDWASD Water Master Plan data.

Water Conservation

Water conservation is key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices benefits customers economically and maintains a realistic water demand outlook for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels ensures the availability of an adequate water supply for all competing demands, maintains natural systems, and preserves water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District (SFWMD) on water conservation, use, and protection through several programs and policies that include:

- High-efficiency plumbing requirements under the Florida Building Code
- Florida-Friendly Landscaping practices as described in Section 373.185, Florida Statutes
- Implementation and execution of the Village Stormwater Master Plan

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage. Disposal includes solids and effluent reuse, which is also referred to as reclaimed or grey water.

Geographic Service Area

The Village of Palmetto Bay does not maintain a sanitary sewer facility within its corporate limits, and the majority of homes and commercial properties within the Village are currently serviced by onsite sewage treatment and disposal systems (septic tanks). Those properties within the Village of Palmetto Bay connected to central sewer service receive retail service from the Miami-Dade County Water and Sewer Department (MDWASD). The entire Village lies within the County's designated utility service area.

Treatment Facilities and Capacity

The MDWASD regional wastewater system serves approximately 375,345 retail customers and 13 wholesale customers, consisting of 12 municipal customers and the Homestead Air Reserve Base. The system infrastructure consists of three regional wastewater treatment plants (WWTPs), over 1,000 sewage pump stations, and nearly 6,400 miles of collection and transmission pipelines, manholes, lift stations, and force mains across a service area covering approximately 375 square miles.

The three regional plants are the South District, Central District, and North District WWTPs. The disposal and beneficial reuse of treatment process by-products (sludge and treated effluent) form an essential component of MDWASD's long-term capital expansion and environmental compliance plans.

Disposal of treated wastewater at the North District Plant and the Central District Plant is accomplished primarily via ocean outfalls discharging into the Atlantic Ocean, complemented by deep injection wells at the North District facility. The South District Wastewater Treatment Plant—which directly serves the southern subarea inclusive of Palmetto Bay—disposes of its treated effluent through deep injection wells into the lower Floridan Aquifer at depths below 2,400 feet. All 17 deep injection wells at the South District WWTP operate under active FDEP operational permits.

MDWASD continues to design and implement expanded reclaimed water infrastructure. High-quality public access reuse water produced at the South District Wastewater Treatment Plant is designated for aquifer recharge, industrial power plant cooling, agricultural irrigation, and potential coastal wetlands rehydration projects as technically, environmentally, and economically feasible.

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Projected Wastewater Demand

The Village's adopted Level of Service (LOS) standard for sanitary sewer is **122 gallons per capita per day**. Table 6 depicts projected wastewater demand based upon regional population projections assuming total ultimate connectivity across the Village service area to the County wastewater system. To ensure the efficient delivery of wastewater services and support future septic-to-sewer conversion initiatives, ongoing intergovernmental coordination with MDWASD is recommended.

Table 6: Projected Wastewater Demand

Year	Population	Per Capita (gallons per day)	Wastewater Demands (daily average annual, MGD)
2026	25,217	122	3.08
2030	25,799	122	3.15

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita demand based on adopted Village LOS standards and MDWASD Wastewater Master Plan data.

SOLID WASTE

The Village of Palmetto Bay relies on Miami-Dade County's Department of Solid Waste Management (DSWM) for its solid waste collection and disposal services. The County's Solid Waste Management Master Plan identifies programs, operational updates, and emerging technologies to provide sustainable waste management services and meet projected long-term regional demand.

Collection and Recycling Services

Miami-Dade County's Department of Solid Waste Management (DSWM) provides scheduled garbage, bulky trash pickup, and curbside recycling collection services—including electronic equipment recycling—for residential properties in Palmetto Bay. Garbage collection occurs twice weekly, with curbside recycling collected bi-weekly. Each residential household is entitled to two (2) scheduled bulky waste pickups per calendar year of up to 25 cubic yards each.

In addition to curbside collection services, DSWM operates 13 Neighborhood Trash and Recycling Centers (TRCs) across the County, which accept yard trash, old appliances, passenger vehicle tires, fencing, and light residential construction debris. The **Eureka Drive Trash and Recycling Center**, located at 9401 SW 184th Street, is situated directly within the Village limits.

Active Disposal Facilities & Regional Strategy

Miami-Dade County DSWM currently maintains and operates primary active solid waste disposal landfills:

- **North Dade Landfill:** A Class III (trash and clean debris only) facility located adjacent to the Dade-Broward county line. Gas extraction systems capture landfill methane for controlled flaring and environmental compliance.
- **South Dade Landfill:** This 320-acre Class I facility serves as the primary disposal site for residential garbage and non-processable municipal waste in southern Miami-Dade County. The facility features synthetic liners, leachate collection, groundwater monitoring systems, and a sequencing batch reactor. DSWM continues coordination on landfill gas-to-energy recovery infrastructure to pipe landfill gas to the adjacent South District Wastewater Treatment Plant for energy conversion.

Following the February 12, 2023, fire that permanently rendered the Resources Recovery Facility in Doral inoperable, Miami-Dade County discontinued waste-to-energy processing at that location. To maintain uninterrupted disposal capacity, DSWM utilizes existing Class I/III landfill capacity alongside long-term contractual agreements with private waste haulers and regional disposal facilities. Concurrently, Miami-Dade County is advancing site selection, environmental reviews, and procurement plans to construct a state-of-the-art **Sustainable Solid Waste Campus** to replace the former waste-to-energy capacity and support long-term regional sustainability goals.

5-Year Level-of-Service Solid Waste Projects

The Department of Solid Waste Management (DSWM) maintains an active Level-of-Service (LOS) capacity determination confirming system adequacy to issue development orders under concurrency management rules. DSWM's system-wide capacity analysis confirms sufficient operational disposal capacity to meet and exceed adopted LOS standards through the 5-year planning horizon (2026–2031) and beyond, supported by remaining landfill capacity at the South Dade Landfill, North Dade Landfill, and supplemental private hauler disposal agreements.

STORMWATER MANAGEMENT

The Village of Palmetto Bay is a co-permittee on the Miami-Dade County Municipal Separate Storm Sewer System (MS4) Permit through the EPA's National Pollutant Discharge Elimination System (NPDES). The permit is administered and enforced by the Florida Department of Environmental Protection (FDEP).

The Village actively coordinates with the National Flood Insurance Program (NFIP) and participates in the Community Rating System (CRS). The Village maintains a Class 5 CRS rating, which provides a 25% discount on flood insurance premiums for Palmetto Bay property owners in Special Flood Hazard Areas.

The Village's Stormwater Master Plan Update evaluates priority sub-basin performance against level-of-service goals and incorporates sea-level rise modeling and climate resiliency considerations. Proposed stormwater system modifications, sub-basin retrofits, and localized drainage projects identified in the Master Plan serve as the foundation for the Capital Improvement Program.

Drainage Level of Service

Stormwater facilities within the Village shall be designed to meet the design and performance standards established in Chapters 62-302.500 and 62-25, F.A.C., requiring water quality treatment for the runoff from the first one (1) inch of rainfall. Where two or more regulatory standards impact a specific project or development, the most restrictive standard applies:

- Post-development peak runoff rates shall not exceed pre-development runoff rates for a 25-year, 24-hour storm event.
- Onsite retention and treatment of runoff from the first one (1) inch of rainfall, or the runoff from the first 0.5 inches of direct runoff, whichever is greater.

5-Year Level-of-Service Stormwater Projects

The Village's Capital Improvement Program includes recurring expenditures for routine Operations and Maintenance (O&M) of existing catch basins, French drains, outfalls, and drainage infrastructure, totaling **$1,150,000** over the 5-year planning window (utilizing Vac-Con operations).

In addition to routine maintenance, the program includes **$8,549,000** in active capital drainage improvement projects ($7,049,000 across priority sub-basins plus $1,500,000 in localized drainage solutions). Bringing together active capital projects, localized drainage, and Vac-Con O&M, the total 5-year stormwater investment for the 2026–2031 planning horizon is **$9,699,000**. Table 7 outlines the active project schedule.

Table 7: Village Stormwater Projects and Estimated Costs (2026-2031)

Project Description	Drainage Sub-Basin / Location	Estimated 5-Year Cost
Drainage Improvement Project #43 (SW 165th Ter, N of SW 168th St, W of SW 72nd Ave, E of SW 77th Ave)	#43	$1,500,000
Drainage Improvement Project #41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave)	#41	$1,270,000
Drainage Improvement Project #11 (S of SW 152 St, N of SW 156 St, W of 89 Ave, E of Dixie Hwy)	#11	$1,530,000
Drainage Improvement Project #12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave)	#12	$799,000
Drainage Improvement Project #39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave)	#39	$1,020,000
Drainage Improvement Project #42 (S of SW 168th St, N of SW 171	#42	$930,000

St, W of SW 76 Ave, E of SW 77 Ave)		
Localized Drainage Improvements	Village-Wide	$1,500,000
Stormwater Vac-Con Operations (Routine O&M)	System-Wide	$1,150,000
Total 5-Year Stormwater Capital & O&M Program		**$9,699,000**

Source: Village of Palmetto Bay Public Services Dept.

Aquifer Recharge

There are no designated prime groundwater recharge areas within the corporate limits of the Village of Palmetto Bay. Primary natural aquifer recharge mechanisms in the Village include the C-100 Cutler Drain Canal system, Biscayne Bay coastal margins, swale systems, and pervious open space. The Village's zoning code, flood damage prevention regulations, land development regulations, and environmental review standards protect natural drainage flows, promote localized infiltration, and preserve natural groundwater recharge capacity.

EDUCATIONAL FACILITIES

Public school facility planning for the Village of Palmetto Bay is coordinated through Miami-Dade County Public Schools (MDCPS). Pursuant to Florida Statutes and the Interlocal Agreement (ILA) for Public School Facility Planning, MDCPS annually updates and adopts a 5-Year District Facilities Work Plan to evaluate available Florida Inventory of School Houses (FISH) capacity, projected student enrollment, concurrency standards, and capital funding allocations across public school facilities. The Village coordinates closely with MDCPS during comprehensive plan updates and development reviews to ensure educational facilities meet adopted Level of Service (LOS) standards.

Public School Facilities & Enrollment

The Village of Palmetto Bay is served by several elementary, middle, and senior high schools located within or adjacent to municipal boundaries. Table 8 details current student enrollment and facility data for these public schools.

Table 8: Palmetto Bay Area Public Schools Capacity and Enrollment

Public School	Student Enrollment
Coral Reef Elementary School	693
Dr. Henry E. Perrine Academy of the Arts	517
Southwood Middle School	1,061
Howard Drive Elementary School	344
Miami Palmetto Senior High School*	2,651
Coral Reef Senior High School**	3,351

*Located outside the Village but serves residents.
**Serves a portion of the Village.
Source: Miami-Dade County Public Schools

5-Year Capacity Projects

MDCPS maintains a district-wide 5-Year District Facilities Work Plan to schedule capital improvements, facility modernizations, and capacity expansion projects. The Village works in coordination with MDCPS to monitor housing development applications, verify school concurrency capacity prior to development order approval, and support planned capital improvements that maintain adopted Level of Service (LOS) standards across all feeder patterns serving Palmetto Bay.

Charter and Private Educational Options

While no public charter schools are physically located within the Village limits, Palmetto Bay residents have access to regional public charter schools operating throughout Miami-Dade County.

Palmetto Bay is home to several established private educational institutions. Table 9 outlines current enrollment figures for private schools located within the Village.

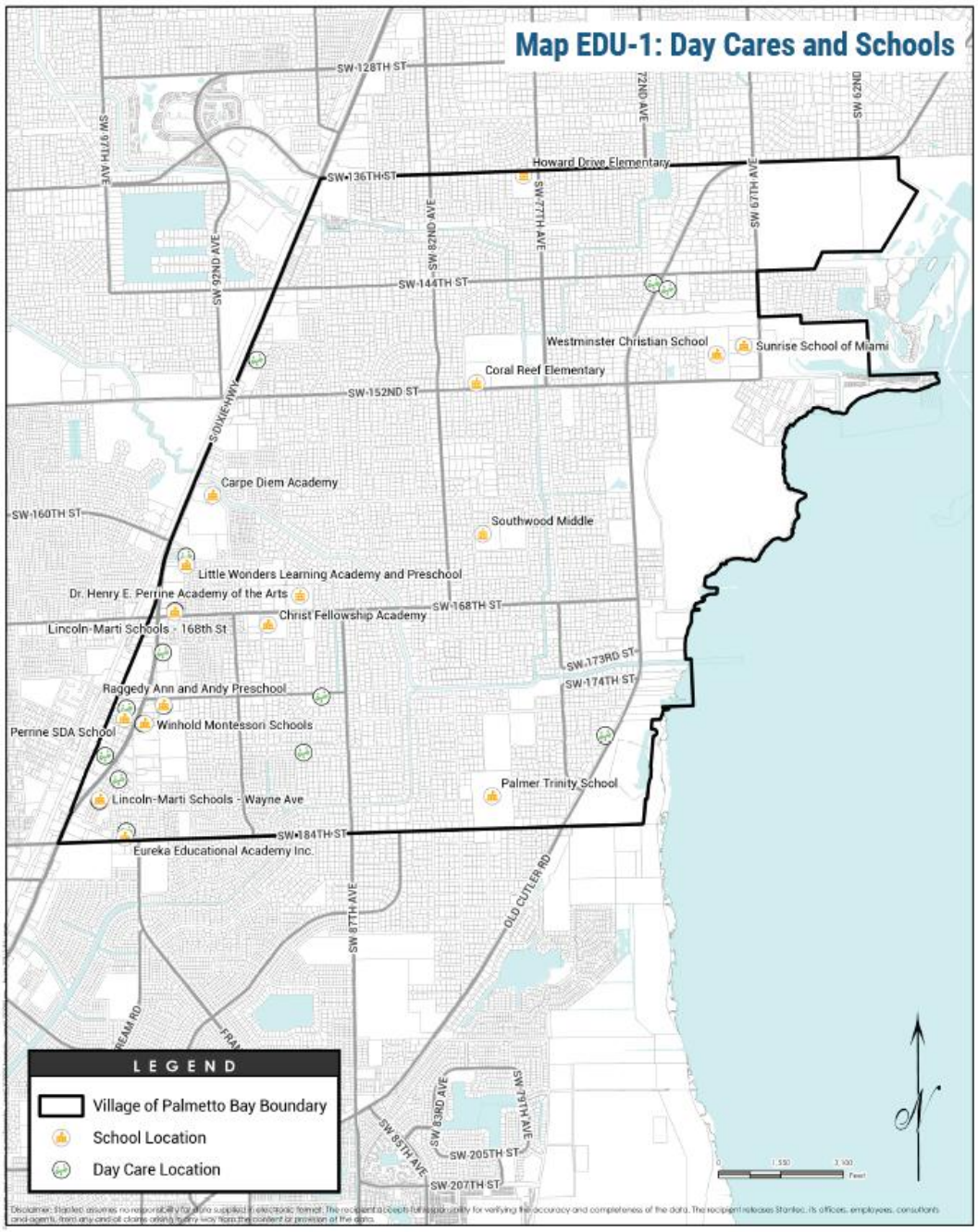
Table 9: Enrollment for Private Schools in Palmetto Bay

Private School	Student Enrollment
Westminster Christian School	1,159
Sunrise School of Miami*	98
Palmer Trinity School	770
Christ Fellowship Academy	321

Palmetto Bay Academy	35
Alexander Montessori School	247

Source: MDC Open Data Hub 2026
*Sunrise School of Miami has been acquired by Westminster Christian School

Day Care and Schools Location Map



PARKS AND RECREATION

The Level of Service (LOS) standard for the Village of Palmetto Bay's parks and open space system is established in the Recreation and Open Space Element of the Village Comprehensive Plan. The primary municipal LOS standard is 3.0 acres of recreation and open space per 1,000 residents. For mixed-use developments within the designated Downtown Palmetto Bay area, a separate urban open space standard of 0.25 acres per 1,000 residents is applied.

Public Parks Inventory

The Village's current park system serves as the baseline for evaluating statutory concurrency and level-of-service compliance. Municipal facilities range from active athletic parks to eco-historical sites and neighborhood green spaces, totaling **95.02 acres** of municipal parkland. Additionally, major regional environmental assets managed by Miami-Dade County complement local recreational offerings.

Table 10: Village of Palmetto Bay and County Public Parks Inventory

Village Park Name	**Acreage**
Coral Reef Park	48
Palmetto Bay Park	25
Ludovici Park	3
Perrine Wayside (Dog) Park	3
Thalatta Estate Park	4
Perrine Community House	.33
The Woods	8.69
Veterans Park	3
Total Village	**95.02**
County Parks	
Bill Sadowski Park & Nature Center	30
Deering Estate	444
Total County	**474**

Level of Service Analysis & Acreage Needs

Based on the adopted municipal standard of 3.0 acres per 1,000 residents, population growth trends, and the municipal park inventory (95.02 acres), Table 11 evaluates parkland concurrency through the 5-year planning horizon (2026–2031). The Village currently maintains a substantial acreage surplus (19.37-acre surplus in 2026), confirming that existing parkland capacity exceeds adopted Level of Service requirements throughout the 5-year planning window.

Table 11: Projected Parks Level-of-Service Acreage Needs

YEAR	PROJECTED POPULATION	PARK LOS NEED (Acres)	SURPLUS (Acres)
2026	25,217	75.65	19.37
2030	25,799	77.39	17.62

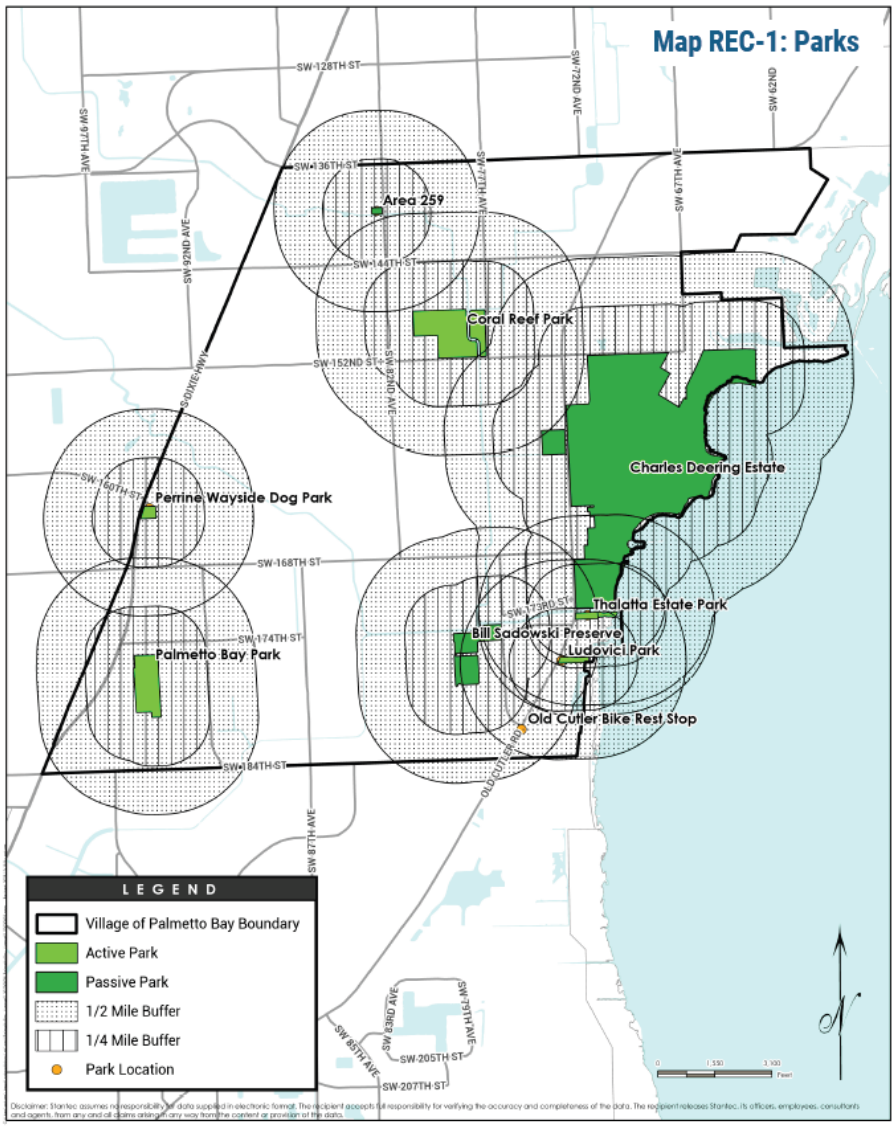
*Source: Village of Palmetto Bay Parks & Recreation Department & Planning & Zoning Department Population Projections.

5-Year Level of Service Projects

Because the Village maintains a healthy parkland surplus, capital improvement programming focuses on asset preservation, facility modernizations, trail enhancements, and environmental compliance. Key capital initiatives scheduled across the 5-year planning horizon include:

- Coral Reef Park Recreation Center: Construction of a new 5,000 sq. ft. multi-purpose recreation facility.
- Coral Reef Park Watercraft Access: Boat ramp, dock, and shoreline access upgrades.
- Coral Reef Park Trail & Environmental Upgrades: Repair and resurfacing of the existing 2.5-mile perimeter trail system, including conversion of park restroom facilities from septic to central sewer.
- Palmetto Bay Park Trail Resurfacing: Root pruning, asphalt leveling, and trip-hazard mitigation along existing walking paths.
- Palmetto Bay Park Skate Park Renovations: Concrete resurfacing, ramp replacement, and safety enclosure upgrades.
- Parks Master Plan Phased Implementation: Continued execution of priority recommendations identified in the Village Parks Master Plan, including public space retrofits and park amenity enhancements.

Parks Location Map



SCHEDULE OF CAPITAL IMPROVEMENTS

The following table presents the Village of Palmetto Bay's proposed Schedule of Capital Improvements for the five-year period from 2026-27 to 2030-31. This schedule outlines planned and ongoing capital projects designed to address the Village's infrastructure needs and enhance the quality of life for residents. The projects managed by the Public Services Department and Parks Department focus on a variety of improvements, including parks, transportation, drainage, and pedestrian and bicycle facilities. The table details project descriptions, their current status, and the anticipated funding sources and expenditures over the five-year planning period.

VILLAGE OF PALMETTO BAY CAPITAL IMPROVEMENT PROGRAM (CIP) FY 2026-27 THROUGH FY 2030-31

Project Description	Lead Dept	Status	Funding Source	2026-27	2027-28	2028-29	2029-30	2030-31	5 Year Total
CRP - Multipurpose Building / Tennis Shop	Parks	Completed	Village	$4,994,752	$0	$0	$0	$0	$4,994,752
CRP - Expanded Playground / Improvements	Parks	Future	TBD	$0	$0	$0	$1,755,600	$0	$1,755,600
CRP - Walking Trails Repairs and Improvements	Parks	On-Going	Village	$64,672	$0	$0	$0	$800,000	$864,672
RP - Pine Rockland Restoration & Management	Parks	On-Going	Village	$10,000	$0	$0	$0	$0	$10,000
Pine Rockland & Other Parks Preservation Lands Exotic Invasive Removal	Parks	On-Going	Village	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Covered Pedestrian Connection from Multi-Purpose Building to Concessions	Parks	Future	TBD	$0	$0	$0	$0	$640,000	$640,000
Gymnasium Construction Option	Parks	Future	TBD	$0	$0	$0	$0	$4,500,000	$4,500,000
Frisbee Golf	Parks	Future	TBD	$0	$0	$0	$0	$24,500	$24,500
Canal Water Feature	Parks	Future	TBD	$0	$0	$0	$15,000	$0	$15,000
Canoe Launch / Paddle Boat / Storage	Parks	Future	TBD	$0	$0	$45,000	$0	$0	$45,000
CRP - Tennis Court Resurfacing and Restriping	Parks	Completed	Village	$49,852	$0	$0	$0	$0	$49,852
CRP - Tennis Court Fencing	Parks	Completed	Village	$88,165	$0	$0	$0	$0	$88,165
CRP - Recreation Center Furniture	Parks	Completed	Village	$19,000	$0	$0	$0	$0	$19,000
Police - Boat Dock	Parks	Programmed	Village	$180,000	$0	$0	$0	$0	$180,000
CRP - Dumpster Enclosure	Parks	Future	Village	$0	$0	$25,000	$0	$0	$25,000
PBP - Redesign / Upgrades Playground	Parks	Future	TBD	$0	$0	$1,935,000	$0	$0	$1,935,000
PBP - Splash Pad	Parks	Future	TBD	$0	$0	$0	$0	$450,000	$450,000
PBP - Expanded Basketball Courts (3)	Parks	Future	TBD	$0	$110,000	$0	$0	$0	$110,000
PBP - Irrigation System	Parks	Programmed	Village	$98,500	$0	$0	$0	$0	$98,500
PBP - Skate Park Improvements	Parks	Programmed	TBD	$450,000	$0	$0	$0	$0	$450,000
PBP - Enhanced Landscape	Parks	Programmed	TBD	$10,000	$0	$0	$0	$100,000	$110,000
PBP - Modify Parking Lot Expansion	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
PBP - Mower	Parks	Future	Village	$0	$0	$47,500	$0	$0	$47,500
PBP - Community Facility Building w/ Indoor Gymnasium	Parks	Future	TBD	$0	$0	$0	$0	$5,500,000	$5,500,000
PBP - Pineland Preserve	Parks	Future	TBD	$0	$0	$0	$120,000	$0	$120,000
PBP - Labyrinth / Sensory Garden	Parks	Future	TBD	$0	$0	$0	$0	$204,000	$204,000

PBP - Dog Park	Parks	Future	TBD	$0	$0	$200,000	$0	$0	$200,000
PBP - Shared Storage Area w/ PS	Parks	Future	TBD	$0	$0	$500,000	$0	$0	$500,000
PBP - New Outdoor Exercise Stations	Parks	Future	TBD	$0	$0	$0	$75,600	$0	$75,600
PBP - Safety Netting behind field #1 (Playground)	Parks	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
PBP - Pickleball Center	Parks	Programmed	Village	$3,324,512	$0	$0	$0	$0	$3,324,512
PBP - Improved Walkways/Trails	Parks	Programmed	Village	$134,249	$0	$0	$150,000	$0	$284,249
PWS - Recontour Lake Bank	Parks	Future	TBD	$0	$0	$0	$160,000	$0	$160,000
PWS - Seating Areas	Parks	Future	TBD	$0	$24,000	$0	$0	$0	$24,000
PWS - ADA Bathroom w/ Grooming Building	Parks	Future	TBD	$0	$0	$0	$0	$270,000	$270,000
PWS - Improved Walkways	Parks	Future	TBD	$0	$0	$0	$150,000	$0	$150,000
PCH - New Impact Windows	Parks	Future	TBD	$0	$35,000	$0	$0	$0	$35,000
TE - Design/Build Pier/Gazebo	Parks	Future	TBD	$0	$0	$0	$2,000,000	$0	$2,000,000
TE - Chair Lift - Carriage House	Parks	Future	Village	$0	$0	$15,000	$0	$0	$15,000
TE - Walkway along Canal	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
TE - Event Stage Area	Parks	Future	TBD	$0	$250,000	$0	$0	$0	$250,000
TE - Indoor Multipurpose Room/Space	Parks	Future	TBD	$0	$0	$990,000	$0	$0	$990,000
TE - New Pedestrian Bridge	Parks	Future	TBD	$0	$0	$0	$0	$2,000,000	$2,000,000
Veterans Park	Parks	Programmed	Village	$3,800,271	$3,854,819	$0	$1,634,958	$0	$9,290,048
LP - ADA Bathroom - 2nd Floor	Parks	Future	TBD	$0	$0	$0	$50,000	$0	$50,000
LP - Elevator Improvements	Parks	Future	TBD	$0	$60,000	$0	$0	$0	$60,000
LP - Planter Wall Barrier	Parks	Future	TBD	$0	$0	$15,000	$0	$0	$15,000
LP - Fence - Rear of property	Parks	Future	TBD	$0	$0	$0	$0	$20,000	$20,000
The Woods Park - Perimeter Walking Path, Benches, Signage & Receptacles	Parks	Programmed	Village	$20,827	$200,000	$100,000	$100,000	$100,000	$520,827
The Woods - Phase 1 - Restoration	Parks	Completed	Village	$194,500	$0	$0	$0	$250,000	$444,500
All Parks - Add Trees, Nature Preserve Area, Bioswales, Butterfly Gardens	Parks	Future	TBD	$0	$15,000	$15,000	$15,000	$15,000	$60,000
All Parks - Recycling Bins (Next to every existing trash can)	Parks	Future	TBD	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Parks - Bike Repair Stations and Bike Racks	Parks	Future	TBD	$0	$5,000	$5,000	$5,000	$5,000	$20,000
Parks - Additional Water Fountains and Bottle Refill Stations	Parks	Future	TBD	$0	$2,500	$2,500	$2,500	$2,500	$10,000
Parks Cost Subtotal				**$13,439,300**	**$4,641,319**	**$3,930,000**	**$6,556,658**	**$14,916,000**	**$43,483,277**

Project Description	Lead Department	Status	Funding Source	2026-27	2027-28	2028-29	2029-30	2030-31	5 Year Total
Roadway Resurfacing Village Wide	Public Services	On-going	Special Revenue Fund - Transportation	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
ADA-Compliant Sidewalks	Public Services	On-going	Special Revenue Fund - Transportation	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Traffic Calming Various Locations (prioritized in Traffic Calming Plan)	Public Services	On-going	Special Revenue Fund - Transportation	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
Localized Drainage Improvements	Public Services	Programmed	Special Revenue Fund - Capital Projects	$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000
Freebee — Operate I-Bus Route	Public Services	Future	MPO TDM - Local Match	$250,000	$250,000	$0	$0	$0	$500,000
Bus Benches, Bus Shelters and Amenities	Public Services	On-going	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Bicycle Lane SW 82 AVE (from SW 160 St to SW 152 St) — FY 26-27	Public Services	Programmed	Special Revenue Fund - Transportation	$350,000	$0	$0	$0	$0	$350,000
Traffic Studies Main Corridors	Public Services	Programmed	Special Revenue Fund - Transportation	$65,000	$65,000	$35,000	$0	$0	$165,000
Freebee Service Expansion (On-Demand)	Public Services	Programmed	Special Revenue Fund - CITT - Transit	$305,000	$305,000	$0	$0	$0	$610,000
Tree Planting Main Corridors	Public Services	Programmed	Special Revenue Fund - Capital Projects	$250,000	$50,000	$50,000	$50,000	$50,000	$450,000
Drainage Sub-Basin 43 (SW 165th Ter, N of SW 168th St, W of SW 72nd Ave, E of SW 77th Ave) — FY 26-27	Public Services	On-going	Grants / State Appropriations	$1,500,000	$0	$0	$0	$0	$1,500,000
Drainage Sub-Basin 41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave) — PENDING FUNDING	Public Services	On-going	Grants / State Appropriations	$0	$770,000	$500,000	$0	$0	$1,270,000
Drainage Sub-Basin 11 (S of SW 152 St, N of SW 156 St, W of 89 Ave, E of Dixie Hwy) — PENDING FUNDING	Public Services	On-going	Grants / State Appropriations	$0	$0	$770,000	$760,000	$0	$1,530,000
Drainage Sub-Basin 12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave) — **UNDER CONSTRUCTION**	Public Services	On-going	Grants / State Appropriations	$799,000	$0	$0	$0	$0	$799,000
Drainage Sub-Basin 39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave) — FY 26-27	Public Services	On-going	Grants / State Appropriations	$1,020,000	$0	$0	$0	$0	$1,020,000
Drainage Sub-Basin 42 (S of SW 168th St, N of SW 171 St, W of SW 76 Ave, E of SW 77 Ave) — **UNDER CONSTRUCTION**	Public Services	On-going	Grants / State Appropriations	$930,000	$0	$0	$0	$0	$930,000
Public Services Site Improvement Project — FY 26-27	Public Services	Programmed	Special Revenue Fund - Capital Projects	$727,000	$0	$0	$0	$0	$727,000
Restriping Roadway-Driveway Intersections, Crosswalks, Reflectors, Signage Around Schools	Public Services	Future	DOT SS4A - Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Restriping Roadway-Driveway Intersections, Crosswalks, Reflectors, Signage Around Parks	Public Services	Future	DOT SS4A - Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Stormwater Vac-Con Operations — (ON-GOING)	Public Services	On-going	Special Revenue - Stormwater	$200,000	$225,000	$225,000	$250,000	$250,000	$1,150,000
Public Services Cost Subtotal				**$6,571,000**	**$2,935,000**	**$2,250,000**	**$1,730,000**	**$920,000**	**$13,906,000**
Village Cost Total				**$20,305,300**	**$7,576,319**	**$6,180,000**	**8,286,658**	**$15,836,000**	**$58,184,277**

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	November 2, 2026
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Annual Update to the Capital Improvements Element of the Comprehensive Plan for 2026 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2026/2027 – 2030/2031

REQUEST

The Planning & Zoning Department is requesting Mayor and Village Council approval of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2026 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2026/2027 – 2030/2031.

BACKGROUND

Section 163.3177(3)(b), Florida Statutes, requires local governments to update their Five-Year Schedule of Capital Improvements of the Comprehensive Plan yearly. The primary purpose of the SCI update is to stay abreast of the facility needs of the community and to ensure that the deficiencies as well as the improvements identified in the other elements of the Village's Comprehensive Plan are programmed and adjusted accordingly.

With the 2011 legislative changes, Florida's local governments are no longer required to submit the annual update of the Five-Year Schedule of Capital Improvements (SCI) to the Florida Department of Commerce (formerly known as the Florida Department of Economic Opportunity). However, the Capital Improvements Element remains a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan. Furthermore, local governments may adopt annual updates of the Five-Year Schedule of Capital Improvements (SCI) by ordinance and such updates are not considered an amendment to the Comprehensive Plan.

The update provides a Level of Service (LOS) analysis for all public facilities in the Village based on population projections and related data. Projects included in the updated Five-Year Schedule of Capital Improvements are necessary to address projected public facility needs to meet future LOS demand. A copy of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2026 and the Five-Year Schedule of Capital Improvements (SCI) is provided in Exhibit A.

BUSINESS IMPACT ESTIMATE

This ordinance updates the Village's Five-Year Schedule of Capital Improvements (SCI), a required annual action for local governments under Section 163.3177(3)(b), Florida Statutes. Therefore, pursuant to Section 166.041(4)(c)1, Florida Statutes, which exempts ordinances required for compliance with state law or regulation, a business impact estimate is not required.

RECOMMENDATION

Staff recommends that the Mayor and Village Councilmembers authorize approval of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2026 and the Five-Year Schedule of Capital Improvements for Fiscal Years 2026/2027 – 2030/2031.

AGENDA ITEM NO. 12.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Alessia Bencomo, Procurement

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING A THREE YEAR (3) CONTRACT WITH AN OPTION TO RENEW ANNUALLY NOT TO EXCEED FIVE (5) CONSECUTIVE YEARS WITH CONTINUING SERVICE PROFESSIONALS UNDER THE DISCIPLINE OF ARCHITECTURE DESIGN, LANDSCAPE DESIGN, GENERAL CIVIL ENGINEERING, ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES, GENERAL URBAN PLANNING, ELECTRICAL ENGINEERING, STRUCTURAL ENGINEERING, MECHANICAL ENGINEERING, ENVIRONMENTAL ENGINEERING, FIRE PROTECTION, AND PLUMBING PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2026-11-015; AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTINUOUS PROFESSIONAL CONTRACT WITH THE TOP FIVE (5) RANKED PROFESSIONAL COMPANIES FOR EACH DISCIPLINE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Alessia Bencomo, Procurement Specialist)*

SUGGESTED ACTION:

ATTACHMENTS:

Reso Memo - Professional Consultants.doc
Reso - Professional Consultants.docx
Exhibit A - Recommendation - RFQ# 2026-11-015.pdf
Exhibit B - Evaluation and Score Sheets - RFQ# 2026-11-015.pdf
Exhibit C - RFQ# 2026-11-015 - Professional Consulting Services.pdf
Exhibit D - Proposal - CGA.pdf
Exhibit E - Proposal - CAP.pdf
Exhibit F - Proposal - Chen Moore.pdf
Exhibit G - Proposal - Corradino.pdf
Exhibit H - Proposal - CR.pdf
Exhibit I - Proposal - EAC.pdf
Exhibit J - Proposal - GRAEF.pdf
Exhibit K - Proposal - HBC.pdf
Exhibit L - Proposal - JSA.pdf
Exhibit M - Proposal - Plusurbia.pdf
Exhibit N - Proposal - Kimley.pdf
Exhibit O - Proposal - Marlin IMEG.pdf
Exhibit P - Proposal - Metric.pdf
Exhibit Q - Proposal - PAS.pdf
Exhibit R - Proposal - PSI.pdf
Exhibit S - Proposal - R.J. Behar.pdf
Exhibit T - Proposal - REC.pdf
Exhibit U - Proposal - Stantec.pdf
Exhibit V - Proposal - SGM.pdf

To: Honorable Mayor and Village Council

Date: October 20, 2026

From: Nick Marano, Village Manager

Re: Professional Consulting Services on Continuing Agreement Basis

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING A THREE YEAR (3) CONTRACT WITH AN OPTION TO RENEW ANNUALLY NOT TO EXCEED FIVE (5) CONSECUTIVE YEARS WITH CONTINUING SERVICE PROFESSIONALS UNDER THE DISCIPLINE OF ARCHITECTURE DESIGN, LANDSCAPE DESIGN, GENERAL CIVIL ENGINEERING, ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES, GENERAL URBAN PLANNING, ELECTRICAL ENGINEERING, STRUCTURAL ENGINEERING, MECHANICAL ENGINEERING, ENVIRONMENTAL ENGINEERING, FIRE PROTECTION, AND PLUMBING PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2026-11-015; AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTINUOUS PROFESSIONAL CONTRACT WITH THE TOP FIVE (5) RANKED PROFESSIONAL COMPANIES FOR EACH DISCIPLINE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Alessia Bencomo, Procurement Specialist)*

BACKGROUND AND ANALYSIS:

The Village through the years has maintained professional consultants on a continuing basis. The purpose of the continuing service contract is not to authorize the professional to perform a specific project, but to set forth certain terms and conditions which shall be incorporated into a subsequent supplemental contract for specific projects or services when required. After properly qualifying the professional, the Village can bypass the procurement process per project and just seek their services. Any subsequent supplemental contract that is over Twenty-Five Thousand Dollars and Zero Cents ($25,000.00), will be presented to Council for approval.

Please contact the Clerk's Department for copies of all submitted proposals.

FISCAL IMPACT:

Not projected; Departments requesting service shall have a budget set amount to pay for each service requested.

Attachments:

A. Recommendation
B. Tabulation and Score Sheets
C. RFQ# 2026-11-015
D. Proposal – CGA
E. Proposal – CAP
F. Proposal – Chen Moore
G. Proposal – Corradino
H. Proposal – CR
I. Proposal – EAC
J. Proposal – GRAEF
K. Proposal – HBC
L. Proposal – JSA
M. Proposal – Plusurbia
N. Proposal – Kimley
O. Proposal – Marlin IMEG
P. Proposal – Metric
Q. Proposal – PAS
R. Proposal – PSI
S. Proposal – R. J. Behar
T. Proposal – REC
U. Proposal – Stantec
V. Proposal – SGM

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING A THREE YEAR (3) CONTRACT WITH AN OPTION TO RENEW ANNUALLY NOT TO EXCEED FIVE (5) CONSECUTIVE YEARS WITH CONTINUING SERVICE PROFESSIONALS UNDER THE DISCIPLINE OF ARCHITECTURE DESIGN, LANDSCAPE DESIGN, GENERAL CIVIL ENGINEERING, ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES, GENERAL URBAN PLANNING, ELECTRICAL ENGINEERING, STRUCTURAL ENGINEERING, MECHANICAL ENGINEERING, ENVIRONMENTAL ENGINEERING, FIRE PROTECTION, AND PLUMBING PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2026-11-015; AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTINUOUS PROFESSIONAL CONTRACT WITH THE TOP FIVE (5) RANKED PROFESSIONAL COMPANIES FOR EACH DISCIPLINE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Alessia Bencomo, Procurement Specialist)*

WHEREAS, the Village of Palmetto Bay ("Village") published RFQ# 2026-11-015 ("RFQ") for the "Professional Consulting Services on Continuing Agreement Basis" ("Services") which includes Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical and Structural Engineering & Environmental Engineering, Fire Protection and Plumbing on August 4th, 2026; and

WHEREAS, the Village received a total of thirty (30) proposals on September 18th, 2026 and after examination the Village picked the five (5) highest ranked per discipline to enter into a continuing service contract with the exception of two disciplines due to facts related to the number of submissions and scoring; and

WHEREAS, the purpose of a continuing service contract is not to authorize the professional to perform a specific project, but to set forth certain terms and conditions which shall be incorporated into subsequent supplemental contract for specific projects or services when required; and

WHEREAS, the Village will present all supplemental contracts above Twenty-Five Thousand Dollars and Zero Cents ($25,000.00) for Council approval.

WHEREAS, the Village wishes to proceed with the selections per discipline as the highest-scoring responsive and responsible Proposers, as determined by staff evaluation, to complete the Services as set forth in the RFQ; and

WHEREAS, the Village Council finds that adoption of this Resolution is in the best interest of the Village and its residents.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Selection of Consultants. The selections of the highest ranked consultants per discipline pursuant to the RFQ for the Services, as set forth more fully in section 3 below, is hereby approved.

Section 3. Authorization of Village Officials. The Village Manager and/or his designee and the Village Attorney are authorized to negotiate and execute an agreement with the following consultants:

Architecture Design

1. R.E. Chisholm Architects, Inc.
2. Kimley-Horn and Associates, Inc.
3. Price Architecture Studio, LLC
4. JSA Group, Inc.

Landscape Design

1. Metric Engineering, Inc.
2. Curtis + Rogers Design Studio, Inc.
3. Stantec Consulting Services, Inc.
4. Plusurbia Design
5. Calvin, Giordano & Associates, Inc.

6. Kimley-Horn and Associates, Inc.

General Civil Engineering

1. Metric Engineering, LLC
2. Stantec Consulting Services, Inc.
3. MARLIN Engineering, Inc now IMEG
4. EAC Consulting, Inc.
5. Calvin, Giordano & Associates, Inc.

Roadway Traffic & Transportation Planning and Engineering Services

1. Metric Engineering, LLC
2. Stantec Consulting Services, Inc.
3. MARLIN Engineering, Inc. now IMEG
4. EAC Consulting, Inc.
5. The Corradino Group, Inc.
6. R.J. Behar & Company, Inc.

General Urban Planning Services

1. Plusurbia Design
2. The Corradino Group, Inc.
3. Stantec Consulting Services, Inc.
4. Calvin, Giordano & Associates, Inc.
5. MARLIN Engineering, Inc. now IMEG

Electrical Engineering

1. HBC Engineering Company
2. SGM Engineering, Inc.
3. Graef-USA Inc.
4. Kimley-Horn and Associates, Inc.

Structural Engineering

1. Stantec Consulting Services, Inc.
2. R.J. Behar & Company, Inc.
3. HBC Engineering Company
4. Kimley-Horn and Associates, Inc.
5. C.A.P. Engineering, Inc.

Mechanical

1. SGM Engineering, Inc.
2. Graef-USA, Inc.
3. Kimley-Horn and Associates, Inc.

Environmental Engineering

1. Metric Engineering, LLC
2. Stantec Consulting Services, Inc.
3. Kimley-Horn and Associates, Inc.
4. Professional Services Industries, Inc.
5. Chen Moore and Associates, Inc.

Fire Protection

4. SGM Engineering, Inc.
5. Graef-USA, Inc.
6. Kimley-Horn and Associates, Inc.

Plumbing

1. SGM Engineering, Inc.
2. Graef-USA, Inc.
3. Kimley-Horn and Associates, Inc.

Section 4. Authorization of Fund Expenditures. Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Procurement/Purchasing Policies, the Village Manager is hereby authorized to expend budgeted funds for the Project.

Section 5. Effective Date. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this 2nd day of November 2026.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____
John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

Village of Palmetto Bay
Procurement Division - Procurement Action
AWARD RECOMMENDATION

To: Nick Marano, Village Manager

From: Alessia Bencomo, Procurement Specialist

Date: 10/23/2026

RFQ#: 2026-11-015	**Item/Service:** Professional Consulting Services

Attach please find the tabulation and bid proposals.

I. Procurement Comments:

There was a total of thirty (30) proposals received, which can be viewed in the shared OneDrive Link.

II. Recommendation:

a. Which proposal is being recommended? **Please see "Evaluation Matrix – RFQ# 2026-11-015".**

b. Does the response being recommended for award meet the specifications as per the request and as advertised?
Yes __X__ No ____

c. Is the recommendation the lowest bid received?
Yes ____ No _____ (Not Applicable)

(attach an additional sheet if further comment or explanation is required)

III. Procurement Action/Recommendation(s):

The Procurement Specialist would like to move forward on the recommendation and be able to include as an agenda item for selection and award on the next Regular Council meeting held November 2nd, 2026.

IV. Recommendation Approval:

Acceptance to Move Forward with Intent to Award

Signature/Date

10/23/26

Nick Marano, Village Manager

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Architecture Design						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
R.E. Chisholm Architects, Inc.	89	83	94	97	363	1
Kimley-Horn and Associates, Inc.	98	87	83	90	358	2
Price Architecture Studio, LLC	89	77	100	88	354	3
JSA Group, Inc.	94	74	67	94	329	4
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Landscape Design						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
Metric Engineering, Inc.	92	98	100	97	387	1
Curtis + Rogers Design Studio	97	87	99	98	381	2
Stantec Consulting Services, Inc.	92	91	100	98	381	2
Plusurbia Design	95	92	100	93	380	4
Calvin, Giordano & Associates, Inc.	93	88	93	96	370	5
Kimley-Horn and Associates, Inc.	95	94	83	98	370	5
Miller Legg	95	93	82	99	369	7
Inspire Placemaking Collective, Inc.	97	77	97	94	365	8
Chen Moore and Associates, Inc.	89	86	80	95	350	9
Colliers Engineering & Design, Inc.	82	69	82	93	326	10
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
General Civil Engineering						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
Metric Engineering, LLC	89	99	100	92	380	1
Stantec Consulting Services, Inc.	96	92	100	92	380	1
MARLIN Engineering, Inc now IMEG	97	89	98	92	376	3
EAC Consulting, Inc.	85	96	96	95	372	4
Calvin, Giordano & Associates, Inc.	91	93	93	92	369	5
Civil Works, Inc.	91	91	95	91	368	6
R.J. Behar & Company, Inc.	90	94	92	92	368	6
HBC Engineering Company	85	85	100	93	363	8
EXP U.S. Services, Inc.	95	88	84	94	361	9
Milian, Swain & Associates, Inc.	95	75	96	91	357	10
Kimley-Horn and Associates, Inc.	83	97	83	92	355	11

Craig A. Smith & Associates	87	94	80	91	352	12
Colliers Engineering & Design, Inc.	88	84	83	94	349	13
Chen Moore and Associates, Inc.	87	89	80	91	347	14
Graef-USA, Inc.	92	75	86	94	347	14
C.A.P. Engineering, Inc.	67	90	88	90	335	16
SRS Engineering	79	64	86	92	321	17
The BetaJones Group, Inc.	92	80	55	91	318	18
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Roadway Traffic & Transportation Planning and Engineering Services						
	F. Carmona	**M. Gensler**	**E. Medero**	**D. Torres**	**TOTAL**	**RANK**
Metric Engineering, LLC	95	96	100	93	384	1
Stantec Consulting Services, Inc.	96	92	100	92	380	2
MARLIN Engineering, Inc. now IMEG	90	92	98	95	375	3
EAC Consulting, Inc.	91	96	96	91	374	4
The Corradino Group, Inc.	94	94	90	94	372	5
R.J. Behar & Company, Inc.	94	95	92	91	372	5
Calvin, Giordano & Associates, Inc.	97	90	93	91	371	7
HBC Engineering Company	88	86	100	94	368	8
Civil Works, Inc.	90	91	95	90	366	9
Kimley-Horn and Associates, Inc.	95	95	83	91	364	10
C.A.P. Engineering, Inc.	87	90	88	89	354	11
Colliers Engineering & Design, Inc.	82	84	79	93	338	12
SRS Engineering	89	67	86	90	332	13
Chen Moore and Associates, Inc.	80	79	80	91	330	14
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
General Urban Planning Services						
	F. Carmona	**M. Gensler**	**E. Medero**	**D. Torres**	**TOTAL**	**RANK**
Plusurbia Design	95	97	100	90	382	1
The Corradino Group, Inc.	97	94	90	96	377	2
Stantec Consulting Services,	88	94	100	92	374	3
Calvin, Giordano & Associates, Inc.	95	90	93	95	373	4
MARLIN Engineering, Inc. now IMEG	87	90	98	94	369	5
Inspire Placemaking Collective, Inc.	91	78	100	96	365	6
Kimley-Horn and Associates, Inc.	96	92	83	91	362	7
R.E. Chisholm Architects, Inc.	85	82	88	91	346	8
Chen Moore and Associates,	87	86	80	91	344	9

Redevelopment Management Associates	86	77	86	91	340	10
EXP U.S. Services, Inc.	83	73	84	91	331	11
MHCP; (MKSK and One Architecture subconsultants)	80	90	70	89	329	12
SRS Engineering	79	64	86	90	319	13
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Electrical Engineering						
	F. Carmona	**M. Gensler**	**E. Medero**	**D. Torres**	**TOTAL**	**RANK**
HBC Engineering Company	90	84	100	96	370	1
SGM Engineering, Inc.	92	86	89	96	363	2
Graef-USA Inc.	91	80	86	97	354	3
Kimley-Horn and Associates, Inc.	89	81	83	93	346	4

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Structural Engineering						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
Stantec Consulting Services, Inc.	91	92	99	95	377	1
R.J. Behar & Company, Inc.	90	93	92	90	365	2
HBC Engineering Company	89	86	100	89	364	3
Kimley-Horn and Associates, Inc.	91	94	83	95	363	4
C.A.P. Engineering, Inc.	86	92	88	87	353	5
EXP U.S. Services, Inc.	87	85	84	93	349	6
Graef-USA, Inc.	83	80	86	91	340	7
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Mechanical						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
SGM Engineering, Inc.	97	86	89	95	367	1
Graef-USA, Inc.	96	80	86	96	358	2
Kimley-Horn and Associates, Inc.	98	81	83	95	357	3
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Environmental Engineering						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
Metric Engineering, LLC	91	98	100	95	384	1
Stantec Consulting Services, Inc.	89	92	100	94	375	2
Kimley-Horn and Associates, Inc.	98	97	83	95	373	3
Professional Services Industries, Inc.	92	92	89	96	369	4
Chen Moore and Associates, Inc.	96	91	80	94	361	5
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Fire Protection						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
SGM Engineering, Inc.	96	86	89	96	367	1
Graef-USA, Inc.	96	82	86	96	360	2
Kimley-Horn and Associates, Inc.	98	81	83	95	357	3
RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis						
Plumbing						
	F. Carmona	M. Gensler	E. Medero	D. Torres	TOTAL	RANK
SGM Engineering, Inc.	94	86	89	95	364	1
Graef-USA, Inc.	96	80	86	95	357	2
Kimley-Horn and Associates, Inc.	97	81	83	95	356	3

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Architecture Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
JSA Group, Inc.	4	10	14	23	20	18	5	94	
Kimley-Horn and Associates, Inc.	5	10	15	24	20	19	5	98	
Price Architecture Studio, LLC	4	9	12	23	18	18	5	89	
R.E. Chisholm Architects, Inc.	5	8	12	23	18	18	5	89	
Reviewer Name/Signature:				Fanny Carmona					
Date:	10-22-26								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Landscape Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Colliers Engineering & Design, Inc.	4	8	12	22	18	15	3	82	
Calvin, Giordano & Associates, Inc.	5	10	14	24	18	17	5	93	
Chen Moore and Associates, Inc.	4	9	14	23	18	17	4	89	
Curtis + Rogers Design Studio, Inc.	5	10	14	23	20	20	5	97	
Inspire Placemaking Collective, Inc.	5	10	14	23	20	20	5	97	
Kimley-Horn and Associates, Inc.	5	10	14	23	20	19	4	95	
Metric Engineering, Inc.	5	10	14	23	18	18	4	92	
Miller Legg	5	10	14	23	20	19	4	95	
Plusurbia Design	4	10	14	23	20	20	4	95	
Stantec Consulting Services, Inc.	4	10	14	23	18	18	5	92	
Reviewer Name/Signature: Fanny Carmona									
Date: 10-22-26									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Civil Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
The BetaJones Group, Inc.	4	9	14	23	18	19	5	92	
C.A.P. Engineering, Inc.	2	5	11	18	14	14	3	67	
Craig A. Smith & Associates	4	7	14	23	18	18	3	87	
Colliers Engineering & Design, Inc.	5	7	13	23	18	18	4	88	
Calvin, Giordano & Associates, Inc.	4	8	11	25	19	19	5	91	
Chen Moore and Associates, Inc.	3	8	14	23	17	18	4	87	
Civil Works, Inc.	2	7	15	23	20	19	5	91	
EAC Consulting, Inc.	2	6	13	22	18	19	5	85	
EXP U.S. Services Inc.	5	10	14	24	20	17	5	95	
Graef-USA Inc.	5	9	13	25	19	16	5	92	
HBC Engineering Company	5	9	11	23	17	16	4	85	
Kimley-Horn and Associates, Inc.	3	6	14	23	16	17	4	83	
MARLIN Engineering, Inc. now IMEG	4	8	15	25	20	20	5	97	
Metric Engineering, LLC	4	8	15	22	18	18	4	89	
Milian, Swain & Associates, Inc.	5	10	15	23	20	18	4	95	
R.J. Behar & Company, Inc.	4	9	14	22	18	18	5	90	
SRS Engineering	4	8	12	16	17	17	5	79	
Stantec Consulting Services, Inc.	5	10	13	23	20	20	5	96	
Reviewer Name/Signature:									
Date:									

Fanny Carmona

10-22-26

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Roadway Traffic & Transportation Planning and Engineering Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
C.A.P. Engineering, Inc.	4	8	13	22	17	18	5	87	
Colliers Engineering & Design, Inc.	4	7	13	21	17	16	4	82	
Calvin, Giordano & Associates, Inc.	4	10	14	24	20	20	5	97	
Chen Moore and Associates, Inc.	4	7	12	20	17	16	4	80	
Civil Works, Inc.	5	9	14	23	18	17	4	90	
The Corradino Group, Inc.	5	9	14	24	19	19	4	94	
EAC Consulting, Inc.	5	9	14	23	18	18	4	91	
HBC Engineering Company	4	9	13	22	17	18	5	88	
Kimley-Horn and Associates, Inc.	5	9	14	24	19	19	5	95	
MARLIN Engineering, Inc. now IMEG	5	9	14	23	18	17	4	90	
Metric Engineering, LLC	5	9	14	24	19	19	5	95	
R.J. Behar & Company, Inc.	5	9	14	24	19	19	4	94	
SRS Engineering	5	9	14	21	18	18	4	89	
Stantec Consulting Services, Inc.	5	10	14	24	19	19	5	96	

Reviewer Name/Signature: Fanny Carmona

Date: 10-22-26

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Urban Planning Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Calvin, Giordano & Associates, Inc.	5	9	14	24	19	19	5	95	
Chen Moore and Associates, Inc.	3	8	13	23	18	18	4	87	
The Corradino Group, Inc.	5	10	14	24	19	20	5	97	
EXP U.S. Services, Inc.	4	7	14	21	17	16	4	83	
Inspire Placemaking Collective, Inc.	4	8	14	23	18	19	5	91	
Kimley-Horn and Associates, Inc.	5	10	14	24	19	19	5	96	
MARLIN Engineering, Inc. now IMEG	3	8	13	23	18	18	4	87	
MHCP	5	8	12	21	16	15	3	80	
Plusurbia Design	5	10	14	24	19	19	4	95	
R.E. Chisholm Architects, Inc.	4	8	12	22	17	18	4	85	
Redevelopment Management Associates	3	8	13	23	18	18	3	86	
SRS Engineering	3	7	12	20	16	17	4	79	
Stantec Consulting Services, Inc.	3	8	13	23	18	18	5	88	

Reviewer Name/Signature: Fanny Carmona

Date: 10-22-26

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Electrical Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	9	13	22	18	19	5	91	
HBC Engineering Company	5	8	13	23	17	20	4	90	
Kimley-Horn and Associates, Inc.	5	9	14	21	18	18	4	89	
SGM Engineering, Inc.	5	8	14	23	20	18	4	92	
Reviewer Name/Signature:									
Date: 10-22-26									

FANNY CARMONA

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Structural Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
C.A.P. Engineering, Inc.	4	8	13	22	17	18	4	86	
EXP U.S. Services, Inc.	4	8	13	22	17	18	5	87	
Graef-USA, Inc.	4	7	13	22	17	16	4	83	
HBC Engineering Company	4	9	13	23	17	18	5	89	
Kimley-Horn and Associates, Inc.	4	9	13	23	19	18	5	91	
R.J. Behar & Company, Inc.	4	9	13	23	18	18	5	90	
Stantec Consulting Services, Inc.	4	9	13	23	19	18	5	91	
Reviewer Name/Signature:									
Date:									

Fanny Carmona

10-22-26

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Mechanical									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Graef-USA, Inc.	4	10	14	23	20	20	5	96	
Kimley-Horn and Associates, Inc.	5	8	15	25	20	20	5	98	
SGM Engineering, Inc.	5	9	14	24	20	20	5	97	
Reviewer Name/Signature:									
Date:	10-22-26								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Environmental Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Chen Moore and Associates, Inc.	5	10	14	23	20	19	5	96	
Kimley-Horn and Associates, Inc.	5	9	15	24	20	20	5	98	
Metric Engineering, LLC.	4	9	14	23	18	19	4	91	
Professional Services Industries, Inc.	5	8	14	23	19	19	4	92	
Stantec Consulting Services, Inc.	4	8	12	22	19	20	4	89	
Reviewer Name/Signature:									
Date:									

Fanny Carmona

10-22-26

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Fire Protection									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	10	14	23	19	20	5	96	
Kimley-Horn and Associates, Inc.	5	10	14	24	20	20	5	98	
SGM Engineering, Inc.	4	9	14	24	20	20	5	96	
Reviewer Name/Signature:					Fanny Carmona				
Date:	10.22.26								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Plumbing									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	10	14	23	19	20	5	96	
Kimley-Horn and Associates, Inc.	4	10	15	23	20	20	5	97	
SGM Engineering, Inc.	4	10	15	23	19	19	4	94	
Reviewer Name/Signature:									
Date:									

Fanny Carmona

10-22-26

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Architecture Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
JSA Group, Inc.	4	8	10	15	15	15	0	67	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
Price Architecture Studio, LLC	5	10	15	25	20	20	5	100	
R.E. Chisholm Architects, Inc.	5	10	15	25	20	18	1	94	

Reviewer Name/Signature:

Date: 10/22/2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Landscape Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Colliers Engineering & Design, Inc.	5	10	10	20	15	20	2	82	
Calvin, Giordano & Associates, Inc.	5	10	13	25	20	20	0	93	
Chen Moore and Associates, Inc.	5	10	15	25	20	5	0	80	
Curtis + Rogers Design Studio, Inc.	5	10	15	25	20	20	4	99	
Inspire Placemaking Collective, Inc.	5	10	15	25	17	20	5	97	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
Metric Engineering, Inc.	5	10	15	25	20	20	5	100	
Miller Legg	5	10	10	20	15	20	2	82	
Plusurbia Design	**5**	**10**	**15**	**25**	**20**	**20**	**5**	100	
Stantec Consulting Services, Inc.	5	10	15	25	20	20	5	100	
Reviewer Name/Signature: EAM JV									
Date: 10/22/2026									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Civil Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
The BetaJones Group, Inc.	5	10	10	15	15	0	0	55	Lack of acknowledgement of team members accomplishments
C.A.P. Engineering, Inc.	5	10	10	23	20	20	0	88	
Craig A. Smith & Associates	5	8	12	20	20	15	0	80	
Colliers Engineering & Design, Inc.	5	10	10	20	15	20	3	83	
Calvin, Giordano & Associates, Inc.	5	10	13	25	20	20	0	93	
Chen Moore and Associates, Inc.	5	10	15	25	20	5	0	80	
Civil Works, Inc.	5	10	15	25	20	20	0	95	
EAC Consulting, Inc.	5	10	14	24	20	20	3	96	
EXP U.S. Services Inc.	5	8	13	20	18	20	0	84	
Graef-USA Inc.	5	10	13	18	20	20	0	86	
HBC Engineering Company	5	10	15	25	20	20	5	100	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
MARLIN Engineering, Inc. now IMEG	5	10	15	25	20	20	3	98	
Metric Engineering, LLC	5	10	15	25	20	20	5	100	
Milian, Swain & Associates, Inc.	5	10	15	25	20	20	1	96	
R.J. Behar & Company, Inc.	5	10	14	23	20	20	0	92	
SRS Engineering	5	10	13	18	20	20	0	86	
Stantec Consulting Services, Inc.	5	10	15	25	20	20	5	100	

Reviewer Name/Signature: EM JV

Date: 10/22/2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Roadway Traffic & Transportation Planning and Engineering Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
C.A.P. Engineering, Inc.	5	10	10	23	20	20	0	88	
Colliers Engineering & Design, Inc.	5	10	8	18	15	20	3	79	
Calvin, Giordano & Associates, Inc.	5	10	13	25	20	20	0	93	
Chen Moore and Associates, Inc.	5	10	15	25	20	5	0	80	
Civil Works, Inc.	5	10	15	25	20	20	0	95	
The Corradino Group, Inc.	5	10	13	22	20	20	0	90	
EAC Consulting, Inc.	5	10	14	24	20	20	3	96	
HBC Engineering Company	5	10	15	25	20	20	5	100	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
MARLIN Engineering, Inc. now IMEG	5	10	15	25	20	20	3	98	
Metric Engineering, LLC	5	10	15	25	20	20	5	100	
R.J. Behar & Company, Inc.	5	10	14	23	20	20	0	92	
SRS Engineering	5	10	13	18	20	20	0	86	
Stantec Consulting Services, Inc.	5	10	15	25	20	20	5	100	

Reviewer Name/Signature: EMJ ✓

Date: 10/22/2025

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Urban Planning Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Calvin, Giordano & Associates, Inc.	5	10	13	25	20	20	0	93	
Chen Moore and Associates, Inc.	5	10	15	25	20	5	0	80	
The Corradino Group, Inc.	5	10	13	22	20	20	0	90	
EXP U.S. Services, Inc.	5	8	13	20	18	20	0	84	
Inspire Placemaking Collective, Inc.	5	10	15	25	20	20	5	100	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
MARLIN Engineering, Inc. now IMEG	5	10	15	25	20	20	3	98	
MHCP	4	8	13	20	10	15	0	70	
Plusurbia Design	5	10	15	25	20	20	5	100	
R.E. Chisholm Architects, Inc.	5	10	14	20	20	18	1	88	
Redevelopment Management Associates	5	9	13	20	20	18	1	86	
SRS Engineering	5	10	13	18	20	20	0	86	
Stantec Consulting Services, Inc.	5	10	15	25	20	20	5	100	

Reviewer Name/Signature: EMJV

Date: 6/22/2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Electrical Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Graef-USA, Inc.	5	10	13	18	20	20	0	86	
HBC Engineering Company	5	10	15	25	20	20	5	100	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
SGM Engineering, Inc.	**5**	**10**	**14**	**20**	**19**	**20**	**1**	89	
Reviewer Name/Signature: CMJV									
Date: 10/22/2026									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Structural Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
C.A.P. Engineering, Inc.	5	10	10	23	20	20	0	88	
EXP U.S. Services, Inc.	5	8	13	20	18	20	0	84	
Graef-USA, Inc.	5	10	13	18	20	20	0	86	
HBC Engineering Company	5	10	15	25	20	20	5	100	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
R.J. Behar & Company, Inc.	5	10	14	23	20	20	0	92	
Stantec Consulting Services, Inc.	5	10	15	25	20	19	5	99	
Reviewer Name/Signature: EHTJV									
Date: 10/22/2026									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Mechanical									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Graef-USA, Inc.	5	10	13	18	20	20	0	86	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
SGM Engineering, Inc.	5	10	14	20	19	20	1	89	
Reviewer Name/Signature: EMJV									
Date: 10/22/2026									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Environmental Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Chen Moore and Associates, Inc.	5	10	15	25	20	5	0	80	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
Metric Engineering, LLC.	5	10	15	25	20	20	5	100	
Professional Services Industries, Inc.	5	10	15	20	20	17	2	89	
Stantec Consulting Services, Inc.	5	10	15	25	20	20	5	100	
Reviewer Name/Signature: EMJV									
Date: 10/22/2026									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Fire Protection									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Graef-USA, Inc.	5	10	13	18	20	20	0	86	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
SGM Engineering, Inc.	5	10	14	20	19	20	1	89	
Reviewer Name/Signature: EM JV									
Date: 10/22/2026									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Plumbing									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	10	13	18	20	20	0	86	
Kimley-Horn and Associates, Inc.	5	10	13	20	15	18	2	83	
SGM Engineering, Inc.	5	10	14	20	19	20	1	89	

Reviewer Name/Signature: EMJV

Date: 10/22/2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Architecture Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
JSA Group, Inc.	5	8	7	18	15	20	1	74	PM not urban desig or open space planning, no mention of environmental design, other members do mention these other items. Not much city work, work for county and schools mostly - all on budget. No Mention of GIS but nice renderings. No mention of diversity.
Kimley-Horn and Associates, Inc.	5	8	12	22	18	18	4	87	Based on org chart, architecture is contracted out and only landscape architecture is in-house.
Price Architecture Studio, LLC	4	8	14	16	15	16	4	77	A lot of subs on board, mention of diversity, a lot of projects mentioned were not done by the prime.
R.E. Chisholm Architects, Inc.	5	10	14	24	20	10	0	83	Lots of designing parks experience. Mentioned unrealistic time lines and budget as reasoning for being over budget and not on schedule, did not find that language necessary. No mention of diversity.
Reviewer Name/Signature: Marilyn Gamble									
Date: 10/22/26									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Landscape Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Colliers Engineering & Design, Inc.	5	8	8	15	16	16	1	69	Mentions tree inventory and GIS, one over budget project, not many projects highlighted throughout report, work seems mostly civil. No mention of diversity, 1 point for diverse team.
Calvin, Giordano & Associates, Inc.	5	10	12	23	20	14	4	88	Main PM more Civil based. Didn't see a lot of lanscape related items but did mention tree planting and awards for landscape design. Lots of city work outlined. Didn't include over budget costs of projects on recommendation sheets, mostly TBD. Mention of diversity and diverse team.
Chen Moore and Associates, Inc.	5	10	12	24	18	14	3	86	PM's experience is heavy Civil, playground and park projects, MDC work, over budget projects in references by a significant amount. No mention of diversity but very diverse team.
Curtis + Rogers Design Studio, Inc.	5	10	13	25	20	12	2	87	FDOT, MDC and other municipalities, mention of GIS. PM only meets minimum experience (7 years). All members are landscape architects. Mention of green infrastructure projects and bioretention projects. All projects are very over budget. No mention of diversity.
Inspire Placemaking Collective, Inc.	5	8	7	20	20	16	1	77	PM's experience did not seem to involve the depth of design/ design review and types of projects outlined in the RFQ. FDOT Cert., MDC Cert. A hundfull of previous projects were over budget.
Kimley-Horn and Associates, Inc.	5	10	12	25	20	18	4	94	Lot of mention of master plants, landscape design and GIS. Some projects over budget, larger scale. Mentions diversity as part of slogan.
Metric Engineering, Inc.	5	10	14	25	20	19	S	98	Mention of hiring minority and women-owned. Based on RFQ master plans, open space, streetscape all included. PM streetscape experience. Mention of landscaping, tree inventory, and importing data to GIS. Lots of comparable city work. FDOT work, on budget projects.

Miller Legg	5	10	15	25	19	19	0	93	MDC and municipal work, all lanscape architects, mention of landscape master plans and tree assessments, on budget projects. No mention of diversity.
Plusurbia Design	5	10	13	22	19	19	4	92	More concentration on urban planning, mostly urban planners on staff, MDC and city work. Mention of master plan, mention of help with resiliency code changes. Projects within budget. Mention of diversity, somewhat diverse team.
Stantec Consulting Services, Inc.	5	10	14	23	19	19	1	91	More urban planning and civil projects than landscape architecture projects outlined. MDC and city work. Mention of comprehensive plan (for VPB). Lot of references submitted. No mention of diversity.
Reviewer Name/Signature: Marilyn Gaston									
Date: 10/22/24									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Civil Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
The BetaJones Group, Inc.	3	8	15	18	18	18	0	80	Seems like a very small team or didn't highlight all members, organization of report did not match RFQ, MDC and city work, small projects on reference and over budget on some. No mention of diversity and lacks a versatile team.
C.A.P. Engineering, Inc.	5	10	14	23	19	18	1	90	FDOT, MDC, and city work, mention of master plan, most projects are related to one city, one over budget project. PMs experience seems less city based. No mention of diversity. No mention of GIS
Craig A. Smith & Associates	5	10	15	22	18	19	5	94	Surveying in-house, mention of master plans, mostly stormwater related experience among team members, all city work, FDOT credentials, mention of GIS, on budget projects. Section dedicated to diversity.
Colliers Engineering & Design, Inc.	5	10	14	22	16	16	1	84	Mentions stormwater and GIS, one over budget project, not many projects highlighted throughout report. No mention of diversity, 1 point for diverse team.
Calvin, Giordano & Associates, Inc.	5	10	15	25	20	14	4	93	Main PM more Civil based. Lots of city work outlined. Didn't include over budget costs of projects on recommendation sheets, mostly TBD. Mention of diversity and diverse team.
Chen Moore and Associates, Inc.	5	10	15	24	18	14	3	89	PM's experience is heavy Civil, MDC work, over budget projects in references by a significant amount. No mention of diversity but very diverse team.
Civil Works, Inc.	5	10	15	25	18	14	4	91	Mention of GIS, FDOT projects, stormwater master plans, MDC projects, traffic calming. Didn't include initial value of projects in references, can't tell if on budget. Most projects are of larger scale than city work. Mention of diversity, somewhat diverse team.
EAC Consulting, Inc.	5	10	15	25	19	19	3	96	Dedicated person for master planning studies, FDOT work and city work, modeling projects, traffic calming, one project over budget, diverse team - no mention of diversity. PM has stormwater and roadway experience.

EXP U.S. Services Inc.	4	10	13	24	20	14	3	88	9 contracts currently with municipalities, FDOT work, references show missing budget values, PM has broad experience, all high-level. No mention of diversity but diverse team.
Graef-USA Inc.	5	8	10	18	17	14	3	75	A lot of the resumes have the same project experience listed. City work, MDC work. Proposal seems less civil based and more electrical/ fire/ structural. References don't specify budget amounts. No mention of diversity but diverse team.
HBC Engineering Company	5	10	13	24	17	12	4	85	FDOT projects, MDC projects, not as much city work experience. Over budget or no amounts listed on reference forms. Includes section on diversity and has diverse team.
Kimley-Horn and Associates, Inc.	5	10	15	25	20	18	4	97	Lots of mention of master plans, stormwater and GIS. Some projects over budget, larger scale. Mentions diversity as part of slogan. Also mentions modeling
MARLIN Engineering, Inc. now IMEG	5	8	13	23	18	19	3	89	Significant amount of consultants, MDC and city work, traffic calming studies, master plans. Seems predominantly roadway experience. Subconsultant for drainage. Lots of references, all on budget. No mention of diversity but diverse team.
Metric Engineering, LLC	5	10	15	25	20	19	5	99	Mention of hiring minority and women-owned. Diverse civil team. Mention of GIS and modeling. Lots of comparable city work. FDOT work, on budget projects.
Milian, Swain & Associates, Inc.	4	7	13	19	17	14	1	75	MDC work and city work, small team, not many projects outlined - a couple of roadway and drainage improvements, some references don't have budget amounts. No mention of diversity.
R.J. Behar & Company, Inc.	5	8	14	23	19	20	5	94	Minority owned. City, county and FDOT work. Don't see master plans or reports highlighted, mostly physical projects. Not as many stormwater projects. All on budget projects, considerable references.
SRS Engineering	2	6	10	19	16	10	1	64	Consulting out a considerable amount of work. City and MDC work. Not a lot of projects highlighted. Only saw two references and had no budget listed. PMs experience in roadway.

Stantec Consulting Services, Inc.	5	10	14	24	19	19	1	92	More urban planning and civil projects. MDC and city work. Mention of sub for data collection but has traffic engineering in-house. Lot of references submitted. No mention of diversity.
Reviewer Name/Signature: Marilyn Gesler									
Date: 10/22/24									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis Roadway Traffic & Transportation Planning and Engineering Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
C.A.P. Engineering, Inc.	5	10	14	23	19	18	1	90	FDOT, MDC, and city work, mention of master plan, most projects are related to one city, one over budget project. PMs experience seems less city based. No mention of diversity. Using no sub consultants. No mention of GIS
Colliers Engineering & Design, Inc.	5	10	14	20	18	16	1	84	Not many traffic operations related projects, one over budget project, not many projects highlighted throughout report. No mention of diversity, 1 point for diverse team.
Calvin, Giordano & Associates, Inc.	5	10	12	25	20	14	4	90	Main PM more Civil based. Included t5raffic engineering work and mentioned GIS support. Lots of city work outlined. Didn't include over budget costs of projects on recommendation sheets, mostly TBD. Mention of diversity and diverse team.
Chen Moore and Associates, Inc.	5	10	10	22	15	14	3	79	PM's experience is heavy Civil, MDC work, over budget projects in references by a significant amount. No mention of diversity but very diverse team. They have their sub mixed into their team so it's hard to tell which work belongs to who, Caltran doing all traffic related work.
Civil Works, Inc.	5	10	15	25	18	14	4	91	Mention of GIS, FDOT projects, MDC projects, traffic calming. Didn't include initial value of projects in references, can't tell if on budget. Most projects are of larger scale than city work. Mention of diversity, somewhat diverse team. One eng for traffic studies.
The Corradino Group, Inc.	5	9	15	23	18	19	5	94	Traffic engineers on staff, majority city work, transportation master plans, not a lot of projects outlined. Comprehensive plan, FDOT Cert. Projects provided are in budget. Mention of diversity and diverse team.
EAC Consulting, Inc.	5	10	15	25	19	19	3	96	Dedicated person for master planning studies, FDOT work and city work, modeling projects, traffic calming, one project over budget, diverse team - no mention of diversity. PM has stormwater and roadway experience.

HBC Engineering Company	5	10	14	24	17	12	4	86	FDOT projects, MDC projects, not as much city work experience. Over budget or no amounts listed on reference forms. Includes section on diversity and has diverse team. Traffic engineer on staff.
Kimley-Horn and Associates, Inc.	5	10	13	25	20	18	4	95	Team dedicated to traffic engineeiring, mention of GIS. Some projects over budget, larger scale. Mentions diversity as part of slogan. Also mentions modeling. PM work less planning and traffic engineering based.
MARLIN Engineering, Inc. now IMEG	5	10	14	23	18	19	3	92	Significant amount of consultants, MDC and city work, traffic calming studies, master plans. Seems predominantly roadway experience. Subconsultant for drainage. Lots of references, all on budget. No mention of diversity but diverse team.
Metric Engineering, LLC	5	10	12	25	20	19	5	96	mention of hiring minority and women-owned. Team dedicated to traffing engineering, traffic operation projects mentioned. Mention of GIS and modeling. Lots of comparable city work. FDOT work, on budget projects.
R.J. Behar & Company, Inc.	5	8	14	24	19	20	5	95	Minority owned. City, county and FDOT work. Don't see master plans or reports highlighted, mostly physical projects. Not as many stormwater projects. All on budget projects, considerable references. Traffic engineers on staff
SRS Engineering	2	6	13	19	16	10	1	67	Consulting out a considerable amount of work. City and MDC work. Not a lot of projects highlighted. Only saw two references and had no budget listed. PMs experience in roadway.
Stantec Consulting Services, Inc.	5	10	14	24	19	19	1	92	More urban planning and civil projects. MDC and city work. Mention of sub for data collection but has traffic engineering in-house. Lot of references submitted. No mention of diversity.
Reviewer Name/Signature: Marilyn Gale									
Date: 10/22/24									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Urban Planning Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Calvin, Giordano & Associates, Inc.	5	10	12	25	20	14	4	90	Main PM more Civil based. Mention of master plans and specifically urban forestry master planning stood out. Lots of city work outlined. Didn't include over budget costs of projects on recommendation sheets, mostly TBD. Mention of diversity and diverse team.
Chen Moore and Associates, Inc.	5	10	12	24	18	14	3	86	PM's experience is heavy Civil, playground and park projects, MDC work, over budget projects in references by a significant amount. No mention of diversity but very diverse team.
The Corradino Group, Inc.	5	9	15	23	18	19	5	94	Traffic engineers on staff, majority city work, transportation master plans, not a lot of projects outlined. Comprehensive plan, FDOT Cert. Projects provided are in budget. Mention of diversity and diverse team.
EXP U.S. Services, Inc.	4	10	10	18	14	14	3	73	9 contracts currently with municipalities, FDOT work, references show missing budget values, PM has broad experience, all high-level. No mention of diversity but diverse team. Team seems more engineering based than planning based, not many plannig projects.
Inspire Placemaking Collective, Inc.	5	8	7	22	19	16	1	78	Not much related to GIS or economic analysis.
Kimley-Horn and Associates, Inc.	5	10	12	25	18	18	4	92	No specific reference of urban planning projects, mostly listed as part of a whole. Some projects over budget, larger scale. Mentions diversity as part of slogan. Also mentions modeling. PM work less planning based.
MARLIN Engineering, Inc. now IMEG	5	9	13	23	18	19	3	90	Significant amount of consultants, MDC and city work, traffic calming studies, master plans. Seems predominantly roadway experience. Subconsultant for drainage. Lots of references, all on budget. No mention of diversity but diverse team.

MHCP	5	10	15	20	17	19	4	90	City work, also MDC USDOT work. Comprehensive plan, neighborhood planning, transit projects. Mention of GIS and MKSK plan. PM lots of rage in work in terms of plan. Mention of project with diversity, diverse team. Budget.
Plusurbia Design	5	10	15	25	19	19	4	97	More concentration on urban planning, mostly urban planners on staff, MDC and city work. Mention of master plan, mention of help with resiliency code changes. Projects within budget. Mention of diversity, somewhat diverse team.
R.E. Chisholm Architects, Inc.	5	10	14	24	19	10	0	82	Lots of designing parks experience. Mentioned unrealistic time lines and budget as reasoning for being over budget and not on schedule, did not find that language necessary. No mention of diversity. No mention of GIS
Redevelopment Management Associates	2	8	12	18	16	18	3	77	Report could've been presented better - too wordy, not enough visuals. City work, master plans. Some contracts missing budget pricing. Diverse team.
SRS Engineering	2	6	10	19	16	10	1	64	Consulting out a considerable amount of work. City and MDC work. Not a lot of projects highlighted. Only saw two references and had no budget listed. PMs experience in roadway.
Stantec Consulting Services, Inc.	5	10	15	25	19	19	1	94	More urban planning and civil projects. MDC and city work. Mention of sub for data collection but has traffic engineering in-house. Lot of references submitted. No mention of diversity.
Reviewer Name/Signature:	Winnie Gelin								
Date:	10/28/26								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Electrical Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	8	9	22	19	14	3	80	A lot of the resumes have the same project experience listed. City work, MDC work. Proposal seems less civil based and more electrical/ fire/ structural. References don't specify budget amounts. No mention of diversity but diverse team.
HBC Engineering Company	5	10	13	22	18	12	4	84	FDOT projects, MDC projects, not as much city work experience. Over budget or no amounts listed on reference forms. Includes section on diversity and has diverse team. Quite a few electrical projects outlined, electrical engineer on staff.
Kimley-Horn and Associates, Inc.	5	8	12	18	16	18	4	81	No mention of electrical projects more of a sub category to larger projects. Some projects over budget, larger scale. Mentions diversity as part of slogan. PM work less electrical based. RFQ mentions more hands on installation work while this is more design.
SGM Engineering, Inc.	5	7	13	23	19	14	5	86	Minority business, City work mostly, references don't have budget amounts. Electrical engineers on staff.
Reviewer Name/Signature: Marilyn Graham									
Date: 10/22/26									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Structural Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
C.A.P. Engineering, Inc.	5	10	14	25	19	18	1	92	FDOT, MDC, and city work, mention of master plan, most projects are related to one city, one over budget project. PMs experience seems less city based. No mention of diversity. Using no sub consultants. No mention of GIS, lots of structural experience mentioned.
EXP U.S. Services, Inc.	4	10	12	22	20	14	3	85	9 contracts currently with municipalities, FDOT work, references show missing budget values, PM has broad experience, all high-level. No mention of diversity but diverse team. Not many structural projects listed.
Graef-USA, Inc.	5	8	9	22	19	14	3	80	A lot of the resumes have the same project experience listed. City work, MDC work. Proposal seems less civil based and more electrical/ fire/ structural. References don't specify budget amounts. No mention of diversity but diverse team.
HBC Engineering Company	5	10	13	24	18	12	4	86	FDOT projects, MDC projects, not as much city work experience. Over budget or no amounts listed on reference forms. Includes section on diversity and has diverse team. Structural experience seems almost soley FDOT, structural engineer on staff.
Kimley-Horn and Associates, Inc.	5	10	14	25	18	18	4	94	Structural Engineers on staff/ inspectors. Some projects over budget, larger scale. Mentions diversity as part of slogan. Also mentions modeling. No specific mention of providing this surface to other municipalities.
R.J. Behar & Company, Inc.	5	8	13	23	19	20	5	93	Minority owned. City, county and FDOT work. Don't see master plans or reports highlighted, mostly physical projects. Not as many stormwater projects. All on budget projects, considerable references. Structural eng on staff, didn't see many structural projects.

Stantec Consulting Services, Inc.	5	10	14	24	19	19	1	92	More urban planning and civil projects. MDC and city work. Mention of sub for data collection but has traffic engineering in-house. Lot of references submitted. No mention of diversity. One PM specializing in structural, principal has structural experience.
Reviewer Name/Signature: Marilyn Gaylor									
Date: 10/28/26									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Mechanical									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	8	9	22	19	14	3	80	A lot of the resumes have the same project experience listed. City work, MDC work. Proposal seems less civil based and more electrical/ fire/ structural. References don't specify budget amounts. No mention of diversity but diverse team.
Kimley-Horn and Associates, Inc.	5	8	12	18	16	18	4	81	No mention of mechanical projects. Some projects over budget, larger scale. Mentions diversity as part of slogan. PM work less mechanical based. RFQ mentions more hands on installation work while this is more design.
SGM Engineering, Inc.	5	7	13	23	19	14	5	86	Minority business, City work mostly, references don't have budget amounts. Electrical engineers on staff.
Reviewer Name/Signature: Marilyn Gesler									
Date: 10/22/24									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Environmental Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Chen Moore and Associates, Inc.	5	10	14	25	20	14	3	91	Environmental scientists on staff which stood out. Mitigation and master plans mentioned, MDC work, over budget projects in references by a significant amount. No mention of diversity but very diverse team.
Kimley-Horn and Associates, Inc.	5	10	15	25	20	18	4	97	Environmental Engineers on staff, mentions environmental reports. Lots of mention of master plans, stormwater and GIS. Some projects over budget, larger scale. Mentions diversity as part of slogan. Also mentions modeling.
Metric Engineering, LLC.	5	10	14	25	20	19	5	98	mention of hiring minority and women-owned. Studies and grant work mentioned. Mention of GIS and modeling. Lots of comparable city work. FDOT work, on budget projects.
Professional Services Industries, Inc.	5	10	12	23	20	19	3	92	City work and MDC work, can't tell who is the overall project manager - assuming senior project manager, a lot of sub consultants, references show on budget projetcs. No mention of diversity but diverse team.
Stantec Consulting Services, Inc.	5	10	14	24	19	19	1	92	More urban planning and civil projects. MDC and city work. Mention of sub for data collection but has traffic engineering in-house. Lot of references submitted. No mention of diversity. One PM specializing in enviornmental eng.
Reviewer Name/Signature: Marilyn Gaulan									
Date: 10/22/24									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Fire Protection									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	8	9	24	19	14	3	82	A lot of the resumes have the same project experience listed. City work, MDC work. Proposal seems less civil based and more electrical/ fire/ structural. References don't specify budget amounts. No mention of diversity but diverse team. Specific personnel for Fire.
Kimley-Horn and Associates, Inc.	5	8	12	18	16	18	4	81	Fire station work. Some projects over budget, larger scale. Mentions diversity as part of slogan. PM work less electrical based.
SGM Engineering, Inc.	5	7	13	23	19	14	5	86	Minority business, City work mostly, references don't have budget amounts. Electrical engineers on staff.
Reviewer Name/Signature: Marilyn Gamboa									
Date: 10/22/26									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Plumbing									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	8	9	22	19	14	3	80	A lot of the resumes have the same project experience listed. City work, MDC work. Proposal seems less civil based and more electrical/ fire/ structural. References don't specify budget amounts. No mention of diversity but diverse team.
Kimley-Horn and Associates, Inc.	5	8	12	18	16	18	4	81	One employee with experience in all three: electrical, fire, plumbing - so not specialized. Some projects over budget, larger scale. Mentions diversity as part of slogan. PM work less electrical based.
SGM Engineering, Inc.	5	7	13	23	19	14	5	86	Minority business, City work mostly, references don't have budget amounts. Electrical engineers on staff.
Reviewer Name/Signature: Marilyn Graeler									
Date: 10/22/24									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Architecture Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
JSA Group, Inc.	5	9	13	23	20	19	5	94	
Kimley-Horn and Associates, Inc.	5	8	12	22	19	19	5	90	
Price Architecture Studio, LLC	5	8	12	21	19	18	5	88	
R.E. Chisholm Architects, Inc.	5	10	14	24	20	19	5	97	

Reviewer Name/Signature: Dionisio F. Torres

Date: 10-13-2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Landscape Design									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Colliers Engineering & Design, Inc.	5	9	13	23	19	19	5	93	
Calvin, Giordano & Associates, Inc.	5	9	14	23	20	20	5	96	
Chen Moore and Associates, Inc.	5	9	14	23	19	20	5	95	
Curtis + Rogers Design Studio, Inc.	5	10	15	23	20	20	5	98	
Inspire Placemaking Collective, Inc.	5	9	14	23	19	19	5	94	
Kimley-Horn and Associates, Inc.	5	10	15	23	20	20	5	98	
Metric Engineering, Inc.	5	10	15	23	20	19	5	97	
Miller Legg	5	10	15	24	20	20	5	99	
Plusurbia Design	5	9	13	23	19	19	5	93	
Stantec Consulting Services, Inc.	5	10	15	23	20	20	5	98	
Reviewer Name/Signature:	Dionicio F. Torres								
Date:	10-13-2026								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Civil Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
The BetaJones Group, Inc.	5	9	14	22	18	18	5	91	
C.A.P. Engineering, Inc.	5	9	13	22	18	18	5	90	
Craig A. Smith & Associates	5	9	14	22	18	18	5	91	
Colliers Engineering & Design, Inc.	5	10	14	22	19	19	5	94	
Calvin, Giordano & Associates, Inc.	5	10	14	22	18	18	5	92	
Chen Moore and Associates, Inc.	5	9	14	22	18	18	5	91	
Civil Works, Inc.	5	9	14	22	18	18	5	91	
EAC Consulting, Inc.	5	10	14	23	19	19	5	95	
EXP U.S. Services Inc.	5	10	14	22	19	19	5	94	
Graef-USA Inc.	5	10	14	22	19	19	5	94	
HBC Engineering Company	5	10	14	23	18	18	5	93	
Kimley-Horn and Associates, Inc.	5	10	14	22	18	18	5	92	
MARLIN Engineering, Inc. now IMEG	5	10	14	22	18	18	5	92	
Metric Engineering, LLC	5	10	14	22	18	18	5	92	
Milian, Swain & Associates, Inc.	5	9	14	22	18	18	5	91	
R.J. Behar & Company, Inc.	5	10	14	22	18	18	5	92	
SRS Engineering	5	10	14	22	18	18	5	92	
Stantec Consulting Services, Inc.	5	10	14	22	18	18	5	92	

Reviewer Name/Signature: Dionisio F. Torres

Date: 10-18-2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Roadway Traffic & Transportation Planning and Engineering Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
C.A.P. Engineering, Inc.	5	8	14	21	18	18	5	89	
Colliers Engineering & Design, Inc.	5	9	14	22	19	19	5	93	
Calvin, Giordano & Associates, Inc.	5	9	14	22	18	18	5	91	
Chen Moore and Associates, Inc.	5	9	14	22	18	18	5	91	
Civil Works, Inc.	5	9	14	22	17	18	5	90	
The Corradino Group, Inc.	5	9	14	23	19	19	5	94	
EAC Consulting, Inc.	5	9	14	22	18	18	5	91	
HBC Engineering Company	5	9	14	23	19	19	5	94	
Kimley-Horn and Associates, Inc.	5	9	14	22	18	18	5	91	
MARLIN Engineering, Inc. now IMEG	5	10	14	23	19	19	5	95	
Metric Engineering, LLC	5	9	14	22	19	19	5	93	
R.J. Behar & Company, Inc.	5	9	14	22	18	18	5	91	
SRS Engineering	5	9	14	21	18	18	5	90	
Stantec Consulting Services, Inc.	5	9	14	22	19	18	5	92	

Reviewer Name/Signature: Dionicio F. Torres

Date: 10-13-2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
General Urban Planning Services									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Calvin, Giordano & Associates, Inc.	5	10	14	23	19	19	5	95	
Chen Moore and Associates, Inc.	5	9	14	22	18	18	5	91	
The Corradino Group, Inc.	5	10	14	24	19	19	5	96	
EXP U.S. Services, Inc.	5	9	14	22	18	18	5	91	
Inspire Placemaking Collective, Inc.	5	10	14	24	19	19	5	96	
Kimley-Horn and Associates, Inc.	5	9	14	22	18	18	5	91	
MARLIN Engineering, Inc. now IMEG	5	9	14	23	19	19	5	94	
MHCP	5	9	13	22	17	18	5	89	
Piusurbia Design	5	9	13	22	18	18	5	90	
R.E. Chisholm Architects, Inc.	5	9	14	22	18	18	5	91	
Redevelopment Management Associates	5	9	14	22	18	18	5	91	
SRS Engineering	5	9	13	22	18	18	5	90	
Stantec Consulting Services, Inc.	5	9	13	23	19	18	5	92	

Reviewer Name/Signature: Dionisio F. Torres

Date: 10-13-2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Electrical Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Graef-USA, Inc.	5	10	14	24	20	19	5	97	
HBC Engineering Company	5	10	14	24	19	19	5	96	
Kimley-Horn and Associates, Inc.	5	10	13	23	18	19	5	93	
SGM Engineering, Inc.	5	10	14	24	19	19	5	96	
Reviewer Name/Signature: Dionicio F. Torres									
Date: 10-13-2026									

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Structural Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
C.A.P. Engineering, Inc.	5	8	12	21	17	19	5	87	
EXP U.S. Services, Inc.	5	9	13	23	19	19	5	93	
Graef-USA, Inc.	5	9	13	22	18	19	5	91	
HBC Engineering Company	5	9	12	22	17	19	5	89	
Kimley-Horn and Associates, Inc.	5	10	14	23	19	19	5	95	
R.J. Behar & Company, Inc.	5	9	12	22	18	19	5	90	
Stantec Consulting Services, Inc.	5	10	14	23	19	19	5	95	

Reviewer Name/Signature: Dionicio F. Torres

Date: 10-18-2026

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Mechanical									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Graef-USA, Inc.	5	10	14	24	19	19	5	96	
Kimley-Horn and Associates, Inc.	5	9	14	24	19	19	5	95	
SGM Engineering, Inc.	5	9	14	24	19	19	5	95	
Reviewer Name/Signature:	Dionisio F. Torres								
Date:	10-13-2026								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Environmental Engineering									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Chen Moore and Associates, Inc.	5	9	14	23	19	19	5	94	
Kimley-Horn and Associates, Inc.	5	9	14	24	19	19	5	95	
Metric Engineering, LLC.	5	9	14	24	19	19	5	95	
Professional Services Industries, Inc.	5	10	14	24	19	19	5	96	
Stantec Consulting Services, Inc.	5	9	14	23	19	19	5	94	
Reviewer Name/Signature:	Dionicio F. Tome								
Date:	10-18-2026								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Fire Protection									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	5	10	15	25	20	20	5	TOTAL	Notes
Graef-USA, Inc.	5	10	14	24	19	19	5	96	
Kimley-Horn and Associates, Inc.	5	9	14	24	19	19	5	95	
SGM Engineering, Inc.	5	10	14	24	19	19	5	96	
Reviewer Name/Signature:	Dionisio F. Torre								
Date:	10-13-2026								

RFQ# 2026-11-015 - Professional Consulting Services on Continuing Agreement Basis									
Plumbing									
Criteria	Evaluation Criteria No. 1	Evaluation Criteria No. 2	Evaluation Criteria No. 3	Evaluation Criteria No. 4	Evaluation Criteria No. 5	Evaluation Criteria No. 6	Evaluation Criteria No. 7		
Points Allowed	**5**	**10**	**15**	**25**	**20**	**20**	**5**	**TOTAL**	**Notes**
Graef-USA, Inc.	5	9	14	24	19	19	5	95	
Kimley-Horn and Associates, Inc.	5	9	14	24	19	19	5	95	
SGM Engineering, Inc.	5	9	14	24	19	19	5	95	
Reviewer Name/Signature:	Dionisio F. Torres								
Date:	10-13-2026								

REQUEST FOR QUALIFICATIONS

Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

TITLE:

Professional Consulting Services on Continuing Agreement Basis for Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical Engineering, Structural Engineering, Environmental Engineering, Fire Protection and Plumbing

RFQ NO.:

2026-11-015

DUE DATE:

Tuesday, September 8th, 2026 on or before 11:00 a.m. EST (Municipal Building)

ISSUED: Tuesday, August 4th, 2026

CONTACT PERSON:

Procurement Specialist
Alessia Bencomo
Finance Department – Procurement Division
abencomo@palmettobay-fl.gov

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SECTION 1.0: Advertisement

REQUEST FOR QUALIFICATIONS (RFQ)
Professional Consulting Services on Continuing Agreement Basis
No. 2026-11-015

The Village of Palmetto Bay is accepting sealed proposals from qualified firms or teams of firms (the Consultants) for Professional Services for the Village. The services shall include but not limited to: Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical and Structural Engineering & Environmental Engineering, Fire Protection and Plumbing. These services are to be provided with certain performance measures defined by this RFQ. The Village will **receive sealed proposals no later than 11:00 a.m.** on or before **Tuesday, September 8th, 2026** (late submittals, email submittals, and facsimile submissions will not be accepted) **by the Village Clerk at the Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157**. All proposals received will be publicly opened and read aloud on said date and time before the Procurement Specialist or designee.

To be considered, all interested Parties must request copies of the documents and submit one (1) original and a flash drive containing a copy of the entire original submission in one (1) sealed package titled **"Professional Consulting Services on Continuing Agreement Basis RFQ# 2026-11-015"**. **THE PACKAGE MUST BE CLEARLY LABELED TO THE ATTENTION OF THE VILLAGE CLERK, INCLUDING THE PACKAGE TITLE.** The respondent shall bear all costs associated with the preparation and submission of the response to the solicitation.

A non-mandatory pre-submission meeting is scheduled for **Tuesday, August 18th, 2026, at 11:30 a.m.** at the Village Municipal Center at 9705 E. Hibiscus Street, Palmetto Bay, FL 33157. The proposal documents may be obtained on or after **Tuesday, August 4th, 2026**. All documents can be obtained by visiting our website www.palmettobay-fl.gov and by clicking Bids & RFP's. If you cannot download the documents please contact Alessia Bencomo, Procurement Division, abencomo@palmettobay-fl.gov.

The Village reserves the right to reject any and all proposals or parts thereof, to terminate the process at any time, solicit the Project, waive any informalities, technicalities or irregularities, to disregard all non-conforming, conditional or counter-proposals, to award in whole or in part to one or more respondents, or take any other such actions that may be deemed in the best interest of the Village. Any late withdrawal from a Proposer that was granted award but declined, the Village has the right to enter negotiations with the second highest scored Proposer.

SECTION 2.0: Introduction

VILLAGE OF PALMETTO BAY ("Village")

Professional Consulting Services on Continuing Agreement Basis (the "Project")

The Village is currently soliciting proposals from qualified companies to engage qualified firms or teams of firms (the Consultants) to obtain Professional Consulting Services in the following areas:

Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical and Structural Engineering & Environmental Engineering, Fire Protection and Plumbing. The objective of this solicitation is to select and enter into a multi-year Continuing Professional Services Agreement with qualified professional service providers that fall into the categories specified on this request for qualifications. The successful professional Consultant shall be responsible for providing Professional Consulting Services at locations and times specified by the Village; shall be completely responsible for the supervision of such personnel in accordance with agreement documents and shall exercise exclusive control over persons employed to fulfill the agreement requirements, in accordance with the RFQ specifications and related project.

The Village intends to execute an agreement with the selected Consultants to provide on a rotating and as needed basis Professional Consulting Services. The Consultants will provide these Services on a non-exclusive basis. The Village does not guarantee that any or all of the services identified in this Request for Qualifications (RFQ) will be assigned to the Consultants during the term of their agreement.

Eligibility – Minimum Requirements

- The selected firms, and sub-consultants, shall be registered in the State of Florida to perform the professional services requested in this RFQ. The firm shall have State of Florida registered professionals license for specified fields. (i.e. Professional Engineer, etc.);
- The selected firms shall have been in business and have a minimum of five (5) years' experience in providing the professional services contemplated under this RFQ.
- Contract Manager shall be licensed in the State of Florida to provide at least one (1) of the services categories/disciplines listed: have a minimum ten (10) years' experience with municipal professional service contracts.
- Project Manager for each service category/discipline must be licensed in the State of Florida as a Professional Engineer and have a minimum of seven (7) years' experience in the applicable professional service category/discipline and have served as Project Manager on similar projects on a minimum of three (3) previous occasions. Certification with FDOT is a plus and will be greatly taken into account.

In addition to other requirements stated in this document, to be eligible to respond to this RFQ, the consultant responding to the solicitation must have successfully provided services similar to those listed under Section 4.01 of this RFQ. Each Consultant shall meet all legal, technical, and professional requirements for providing the requested services.

The respondents shall furnish such additional information as the Village may reasonably require. This includes information that indicates financial resources as well as ability to provide and maintain the system and/or services. The Village reserves the right to make investigations of the respondents' qualifications or any of its sub-consultants, to contact former employers or clients to confirm qualifications as it deems appropriate.

Instructions to Bidders

The purpose of this RFQ is to establish a multi-year agreement for the provision of Professional Consulting Services and related service categories, as and when needed, and in accordance with Section 287.055, of the Florida Statues. The successful Professional Consultant shall be responsible for providing Professional Consulting Services at the locations and times specified by the Village; shall be completely responsible for the supervision of such personnel in accordance with the agreement specifications, terms, and condition's, shall exercise exclusive control over persons employed to fulfill these agreement requirements, in accordance with the RFQ specifications and related agreement.

Consultants will have the option of submitting qualifications for one (1) or any combination of Professional Consulting work listed in Section 4.0. These firms and individuals "Professional Consultant" shall be duly licensed and registered to practice in the State of Florida, and desire to render such services to the" Village".

Florida law requires the "Village" to make a determination of a Consultant's qualification to perform professional engineering consultant work prior to engagement. The information submitted by each Consultant in the written RFQ response, and the information gleaned from the oral interview process will be used by the "Village" to make this determination.

To fulfill the needs of quick response and professional expertise, the Village intends to retain five (5) Consultants in each Service/Discipline Area(s).

SECTION 3.0: Terms and Conditions for Receipt of Proposals

3.01 Requirement to Meet All Provisions

Each Proposer shall meet the terms and conditions of the RFQ specifications package to the satisfaction of the Village. By virtue of its proposal submittal, the Proposer acknowledges and agrees with and accepts all provisions of the RFQ specifications.

3.02 Errors and Omissions in RFQ

Proposer is responsible for reviewing all portions of this RFQ, including all terms of the RFQ and requirements of the Village's Procurement Code. Proposer is to promptly notify the Village's Procurement Specialist, in writing, if the Proposer discovers any ambiguity, discrepancy, omission, or error in the RFQ or required forms. Any such notification should be directed in writing promptly after discovery, but in no event later than six (6) calendar days prior to the date for receipt of proposals. Modifications and clarifications will be made by addenda as provided below.

3.03 Inquiries Regarding RFQ

Inquiries regarding the RFQ, including requests for clarification of the RFQ, must be in writing. With respect to questions about the meaning or intent of the questions shall be submitted in writing to the Village.

All inquiries shall only be directed to:

Alessia Bencomo
Procurement Specialist
Finance Department
9705 E. Hibiscus Street
Palmetto Bay, FL 33157
Email: abencomo@palmettobay-fl.gov

Oral information is not binding, or the Proposer shall be deemed to have waived all claims regarding the Project. Only questions answered by written addenda will be binding, as set forth in 3.04 below, and may supersede terms in this solicitation. Replies will be issued by Addenda mailed or delivered to all Parties recorded by the Village as having received the proposal documents.

Inquiries must be received by Tuesday, August 25th, 2026, no later than 3:00 p.m. The Addendum will be posted by Wednesday, August 26th, 2026, no later than 3:00 p.m. on Demand Star.

3.04 Addenda to RFQ

The Village may modify or clarify the RFQ, prior to the submittal due date, by issuing written addenda. Addenda will be sent via email to the last known address of each Company having received a copy of the RFQ for proposal purposes. The Village will make reasonable efforts to notify Proposers in a timely manner of modifications to the RFQ. Notwithstanding this provision, Proposers shall be responsible for ensuring that its submittal reflects any and all addenda issued by the Village prior to the submittal due date regardless of when the proposal is submitted. Each Proposer should acknowledge receipt of any addenda by so indicating in their proposal submission. Each Proposer acknowledges receipt of any addenda and is responsible for the contents of the

addenda and any changes made to the proposal. Failure to acknowledge any addenda may cause the proposal to be rejected.

3.05 Proposal Withdrawal and Opening

A Proposer may withdraw its proposal, without prejudice prior to the time specified for the proposal opening, by submitting a written request to the Village Clerk for its withdrawal, in which event the proposal will be returned unopened. No proposal can be withdrawn within the ninety (90) day period which occurs after the time is set for the proposal closing. A Proposer who withdraws its proposal prior to this time may still submit another proposal. If the Proposer chooses to withdraw their proposal after the Proposer has been granted the award, there will be fees and costs owing to the Village that will be incurred as a violation of late withdrawal. Fees will include out of pocket costs that the Village incurred through the process of approval. All proposals will be opened and declared publicly. A Proposer and/or its representative are invited to be present at the opening of the proposal.

3.06 Revision of Proposals

At any time during the submittal evaluation process, the Village may require a Proposer to provide written clarification of its submittal.

3.07 Reservations of Rights by the Village

The issuance of this RFQ does not constitute an agreement by the Village that any award will be issued by the Village. The Village expressly reserves the right at any time to:

- Waive or correct any defect or informality in any response, proposal, or proposal procedure;
- Reject any or all submittals;
- Reissue an RFQ;
- Prior to submission deadline for submittals, modify all or any portion of the selection procedures, including deadlines for accepting responses, services to be provided under this RFQ, or the requirements for contents or format of the submittals;
- Proposals received after the deadline will not be considered.
- Any late withdrawal from a Proposer that was granted award but declined, the Village has the right to enter negotiations with the second highest scored Proposer.

3.08 No Waiver

No waiver by the Village of any provision of this RFQ shall be implied from any failure by the Village to recognize or act on account of any failure by a Proposer to observe any provision of this RFQ.

3.09 Cone of Silence

Pursuant to Section 2-138 of the Village Code, all procurement solicitations once advertised and until a written award recommendation has been forwarded by the Village Manager to the Village Council, are under the "Cone of Silence." The Cone of Silence ordinance is available at https://www.municode.com/library/#!/fl/palmetto_bay/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTVOFEM_DIV2COINCOET_S2-138COSI. Any communication regarding this proposal shall be made in accordance with the Cone of Silence, the entirety of which is incorporated as if fully set forth herein. Communication between a potential Proposer and the Procurement

Specialist regarding this proposal is exempt from the Cone of Silence, provided that the communication is limited strictly to matters of process or procedure already contained in the solicitation document.

3.10 Submittal and/or Presentation Costs

The Village assumes no responsibility or liability for costs incurred by the Proposer prior to the execution of an agreement, including but not limited to costs incurred as a result of preparing a response to this RFQ.

Proposers are expected to examine the specifications, delivery schedules, proposal prices and extensions and all instructions and failure to do so will be at the Proposers own risk.

3.11 Certification

The Proposer must sign all the required forms included under Section 8.0:

1. Drug-Free Workplace Certification
2. Subcontractor List
3. References
4. Acknowledgment, Warranty, and Acceptance
5. Non-Collusive Affidavit
6. Sworn Statement on Public Entity Crimes
7. Disability Nondiscrimination Statement
8. Business Entity Affidavit
9. Conformance with OSHA Standards
10. Anti-Kickback Affidavit
11. Statement of Past Contract Disqualifications
12. E-Verify Affidavit
13. Foreign Country of Concern Attestation
14. Affidavit Attesting to Noncoercive Conduct for Labor or Services
15. Immigration Affidavit Certification

3.12 Public Records

Florida law provides that municipal records should be open for inspection by any person under Chapter 119, Florida Statutes, the Public Records law. All information and materials received by the Village in connection with responses shall become property of the Village and shall be deemed to be public records subject to public inspection in accordance with Florida law.

3.13 Retention of Responses

The Village reserves the right to retain all Responses submitted.

3.14 Insurance

1. Upon Village's notification of award, the Proposer shall furnish to the Procurement Division, Certificates of Insurance that indicate that insurance coverage has been obtained which meets the requirements as outlined below:

- Comprehensive General Liability - $1,000,000 combined single limit for each occurrence for bodily injury and property damage – designating the Village as Additional Insured.
- Workers Compensation - Statutory Limits
- Automobile Liability - $1,000,000 per occurrence for all claims arising out of bodily injuries or death and property damages.

All insurance policies must be issued by companies authorized to do business under the laws of the State of Florida. The companies must be rated no less than "B+" as to management and no less than "Class V" as to strength by the latest edition of Best's Insurance guide, published by A.M. Best Company, Oldwick, New Jersey, and its equivalent.

Certificates of Insurance must indicate that for any cancellation of coverage before the expiration date, the issuing insurance carrier will mail a thirty (30) day written advance notice to the certificate holder. In addition, the Company hereby agrees not to modify the insurance coverage without thirty (30) days written advance notice to the Village subject to the Village's approval. Compliance with the foregoing requirements shall not relieve the Proposer of this liability and obligation under this section or under any other section in the Agreement.

If the insurance certificate is received within the specified time frame but not in the manner prescribed in the Agreement, the Proposer shall be notified of such deficiency and shall have an additional five (5) calendar days to submit a corrected certificate to the Village. If the Proposer fails to submit the required insurance documents in the manner prescribed within fifteen (15) calendar days after Village notification to comply, the Proposer shall be in default of the contractual terms and conditions and award of the Agreement will be rescinded, unless such time frame for submission has been extended by the Village.

The Proposer shall be responsible for assuring that the insurance certificates required in conjunction with this Section remain in force for the duration of the contractual period of the Agreement, including any and all option years or extension periods that may be granted by the Village. If insurance certificates are scheduled to expire during the contractual period, the Proposer shall be responsible for submitting new or renewed insurance certificates to the Village at a minimum of thirty (30) calendar days in advance of such expiration. In the event that expired certificates are not replaced with new or renewed certificates which cover the contractual period, the Village shall suspend the Agreement until such time as the new or renewed certificates are received by the Village in the manner prescribed herein; provided, however, that this suspended period does not exceed thirty (30) calendar days. Thereafter, the Village may, at its sole discretion, terminate this Agreement. **ALL INSURANCE POLICIES SHALL NAME THE VILLAGE AS AN ADDITIONAL INSURED.**

3.15 Accounting

Please note that failure to provide a detailed invoice could result in delay of payment and include termination of any Agreement.

Invoices, unless otherwise indicated, must show purchase order number, and shall be submitted to the Village of Palmetto Bay, Parks and Recreation Department, 9705 E. Hibiscus Street, Palmetto Bay, FL 33157.

3.16 Statement of Contract Disqualifications
Each Proposer shall submit a statement regarding any past government disqualifications on the form provided in the RFQ package.

3.17 Submittal of One Proposal Only
No individual or business entity shall be allowed to make more than one proposal, or to be interested in more than one proposal.

3.18 Company Responsibilities
The Company shall not look at the Village of Palmetto Bay or any Village owned properties to pay for damages to the Company's personal property, the Company's employees, or the body injury or property of events attendees, including vehicles on the designated parking lot.

3.19 Exceptions to Specifications
Exceptions to these specifications shall be listed and explained on a separate page titled "Exceptions to Specifications". This page shall then be attached and submitted at the same time as the proposal. Each exception must refer to the page number and paragraph to which it is relevant. The nature and reasoning of each exception, including what, if any, alternative is being offered, shall be explained in its entirety. The Village, at its sole and absolute discretion, may accept or reject any or all exceptions and alternatives. Where exceptions and alternatives are rejected, the Village shall require the Proposer to comply with the particular term and/or condition of the proposal to which the Proposer took exception. Failure to comply may be cause for rejection of the proposal.

3.20 Non-Appropriation of Funds
The Village reserves the right to terminate in whole or in part the Agreement in the event that sufficient funds to complete the Agreement are not appropriated by the Village.

3.21 Property of the Village
All discoveries and documents produced as a result of any service or project undertaken on behalf of the Village shall become the property of the Village.

3.22 Contract Time
The number of days within which, or the date by which, the Work is to be completed is included in the Agreement. Time is of the essence regarding all terms and conditions in the Agreement.

3.23 Liquidated Damages
The Proposer and the Village recognize that time is of the essence of this Agreement and that the Village will suffer financial loss and other damages if the Work is not substantially or finally complete within the time specified in the Agreement. The Proposer also recognize the expense and difficulties involved in a legal or arbitration proceeding. The Proposer acknowledges and agrees that the actual damages which the Village will suffer in the event of delay in achieving Substantial Completion or Final Completion of the Work are difficult, if not impossible, to determine and that the liquidated

damages described are a fair and reasonable estimate of the delay damages which the Village is expected to suffer in the event of such delay. Accordingly, as actual damages cannot be ascertained, the Proposer and the Village agree that as liquidated damages for delay, but not as a penalty, the Proposer shall pay the Village the amount of One Thousand Dollars and Zero Cents ($1,000.00) for each day after the time specified in the Documents for Substantial Completion until the Work is substantially complete.

Liquidated damages shall be deducted from the Proposer's applications for payment. However, if at the time of the Proposer's final application for payment, the Proposer is owed insufficient amounts to fully cover the deduction for liquidated damages, then the Proposer shall pay the amount due within ten (l0) days of written demand by the Village.

3.24 Litigation

Proposers shall describe any prior or pending litigation or investigation, either civil or criminal, involving a governmental agency or which may affect the performance of the services to be rendered in which the Proposer, any of its employees, or subcontractors has been involved in within the last three (3) years.

3.25 Subcontractors

If the Proposer intends on Subcontracting out all or any portion of the of the Project, the name of the proposed Subcontracting companies must be clearly disclosed in the proposal. Following the award of the agreement, no additional subcontracting will be allowed without the prior written consent of the Village.

In order that the Village may be assured that only qualified and competent Subcontractors will be employed on the Project, each Proposer shall submit with the proposal a list of the Subcontractors who will perform the work for each division of the Project Specifications as indicated on the “List of Subcontractors” form contained within the Proposal Form. The Proposer shall have determined to its own complete satisfaction that a listed Subcontractor has been successfully engaged in its particular type of business for a reasonable length of time, has successfully completed installations comparable to that which is required by the Agreement Documents and is qualified both technically and financially to perform that pertinent phase of the Work for which it is listed. Only one Subcontractor shall be listed for each division of the Work. The “List of Subcontractors” shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification, with all applicable licenses, registration or certification numbers noted on the Proposal Form opposite its name for each such Subcontractor, person, and organization. No change shall be made to the “List of Subcontractors” after submission of the proposal, unless agreed to in writing by the Village. The Village may make a determination regarding the responsibility and qualifications of each Subcontractor. To demonstrate qualifications to perform the Work, each Subcontractor must be prepared to submit, within five (5) days of Village’s request, written evidence of the types set forth in the Request for Letter of Interest, such as financial data, previous experience, licensing, certification, and evidence of authority to conduct business in the Village. If the Village after due investigation has reasonable objection to any proposed Subcontractor the Village before giving the Notice of Intent to Award, shall request the apparent successful Proposer to submit an acceptable substitute without an increase in the proposal price. If the apparent

successful Proposer declines to make any such substitution, the Agreement shall not be awarded to such Proposer and the Bid Guaranty of that Proposer shall be forfeited. Any Subcontractor so listed and to whom the Village does not make written objection prior to the giving of the Notice of Intent to Award will be deemed acceptable. Failure to provide the "List of Subcontractors" shall result in the proposal being deemed non-responsive.

If the Agreement Price is on the basis of Cost-of-the-Work Plus a Fee or GMP, the eventual successful proposer, prior to the Notice of Intent to Award, shall identify in writing those portions of the Work that such Proposer proposes to subcontract and after the Notice of Intent to Award may only subcontract other portions of the Work with the Villages written consent.

3.26 Indemnification

The Proposer shall indemnify, defend and hold harmless the Village and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense at both trial and appellate levels, in which the Village or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Proposer or its employees, agents, servants, partners, principals or subcontractors. The Proposer shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Village, and shall pay all costs, judgments, and attorney's fees which may issue as a result of the Proposer's negligence, at both trial and appellate levels. The Proposer expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Proposer shall in no way limit the responsibility to indemnify, hold harmless and defend the Village or its officers, employees, agents, and instrumentalities. One Percent (1%) of the Agreement amount shall represent the consideration to be provided for this Indemnification. Nothing contained herein shall be deemed a waiver of Sovereign Immunity provided to the Village under Section 768.28, Florida Statutes.

3.27 Quality

All materials used for the manufacture or construction of any supplies, materials or equipment covered by this RFQ shall be new and be the latest model, of the best quality, and of the highest-grade workmanship. The Proposer, in addition to any warranties provided by the manufacturer of the materials, shall provide warranties of **MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

3.28 Protests, Appeals and Disputes

The procedures and requirements for proposal protests, appeals and disputes are set forth in the Village Code, Sec. 2-175 (o) – (p), the provisions of which are hereby incorporated as if fully set forth herein, which may be found on www.municode.com: https://www.municode.com/library/#!/fl/palmetto_bay/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTVIFI_DIV2PRCO_S2-175PRPR

3.29 Force Majeure

The performance of any act by the Parties may be delayed or suspended at any time while, but only

so long as either Party is hindered in or prevented from performance by acts of God, the elements, war, rebellion, strikes, lockouts or any cause beyond the reasonable control of such Party, provided however, the Village shall have the right to provide substitute service from third parties or Village personnel and in such event the Village shall withhold payment due for such period of time. If the condition of force majeure exceeds a period of fourteen (14) days the Village may, at its option and discretion, cancel or renegotiate the Agreement.

3.30 E-Verify System

In accordance with Chapter 448.095, Florida Statutes, a public employer, Contractor, or sub-Contractor may not enter into an Agreement unless the Proposer registers and uses the Federal E-Verify System. Thus, the Village may not enter into or renew any Agreement with a Proposer that is not enrolled and uses the E-Verify system, and such Proposer is obligated to do so. The Village may ask for verification that the Proposer has registered and is using the E-Verify system. The Proposer may not be barred or penalized because they receive inaccurate information from the E-Verify program and hires or employs an ineligible person. Nothing in this section may be construed to allow intentional discrimination of any class protected by law.

3.31 Work Delays

Should the Work be obstructed or delayed required to be done by approved changes in the Work or by any default, act, or omission of the Village, or by strikes, fire, earthquake, hurricane, or any other Act of God, or by the inability to obtain materials, equipment, or labor due to local, State or federal government restrictions, then the time of completion may, at the Village's sole option, be extended for such periods as may be agreed upon by the Parties. In the event that there is insufficient time to grant such extensions prior to the completion date of the Agreement, the Village may, at the time of acceptance of the Work, waive liquidated damages that may have accrued for failure to complete on time, due to any of the above.

SECTION 4.0: Scope of Services

4.01 Scope of Work

In accordance with Florida Statute 287.055, Consultants' Competitive Negotiations Act (CCNA) the Village seeks to identify firms with substantial experience and capabilities to perform Continuing Professional Architectural and Engineering Consulting Services on an open-end continuing services basis.

Firms will not be limited to one (1) professional category. Respondents must designate which professional category is being proposed (see attached Discipline Form). Any professional services awarded through this RFQ will be for projects that do not exceed Two Million Dollars ($2,000,000) in basic construction cost and for study activity if the fee for professional services for each individual study does not exceed Two Hundred Thousand Dollars ($200,000). These threshold requirements are pursuant to Florida Statute 287.055. Village is soliciting proposals on behalf of the various Village Departments, on an as-needed basis, to obtain the services of qualified firms for Continuing Professional Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical and Structural Engineering & Environmental Engineering, Fire Protection and Plumbing.

The Village shall select five (5) Consultants for each professional service from each category of disciplines. Each selected Consultant shall enter into a multi-year agreement with the Village. After award of agreement as each project is identified, the awarded firm within the required discipline(s) will be requested to submit cost.

No guarantee is expressed or implied as to the total services to be purchased under this RFQ. Award of a Consultant does not guarantee any future work to be awarded.

In the event a Consultant is selected for a specific project, the selected Consultant will be required to negotiate and execute a Project Agreement with the Village, which agreement may require Village Council approval by Resolution.

The Using Department will contact the Purchasing Department to evaluate the credentials of the approved Consultants to determine which Consultant is most qualified to perform the desired services requested by the Using Department.

Selection of Consultant for Consulting Services: All awarded consulting firms shall be placed on a rotating list for the discipline awarded. The Village, at its discretion, shall use the rotating list to select a Consultant to place an order for the services required.

A. Effective with the award and establishment of this Qualification, a rotating list shall be established listing all of the qualified Consultants in an order to be determined by a drawing of lots.
B. When a particular Consultant service is required, as determined in the sole discretion of the Village, said order shall be offered to the first Consultant on the rotating list which offers the services.

C. If the selected Consultant, does not accept the order, including requirements, or if the Village in its sole discretion determines the Consultant cannot perform the work, or is not the most qualified, the next Consultant shall be offered the order, and this process shall be repeated until an order is accepted.
D. Once all Consultants on the rotating list have been offered or accepted an order, the next Consultant will be the first Consultant offered on the rotating list with the least dollar value awarded, for service on this agreement.
E. This process will be repeated to equalize the dollar values awarded among all Consultants awarded under each discipline.

Code Requirements:

The Consultant and his or her sub-consultants (if applicable) on this project must be familiar with all applicable Federal, State, County, City and Local Laws, Regulations or Codes and be governed accordingly as they will apply to this project and the actions or operations of those engaged in the work or concerning materials used. Consultant shall ask for and receive any required inspections.

Requirement of Consultant

A. Consultant shall perform all work identified in any agreement issued under this RFQ. The Parties agree that the scope of services for any agreement is a description of Consultant's obligations and responsibilities and is deemed to include preliminary considerations and prerequisites, and all labor, materials, equipment, and tasks which are such an inseparable part of the work described that exclusion would render performance by Consultant impractical, illogical, or unconscionable.
B. Consultant and Village acknowledge that the Scope of Services does not delineate every detail and minor work task required to be performed by Consultant to complete the Project. If, during the course of the performance of the services included in the Agreement, Consultant determines that work should be performed to complete the Project which is in the Consultant's opinion outside the level of effort originally anticipated, whether or not the Scope of Services identifies the work items, Consultant shall notify Agreement Administrator in writing in a timely manner before proceeding with the work. If Consultant proceeds with said work without notifying the Agreement Administrator, said work shall be deemed to be within the original level of effort, whether or not specifically addressed in the Scope of Services. Notice to Agreement Administrator does not constitute authorization or approval by Village to perform the work. Performance of work by Consultant outside the originally anticipated level of effort without prior written Village approval is at Consultant's sole risk.
C. Consultant acknowledges and agrees that services under this RFQ are to be requested by Village on an as-needed basis only, and no representation or guarantee is made by Village to Consultant that Village will utilize Consultant's services exclusively or at all.
D. Consultants interested in performing these services must exhibit considerable relevant experience with this type of work and should emphasize both experience and capability of particular personnel who will actually perform the work. Consultants should indicate any sub-consultants proposed to be utilized in work for the Village.

E. The selected Consultant(s) will be responsible for reviewing existing Miami-Dade County, Village of Palmetto Bay Codes, Resolutions and Ordinances and State of Florida Building Codes and for incorporating data into complete construction documents including final construction plans (working drawings), technical specifications, construction estimates, and related bid documents necessary for the bidding and construction of the projects.
F. The selected Consultant(s) will be responsible for obtaining all Federal, State and local permits and/or approvals from Miami-Dade Water and Sewer, DERM, Environmental, HRS, Miami-Dade Department of Transportation and Public Works, South Florida Water Management District (SFWMD) the Florida Department of Transportation (FDOT) as necessary and all Village of Palmetto Bay Building permits necessary for the construction of the projects. Consultants may also be required to provide consulting services to the Village on various matters which do not result in drawings, specifications or construction documents.
G. The respondent shall agree to indemnify and hold harmless and pay on behalf of the Village, for any liability and/or legal costs arising out of any claims and litigation related to the services provided, including any actions that may arise from allegations regarding determination of appropriateness or any acts, errors or omissions related to the service provided.

The Consultants can expect to provide the following services including, but not limited to the tasks identified below:

a. Landscape and Architecture Design:
Planning and design of building renovations and/or alterations; design according to general principles of the Leadership in Energy & Environmental Design (LEED) Green Building Rating System; Site master planning, analysis and design ; Urban design plans; Open space planning streetscape planning; community planning; park and median design; park systems master planning; design/build bid process, historic preservation, environment friendly facility design, specifications preparation and construction documents; renderings/modeling; space planning and reconfiguration cost estimating; construction/structural planning; construction inspection and architectural construction management; review of developers' plans for the Village, and Geographical Information Systems (GIS) Support.

Landscape design; updating of park facility master plan; phase design of park and recreational facilities within the framework of existing master plan, streetscape plan/design and analysis, bicycle and pedestrian path design; turf and urban interface; integration of parks, canopy design and preservation, tree risk and hazard assessment, Feasibility analysis, environmental analysis, landscaped and open spaces and recreational facilities with the Village's residential and commercial districts and GIS support.

b. General Civil Engineering:
Roadway, parking lots, parking spaces and intersection design; storm water system design and management, preparation of construction documents and specifications, cost estimating; engineering construction support and project management and inspections, NPDES permitting, Floodplain management, Preparation of stormwater and Groundwater modeling, Detailed engineering for modifications to or construction of water control structures, canals, pump stations and similar facilities, development of stormwater master plan and update of

project programs and conceptual designs, stormwater facility maintenance program, and geotechnical analysis, and GIS support.

c. **Roadway Traffic & Transportation Planning and Engineering Services:**
Consulting services, including reports, traffic studies, coordination with community organizations, construction plans & specs, estimating and project management; Transportation planning and traffic engineering, traffic-impact and safety studies, parking studies; neighborhood traffic management; multi-model traffic planning and design, bicycle and pedestrian paths and integrated mobility options; traffic calming design; transit planning, collection of traffic counts and reports; preparation of construction documents and specifications; signal timing analysis and warrant studies; signs and pavement markings; coordination with Miami Dade Transit (MDT), Transportation Planning Organization (TPO), the County, and planning capabilities; and GIS support.

Roadway Design: Detailed engineering for the construction of roadways within State, County or Local rights-of-way and similar facilities. These services may include any aspect of project programming and preparation of conceptual designs.

d. **General Urban Planning Services:**
The work is defined as Village planning and urban design of neighborhoods with an emphasis on new urbanism principles and the public process. Services include planning and feasibility studies, Cost estimates and economic analysis, comprehensive plan amendment, evaluator and appraisal report, school planning, strategic planning, Green House Gas (GHG) Inventory, climate action plan, neighborhood planning, community planning and public participation, historic and cultural resources planning, economic development analysis and plan, land use analysis and protection plan, and implementation strategic and capital improvement planning, Community Outreach and Visioning; Community Redevelopment Planning; Corridor Planning; GIS Mapping and 3-D Animation; and Downtown Master Planning.

e. **Electrical Engineering:**
The upgrades and replacement of major equipment and distribution components of mechanical, electrical, and plumbing systems; installation of building lighting, equipment and environmental control systems; installation of life safety systems including new fire alarm and fire sprinkler systems, a smoke evacuation system, emergency generator, and emergency command center; structural upgrades; landscape and paving improvements; restroom and concession improvements and new sports flooring.

f. **Structural Engineering:**
Design structures to range from houses, concession stands, garages, sports complex, and recreation centers. Analyze existing structures to range from buildings, bridges and other structures, to determine whether or not they are structurally sound, examine buildings design of new structures, stress calculations, preparation of construction drawings, simulate and model possible situations, cost estimates, construction oversight and/or construction contract management.

g. Environmental Engineering:
Conduct scientific studies, make presentations, prepare documentation and formal reports, offer advice and specific recommendations to prevent or remediate environmental clean ups, wetland preservation; Environmental assessments and testing of Village properties and construction projects; Develop reports and analysis for compliance reports to USEPA, FDEP, Miami-Dade, DERM and SFWMD; write grant applications for FEMA or other government-sponsored funding assistance programs; design remedial systems that mitigate the effects of contaminated soil, groundwater and soil vapor, including systems that manage stormwater; and negotiate permitting processes and develop a comprehensive regulatory compliance plan; perform groundwater and soil investigations.

h. Fire Protection:
Consulting and design services uniquely focused on both active and passive fire protection for new construction, upgrades, remodels, and facility services. Also, jurisdictional interface systems planning and evaluations, third party inspection services and training if applicable.

i. Plumbing:
Oversee and design and implement of plumbing engineering systems, ranging from waste disposal systems to water systems. As a plumbing engineer, the Consultant will be responsible to design which can include designing a building, performing design calculations, choosing the appropriate plumbing system and equipment for installation. Moreover, drafting technical documentation like project drawings and design.

(The Village also reserves the right to waive minor variations or irregularities in the Responses)

SECTION 5.0: Preapplication Consultation Registry (s. 163.3169, F.S.)

5.01 Purpose

To comply with s. 163.3169, F.S., the Village will maintain a registry of "Qualified Contractors" to provide preapplication consultation services upon an applicant's written request. If the number of qualified contractors or firms meeting the statutory requirements for the registry is insufficient to meet the minimums required by s. 163.3169, F.S., the Village reserves the right to issue supplementary solicitations to ensure statutory compliance.

5.02 Eligibility

Only qualified contractors/firms meeting the statutory requirements may be designated for this registry:

- Engineers: Ch. 471, F.S. licensure.
- Surveyors/Mappers: Ch. 472, F.S. licensure.
- Architects: Part I, Ch. 481, F.S. licensure.
- Landscape Architects: Part II, Ch. 481, F.S. licensure.
- Planners: Must meet one of the following:
    - Certification by the American Institute of Certified Planners (AICP) with at least 5 years of relevant government experience; OR
    - Ten (10) years of professional urban planning experience for non-certified planners.

Note: Respondents seeking inclusion in this registry must explicitly affirm in their submission that their proposed personnel meet these statutory criteria. Firms that do not meet these specific statutory requirements remain eligible for general professional services under this RFQ but will not be placed on the preapplication consultation registry. The Village reserves the right to verify all professional licensure and experience claims through the Department of Business and Professional Regulation (DBPR) or equivalent certifying bodies before final designation for the registry.

5.03 Operating Terms (Registry Only):

- The rotating list (Section 4.0) and dollar-value equalization do not apply to this registry. Applicants retain the sole right to select and use any qualified contractor from the registry.
- All fees and costs associated with these consultation services are the sole responsibility of the applicant.
- The Village shall not condition, deny, or delay an applicant's choice of a qualified contractor from the registry.
- Consultants must comply with Ch. 119, F.S. regarding access to records necessary for consultation.
- Consultants must certify no conflict of interest pursuant to s. 112.312, F.S. Designated registry consultants are prohibited from providing subsequent professional services for the same project for which they provided preapplication consultation services, to prevent conflicts of interest and ensure compliance with s. 163.3169, F.S.

SECTION 6.0: Evaluation and Content of Proposals

6.01 Required RFQ Submittal Format

Only one firm shall be identified as the Prime Consultant for each Response. If other firms are part of the same Response, they shall be identified as sub-consultants. A Prime Consultant shall submit only one Response for each Service/Discipline Area and a separate Response is required for each Service/Discipline Area, identified in Section 2.0.

A Prime Consultant shall not be a part of any other team as a sub-consultant in the same Service Area. Sub-consultants can join any number of Prime consultants submitting a Response to this RFQ.

Each Consultant shall submit one (1) original and a flash drive of each Response. Each Response shall be limited to twenty (20) pages (paper size 8.5"x11," printed on only one side of the paper, single or the larger spacing, font size not less than 11) excluding Village Required Response Submittal Forms. The twenty (20) page limit is for tabs 1 to 9 listed below. No material other than that listed in this Section shall be included in the Response.

Title Page: Title page shall show the request for qualifications subject, title and proposal number; the firm's name; the name and address of a contact person; and the date of the proposal.

**Although the Village requires a proposal for each discipline, if a Consultant wishes to participate in various categories, the Village's requirement for "Required Forms" can be submitted only once as the addendum acknowledgement.

TAB 1
Letter of Intent: Cover letter indicating the Consultants' interest in providing the services to the Village and a statement on why the Consultant should be selected for the award. The letter shall include the name of the Prime Consultant and those of the sub-Consultant, explanation of the type of contractual agreement between them, if different from the Prime and sub-Consultant. A representative who is authorized to contractually bind the Consultant shall sign the letter.

TAB 2
Table of contents identifying the sections and page numbers;

TAB 3
A one (1) page proposed organizational chart identifying key professionals, their area(s) of responsibility and extent of their availability.

TAB 4
A one (1) page history of all the Consultant(s).

TAB 5
Up to four (4) pages per resume for each Consultant(s) to include Project Manager that will be assigned to the Village projects if the Village selects Consultant.

TAB 6
Up to two (2) pages, a table showing all current and recently completed (after December 31st, 2021) private and public (local municipal, county, regional, state, and federal) sector clients of all the consultants. The table shall include for each client (a) the length of the contract; (b) the scope of the services provided; (c) the type of contract (pro bono, retainer, project-based fee, other); (d) specific accomplishments, if any; and (e) a contact name, phone number and e-mail address for each client. If the Consultant team includes sub-Consultants, there must be at least one project for each of the sub-Consultant. The Consultant may select suitable clients/projects if the list exceeds two-page limit.

TAB 7
Up to two (2) pages, a narrative on projects completed on time and in budget after (December 31st, 2021).

TAB 8
Up to five (5) pages, a description of projects providing services like those identified in the scope of services over the last five years. The emphasis shall be given to projects in Florida and the tasks performed by the persons identified in the Response.

TAB 9
Up to three (3) pages, copies of any press articles, profiles, commendations, awards etc. The emphasis shall be given to projects completed in Florida and the projects of the persons identified in the Response. Copies of Florida Licenses, FDOT or other.

TAB 10
Village Required Response Submittal Forms and Discipline Form – if a Consultant will be submitting more than one (1) proposal, the Village shall require this section only once.

Failure to comply with submission requirements may result in the disqualification of the application.

PROPOSAL SUBMITTAL CHECKLIST

To be responsive, the Proposer must submit the following items:

One (1) sealed envelope which includes: One (1) original and a flash drive of your submittal no later than 11:00 a.m. EST September 8th, 2026.

Please be sure that if the package is mailed through FedEx, UPS, USPS, etc., that the package is addressed/labeled to the below department and address. The proposal inside the package should also be addressed/labeled to the below department and address.

Village of Palmetto Bay
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL, 33157

EVALUATION OF PROPOSALS

The award of the contract is subject to Village Council approval. Other aspects of approval are if the firm has the experience, capability, necessary facilities, and financial resources to complete the agreement in a satisfactory manner within the required time. Proven track record must be demonstrated.

The Village reserves the right to inspect the proposer's facility and to perform such investigations as may be deemed necessary to ensure that competent personnel and management and suitable equipment/material will be used in the performance of this agreement.

Evaluation Team

Proposals will be evaluated by an evaluation team with representation from all key functional areas of the Village government and may also include representation from municipal agencies that have completed projects similar to the scope of work detailed in this RFQ.

Proposal Evaluations and Ranking
Selection Process and Criteria

The evaluation team, without oral presentation, will evaluate and rank each proposal based on the criteria listed below to determine which Consultants will be shortlisted and brought in for a presentation/interview at a later date.

Proposer			
Criteria	*Points Allowed*	*Points Allotted*	*Notes*
Compliance with the Response preparation and submission requirements	5		
Credentials and accomplishments of the Consultant in general	10		
Credentials and accomplishments of the Consultant Project Manager	15		
Credentials and accomplishments of other members	25		
Quality of the projects and accomplishments of the Consultant(s) in providing these services to entities comparable to the Village	20		
Consultant's track record of on time and within budget project performance	20		
Commitment of the Consultant to inclusion and diversity	5		
Total	**100**		

SECTION 7.0: Schedule of Events

Proposal Phase	Date	Location	Time (If Applicable)
RFQ is advertised and issued by Village	Tuesday, August 4th, 2026	Posted on the Miami's Community Newspaper and Village Websites	
Pre-Submission Meeting	Tuesday, August 18th, 2026	Village of Palmetto Bay Municipal Center 9705 E. Hibiscus St, Palmetto Bay, FL 33157	11:30 a.m.
Last day to Submit Questions	Tuesday, August 25th, 2026	Via Email to abencomo@palmettobay-fl.gov	3:00 p.m.
Addendum Posting	Wednesday, August 26th, 2026	Posted on DemandStar	3:00 p.m.
Proposal Submission Date	Tuesday, September 8th, 2026	Village of Palmetto Bay Municipal Center **ATTENTION TO THE VILLAGE CLERK** 9705 E. Hibiscus Street Palmetto Bay, Florida 33157	11:00 a.m.

A. Competency and Responsibility of Company
The Village reserves full discretion to determine the competence and financial status of the Proposer. The Proposer will provide, in a timely manner, all information that the Village deems necessary to make such decision.

B. Contract Requirement
The Proposer to whom award is made shall execute a written Agreement with the Village after notice of award. The Agreement shall be made in the form prepared by the Village Attorney and a draft is included in this Request.

C. Insurance Requirements
The Proposer shall provide proof of insurance in the form, coverages and amounts specified in 3.14 of these specifications within ten (10) calendar days after notice of Agreement award as a precondition to the Agreement execution.

D. Business License & Tax
The Proposer must have a valid Florida issued business license and tax certificate before execution of the Agreement.

E. Failure to Accept Contract

The following will occur if the Proposer to whom the award is made fails to enter into the Agreement: the award will be annulled; any bid security will be forfeited in accordance with the special terms and conditions if a Proposer's bond or security is required; and an award may be made to the next highest ranked Proposer with a responsible compensation is negotiated, who shall fulfill every stipulation as if it were the party to whom the first award was made.

F. Commencement

The Agreement term commences after the Agreement has been fully executed and the completion date is determined after all the scope of the project and the Proposal Form have been completed.

SECTION 8.0: Required Proposal Submittal Forms

DRUG-FREE WORKPLACE CERTIFICATION

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

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

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

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: _____

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: _____
_____
_____

Initial Value of Contract: _____ Final Value of Contract: _____
Length of Contract: _____
Would you enter into a contract with the Company in the future? _____Yes _____ No
Were the services provided acceptable and of quality standards: _____Yes _____ No
Was the Company responsive to your requests and resourceful with the task? _____Yes _____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
_____ Yes _____ No
If you responded no to any of the above please provide details:
_____
_____
_____

Comments:

_____
_____
_____
_____

Name of Public Entity/Company: _____

Name of Individual completing this form: _____

Signature: _____ Title: _____

Telephone: _____ Email: _____

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT, WARRANTY AND ACCEPTANCE

A. Company warrants that it is willing and able to comply with all applicable Village laws, rules and regulations.

B. Company warrants that they have read, understand and are willing to comply with all of the requirements of the RFQ and the addendum/ addenda nos.

C. Company warrants that it will not delegate or sub-contract its responsibilities under an agreement without the prior written permission of the Council.

D. Company warrants that all information provided by it in connection with this bid is true and accurate.

E. CONTINGENCY FEE AND CODE OF ETHICS WARRANTY:

Company warrants that neither it, nor any principal, employee, agent, representative or family member has promised to pay, and Company has not, and will not, pay a fee for the amount of which is contingent upon the Village awarding this contract. Company warrants that neither it, nor any principal, employee, agent, representative has procured, or attempted to procure, this contract in violation of any of the provisions of the Village conflict of interest and code of ethics ordinances. Further, Company acknowledges that a violation of this warranty will result in the termination of the contract and forfeiture of funds paid, or to be paid, to the Company, if the Company is chosen for performance of the contract.

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

.

NON-COLLUSIVE AFFIDAVIT

STATE OF FLORIDA }
} ss.:
COUNTY OF MIAMI-DADE }

_____ being first duly sworn, deposes and says that:

(1) He/she is the, (Owner, Partner, Officer, Representative or Agent) of: _____ _____, the Company that has submitted the attached Bid;

(2) He/she is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or a sham Bid;

(4) Neither the said Company nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Company or person to submit a collusive or sham response in connection with the work for which the attached bid has been submitted, or to refrain from responding in connection with such work, or have in any manner, directly or indirectly, sought by agreement or collusion, communication, or conference with any Company or person to fix this Bid or to secure through any collusion, conspiracy, connivance, or unlawful agreement, any advantage against the Village of Palmetto Bay, or any person interested in the proposed Work;

Signed, sealed and delivered
In the presence of

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

Continued Next Page

ACKNOWLEDGMENT

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of _____ physical presence or _ online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

SWORN STATEMENT PURSUANT TO SECTION 287.133 (3)(a) FLORIDA STATUES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the Village of Palmetto Bay, Florida

By _____

For _____

Whose business address is: _____

And (if applicable) its Federal Employer Identification Number (FEIN) is: _____

2. I understand that a "public entity crime" as defined In Paragraph 287.133(1)(g), Florida Statutes ,and as may be amended means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with any agency or political subdivision of any other State or of the United States, including, but not limited to, any Proposal or contract for goods or services to be provided to any public entity or an agency or any political subdivision of any other state or of the United Sates and involving antitrust fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation

3. I understand that "convicted" or "conviction"" as defined in Paragraph 287.133(1)(b), Florida Statutes means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result or a jury verdict, non-jury trial, or entry of a plea or guilty or nab contenders.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, and means:

A. A predecessor or successor of a person convicted of a public entity crime; or
B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate'" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling Interest in another person, ore pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters

into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws or any state or of the United States with the legal power to enter into a binding contract and which Bids or applies to Bids on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of any entity.

Signed, sealed and delivered in the presence:

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

ACKNOWLEDGMENT

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of _____ physical presence or _ online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

AMERICANS WITH DISABILITIES ACT (ADA)
DISABILITY NONDISCRIMINATION STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the VILLAGE OF PALMETTO BAY, FLORIDA

by: _____

(print individual's name and title)

for: _____

(print name of entity submitting sworn statement)

whose business address is: _____

and (if applicable) its Federal Employer Identification Number (FEIN) is: _____

I, being duly first sworn state: That the above named Company, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any sub-contractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and services, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 USC 1210112213 and 47 USC Sections 225 and 661 including Title I, Employment; Title II, Public Services; Title III, Public Accommodations and Services Operated by Private entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions, and as any may be amended.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Section 553.501-553.513, Florida Statutes:
The Rehabilitation Act of 1973, 229 USC Section 794;
The Federal Transit Act, as amended 49 USC Section 1612;
The Fair Housing Act as amended 42 USC Section 3601-3631.

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

Continued Next Page

ACKNOWLEDGMENT

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of _____ physical presence or _ online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

BUSINESS ENTITY AFFIDAVIT

Bidder or Company hereby recognizes and certifies that no elected official, or employee of the Village of Palmetto Bay (the "Village") shall have a financial interest directly or indirectly in this transaction or any compensation to be paid under or through this transaction, and further, that no Village employee, nor any elected or appointed officer (including Village board members) of the Village, nor any spouse, parent or child of such employee or elected or appointed officer of the Village, may be a partner, officer, director or proprietor of Bidder or Company, and further, that no such Village employee or elected or appointed officer, or the spouse, parent or child of any of them, alone or in combination, may have a material interest in the Company or Bidder. Material interest means direct or indirect ownership of more than five percent (5%) of the total assets or capital stock of the Company or Bidder. Any exception to these above-described restrictions must be expressly provided by applicable law or ordinance and be confirmed in writing by Village. Further, Bidder or Company recognizes that with respect to this transaction or bid, if any Bidder or Company violates or is a party to a violation of the ethics ordinances or rules of the Village, the provisions of Miami-Dade County Code Section 2-11.1, as applicable to Village, Village Charter Section 7.6 (Lobbyist), or the provisions of Chapter 112, part III, Fla. Stat., the Code of Ethics for Public Officers and Employees and as may be amended, such Bidder or Company may be disqualified from furnishing the goods or services for which the bid or proposal is submitted and may be further disqualified from submitting any future bids or proposals for goods or services to Village.

Accordingly, Bidder or Company completes and executes the Business Entity Affidavit form below. The terms "Bidder" or "Company," as used herein, include any person or entity making a bid proposal herein to Village or providing goods or services to Village.

I, _____ being first duly sworn state:

The full legal name and business address of the person(s) or entity contracting or transacting business with the Village of Palmetto Bay ("Village") are (Post Office addresses are not acceptable), as follows:

_____

Federal Employer Identification Number

_____

Name of Entity, Individual, Partners or Corporation

_____

Doing Business As (If same as above, leave blank)

_____

Street Address Suite Village State Zip Code

Continued Next Page

OWNERSHIP DISCLOSURE AFFIDAVIT

1. If the contact or business transaction is with a corporation, the full legal name and business address shall be provided for each officer and director and each stockholder who holds directly or indirectly five percent (5%) or more of the corporation's stock. If the contract or business transaction is with a trust, the full legal name and address shall be provided for each trustee and each beneficiary. All such names and addresses are (Post Office addresses are not acceptable), as follows:

   Full Legal Name Address Ownership

   _____ %

   _____ %

   _____ %

2. The full legal names and business address of any other individual (other than sub-contractors, material men, suppliers, laborers, or lenders) who have, or will have, any interest (legal, equitable, beneficial or otherwise) in the contract or business transaction with the Village are (Post Office addresses are not acceptable), as follows:

   _____

   _____

   _____

   _____

   _____

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

Continued Next Page

ACKNOWLEDGMENT

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of _____ physical presence or _ online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGMENT OF CONFORMANCE WITH OSHA STANDARDS

To the Village of Palmetto Bay,

We _____ Bidder, Proposer, or Company, hereby acknowledge and agree that we, as the Prime Company for Village of Palmetto Bay, Village of Palmetto Bay _____, RFQ# 2026-11-015, as specified, have the sole responsibility for compliance with all the requirements of the Federal Occupational Safety and Health Act of 1970 and as may be amended, and all State and local safety and health regulations, and agree to indemnify and hold harmless the Village of Palmetto Bay, against any and all liability, claims, damages losses and expenses they may incur due to the failure of : _____

_____

(Sub-Contractor's Names) to comply with such act or regulation.

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

ACKNOWLEDGMENT

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of** _____ **physical presence or** _ **online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____

NOTARY PUBLIC, STATE OF FLORIDA

VILLAGE OF PALMETTO BAY
ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA)
) ss.:
COUNTY OF_____)

I, the undersigned, hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees of the Village of Palmetto Bay, its elected officials, and _____ _____ or its employees, as a commission, kickback, reward or gift, directly or indirectly by me or any member of my Company or by an officer of the corporation.

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

ACKNOWLEDGMENT

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of _____ physical presence or _ online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

STATEMENT OF PAST CONTRACT DISQUALIFICATIONS

The Bidder, Proposer, or Company shall state whether it or any of its officers or employees who have a proprietary interest in it, has ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of the violation of law, a safety regulation, or for any other reason, including but not limited to financial difficulties, project delays, or disputes regarding work or product quality, and if so to explain the circumstances.

Do you have any disqualification as described in the above paragraph to declare?

Yes or No, If yes, explain the circumstances.

_____
_____
_____
_____
_____

Executed on _____ at _____
under penalty of perjury of the laws of the State of Florida, that the foregoing is true and correct.

Signature of Official: _____

Name (typed): _____

Title: _____

Company: _____

Date: _____

E-VERIFY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I,_____(the individual attesting below), being duly authorized byand on behalf of_____(hereinafter "Employer") after firstbeing duly sworn hereby swears or affirms as follows:

1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent programused to verify the work authorization of newly hired employees pursuant to federal law in accordancewith NCGS §64-25(5), and as the same may be amended.
2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee towork in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a), and as the same may be amended.
3. Employer's subcontractors will comply with E-Verify, and Employer will ensure compliance with E-Verifyby any and all subcontractors subsequently hired by Employer.

This_____day of_____, 20___.

_____

Signature of Affiant

Print or Type Name: _____

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of _____ physical presence or _ online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

Signed and sworn to (or affirmed) before me,

this the___day of_____, 20____.

My Commission Expires: _____

_____

Notary Public

NHCS – E-Verify 081815

Foreign Country of Concern Attestation

Capitalized terms used herein have the definitions ascribed in section 287.138, F.S.

Name of Company is not owned by the government of a Foreign Country of Concern, is not organized under the laws of nor has its principal place of business in a Foreign Country of Concern, and the government of a Foreign Country of Concern does not have a Controlling Interest (twenty five percent (25%) or more) in the Company.

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

Printed Name: _____

Title: _____

Signature: _____ Date: _____

Affidavit Attesting to Noncoercive Conduct for Labor or Services

Nongovernment Entity name: _____("**Company**")

Vendor FEIN: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Email Address: _____

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Company** is required to provide an affidavit under penalty of perjury attesting that **Company** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threating to use physical force against any person;
2. Restraining, isolating, or confining or threating to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threating to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of the **Company**, I certify that the **Company** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

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

Printed Name: _____

Title: _____

Signature: _____

Date: _____

ACKNOWLEDGMENT

State of Florida)
) ss.:
County of _____)

The foregoing instrument was acknowledged before me **by means of _____ physical presence or _ online notarization**, this __ day of _____, 202__, by _____. He/She was _____ personally known, _____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

IMMIGRATION AFFIDAVIT CERTIFICATION

The Village of Palmetto Bay ("Village") will not intentionally engage in services or award Village contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. § 1324 A(e) Section 274a(e) of the Immigration and Nationality Act ("INA")).

The Village may consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the INA. **Such violation by the Recipient of the employment provision contained in Section 274A(e) of the INA shall be ground for unilateral cancellation of the contract by the Village.**

The Company or attests that it/they are fully compliant with all applicable immigration laws (specifically to the 1986 Immigration Act and subsequent Amendment(s)).

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

THE VILLAGE RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION, AS EVIDENCE OF SERVICES PROVIDED.

Company Name: _____

Signature: _____ Title: _____

STATE OF _____)
) ss.:
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by means of ____ physical presence or ___ online notarization**, this ___ day of _____, 202__, by _____. He/She was ____ personally known, ____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

IMMIGRATION AFFIDAVIT CERTIFICATION

The Village of Palmetto Bay ("Village") will not intentionally engage in services or award Village contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. § 1324 A(e) Section 274a(e) of the Immigration and Nationality Act ("INA")).

The Village may consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the INA. **Such violation by the Recipient of the employment provision contained in Section 274A(e) of the INA shall be ground for unilateral cancellation of the contract by the Village.**

The Company or attests that it/they are fully compliant with all applicable immigration laws (specifically to the 1986 Immigration Act and subsequent Amendment(s)).

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

THE VILLAGE RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION, AS EVIDENCE OF SERVICES PROVIDED.

Company Name: _____

Signature: _____ Title: _____

STATE OF _____)
) ss.:
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by means of ____ physical presence or ___ online notarization**, this ___ day of _____, 202__, by _____. He/She was ____ personally known, ____ or produced _____ as a form of identification.

WITNESS my hand and official seal

_____
NOTARY PUBLIC, STATE OF FLORIDA

Form **W-9**
(Rev. August 2013)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

Print or type See **Specific Instructions** on page 2.

Name (as shown on your income tax return)

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

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

☐ Other (see instructions) ▶

Exemptions (see instructions):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____

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

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
[redacted]

Employer identification number
–

Part II Certification

Under penalties of perjury, I certify that:

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

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here **Signature of U.S. person** ▶ **Date** ▶

General Instructions

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

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at *www.irs.gov/w9*. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

SECTION 9.0: Other Forms

VILLAGE OF PALMETTO BAY
NOTICE OF INTENT TO AWARD

TO: _____
Company

_____
Address

ATT: _____
Name and Title

PROJECT DESCRIPTION: **Professional Consulting Services on Continuing Agreement Basis**
RFQ No. 2026-11-015 in accordance with Agreement Documents as prepared by the Village

This is to advise that the Village of Palmetto Bay intends to award the Agreement for the above referenced Project as a result of your proposal of: _____ Dollars ($_____) submitted to the Village of Palmetto Bay (Owner) on _____(Date).

Two (2) sets of the Agreement Documents for this Project are attached. Each set contains an unexecuted Contact. Please execute all copies of the Agreement and attach your insurance certificate (COI) as Palmetto Bay being the holder and return to our office within ten (10) consecutive days for final execution by the Owner.

Your attention is invited to the provision whereby your Bid Security shall be forfeited in the event the Agreement with satisfactory Performance and Payment Bonds attached is not executed and delivered to the Owner and all other requirements of the Request for Qualifications met within ten (10) consecutive calendar days from _____.

Sincerely,

Alessia Bencomo
Procurement Specialist

Cc:

Attachment(s)

VILLAGE OF PALMETTO BAY
NOTICE TO PROCEED

TO: _____
Company

_____
Address

ATT: _____
Name and Title

PROJECT DESCRIPTION: **Professional Consulting Services on Continuing Agreement Basis**
RFQ No. 2026-11-015 in accordance with Agreement Documents as prepared by the Village

One executed copy of your Agreement for the above Project has been forwarded to you through the Finance Department. The Commencement date is _____, 20___. Completion date shall be _____, 20___.

Your attention is invited to the provision whereby you shall start to perform your obligations under the Agreement Documents on the Commencement date. Said date shall begin the Agreement Time.

The Village of Palmetto Bay Manager's Office Director and/or his/her designee will be responsible for this project.

Sincerely,

Alessia Bencomo
Procurement Specialist

SECTION 10.0: Exhibits

Draft Master Agreement for: Professional Consulting Services on Continuing Agreement Basis

MASTER AGREEMENT FOR THE _____

THIS AGREEMENT (the "Agreement") is entered into as of the Effective Date (defined in Section 1, below) by and between the Village of Palmetto Bay (the "Village"), a Florida Municipal Corporation, located at 9705 East Hibiscus Street, Florida, 33157, and _____(the "Company"), a _____ corporation, located at _____ and whose Federal Employer Identification Number is _____ (the "Parties").

WHEREAS, the Village desires to employ the Company to provide _____; and

WHEREAS, the Village has solicited for these services via an advertised request for qualifications ("_____") from the Company submitted a proposal thereto; and

WHEREAS, the Company has considerable _____; and

WHEREAS, the Company and the Village have agreed to enter into an agreement and represents that it is competent, qualified, capable, and prepared to do so according to the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual understandings and covenants, the Village and the Company hereby agree, as follows:

1.0 Effective Date; Term

1.1 This Agreement shall take effect on the date (the "Effective Date") of its execution by the Village.

1.2 This Agreement shall be for a three (3) year term, commencing upon the Effective Date and remaining in force and effect thereafter, unless sooner otherwise terminated as provided herein.

1.3 This Agreement may be extended for up to two (2) additional one (1) year terms at the option of the Village Manager.

2.0 Services to Be Performed by Consultant

2.1 The Village retains the Company to furnish those services and to perform those tasks (collectively, the "Services") further described in (i) the Village's _____, to include all attachments and addenda, and (ii) the Company's responsive proposal thereto

DRAFT

(collectively, (i) and (ii) are "_____"), both of which are incorporated into this Agreement by this reference, attached as composite Exhibit "A" and made a part of this Agreement.

Exhibit "A": _____

2.2 When the Village requires the Company to perform Services, the Village, by the Division Director, will issue a Work Authorization to the Company stating the specific scope of services and all provisions of this Agreement shall apply to the Work Authorization with full force and effect as if appearing in full within each Work Authorization. Each Work Authorization will also state the following information: (1) specific scope of services, (2) work schedule, and (3) anticipated start and completion dates. Each Work Authorization shall become effective upon due execution and issuance of a purchase order.

2.3 The Company is not authorized to undertake any work without a duly executed Work Authorization and corresponding purchase order, which shall specify the services to be performed and the time to be completed.

2.4 Non-Exclusive Provider. The Company recognizes and acknowledges that the Village may employ several different consultants to perform the same or similar Services for the Village and that the Company has not been employed as the exclusive agent to perform any such Services.

2.5 Work Authorizations Valid After Agreement Expiration. When the Company and the Village enter into a Work Authorization where the term of the Work Authorization expires on a date that is later than the date that the Agreement expires, the Company and the Village agree that the terms of this Agreement and any amendments, attachments or provisions thereof shall automatically extend through and until the expiration (including any extension or amendment thereto) so the full completion of the requirements of the Work Authorization have been performed. Cancellation by the Village of any remaining services prior to the Company's full completion of the requirements of the Work Authorization shall cause the terms of this Agreement to terminate at the same time. This Section 2.5 applies only when the expiration of the Work Authorization extends beyond the expiration of this Agreement. This section does not apply when a Work Authorization expires or is cancelled prior to the expiration of this Agreement.

3.0 Compensation

3.1 General

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3.1.1 In consideration for its providing the Services, the Company shall pay the Village in accordance with the Price Proposal set forth in Exhibit "B" which is attached and made a part of this Agreement.

3.1.2 The Company shall attach all appropriate cost substantiations to the invoice and shall deliver the invoices to:

Village of Palmetto Bay

9705 E. Hibiscus Street

Palmetto Bay, FL 33157

3.1.3 The Company will clearly state "Final Invoice" on the Company's final/last billing for the Services rendered to the Village. The Company's submission of a Final Invoice is its certification that all Services have been properly performed and all charges and costs have been invoiced to the Village. This account will be closed upon the Village's receipt of a Final Invoice. The Company waives any charges not properly included on its Final Invoice.

3.1.4 The Village's payment of the Final Invoice shall not constitute evidence of the Village's acceptance of the Company's performance of the Service or the Village's acceptance of any work.

3.1.5 By submitting an invoice, the Company's project manager or designated payroll officer is attesting to the correctness and accuracy of all charges.

3.2 Disputed Invoices

3.2.1 In the event that all or a portion of an invoice submitted to the Village for payment to the Company is disputed, the Village shall notify the Company within fifteen (15) working days of receipt of the invoice of the objection, modification or additional documentation request. The Company shall provide the Village with additional backup documentation within five working days of the date of the Village's notice. The Village may request additional information, including but not limited to, all invoices, time records, expense records, accounting records, and payment records of the Company. The Village, at its sole discretion, may pay to the Company the undisputed portion of the invoice. The Parties shall endeavor to resolve the dispute in a mutually agreeable fashion.

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4.0 Company's Responsibilities

4.1 The Company shall be responsible for the professional quality, accuracy, competence, methodology, and the coordination of all Services performed pursuant to this Agreement.

4.2 The Village's review, approval, acceptance, or payment for any of the Company's Services shall not be construed to: (i) operate as a waiver of any rights the Village possesses under this Agreement; or (ii) waive or release any claim or cause of action arising out of the Company's performance or nonperformance of this Agreement. The Company shall be and will always remain liable to the Village in accordance with applicable law for any and all damages to the Village caused by the Company's negligent or wrongful performance or nonperformance of any of the Services to be furnished under this Agreement.

5.0 Ownership of Documents

All analyses, reference data, bills, completed reports, or any other form of written instrument or document created or resulting from the Company's performance of the Services pursuant to this Agreement shall become the property of the Village after payment is made to the Company for such instruments or documents.

6.0 Termination

6.1 **Termination for Convenience.** The Village may terminate this Agreement, in whole or in part, at any time, for the Village's convenience by delivering written notice to the Company. Upon receipt of such notice, the Company shall:

6.1.1 Immediately discontinue all affected Services unless the notice directs otherwise, and

6.1.2 Deliver to the Village all data, reports, summaries, and any and all such other information and materials of whatever type or nature as may have been accumulated by the Company in performing this Agreement, whether completed or in process.

6.2 **Termination with Cause.** Without waiving the right to terminate for convenience, this Contract may be terminated by either party for cause, upon ten (10) days written notice by the Village to the Company in which event the Company shall be paid its compensation for services performed to termination date. In the event that the Company abandons this Contract or causes it to be terminated, for reasons other than the Villages breach of this Contract, the

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Company shall indemnify the Village against any loss pertaining to this termination up to a maximum of the full Contract Price. All finished or unfinished documents, data, studies, plans, surveys, and reports prepared by Company shall become the property of Village and shall be delivered by Company to Village. However, termination of the Contract will not relieve the Company of any deliverables and work product due prior to the termination of the Contract, including but not be limited to reports, statements of accounts, payments due the Village and any other records requested by the Village prior to the termination of the Contract. The Village shall not be liable for any damages for lost profits, special damages, consequential damages, or business interruption on account of the Village's decision to terminate this Contract. Additionally, the Company agrees that in the event this Contract is terminated for the Village's breach, the damages that the Company may have against the Village shall be limited to actual compensatory damage.

6.3 Unless in dispute or subject to the Village's right of set-off or other remedy, the Company shall be paid for Services actually rendered to the date of termination.

6.4 The rights and remedies of the Village provided for in this Section 6 are in addition and supplemental to any and all other rights and remedies provided by law or under this Agreement.

7.0 No Contingent Fees

The Company warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Company to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Company, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from award of or making of the Agreement. For the breach or violation of this provision, the Village shall have the right to terminate the Agreement at its sole discretion, without liability and to deduct from the Agreement price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

8.0 Assignment

The Company shall not assign, transfer, or encumber this Agreement, or any interest herein, under any circumstances.

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9.0 Professional Associates and Subconsultants

If the Company requires the assistance of any professional associates or subconsultants in connection with its providing the Services the Company must obtain the prior express written approval of the Village, which the Village may withhold in its discretion, before any such professional associate or subconsultant may perform any work for the Village. If after obtaining the Village's approval the Company utilizes any professional associates or subconsultants in the delivery of the Services then the Company shall remain solely and fully liable to the Village for the performance or nonperformance of all such professional associates and subconsultants. The failure of a professional associate or subconsultants to timely or properly perform any of its obligations to the Company shall not relieve the Company of its obligations to the Village under this Agreement.

10.0 Indemnification of Village

The Company shall indemnify, defend and hold harmless the Village and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense at both trial and appellate levels, in which the Village or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Company or its employees, agents, servants, partners, principals or subcontractors. The Company shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Village, and shall pay all costs, judgments, and attorney's fees which may issue as a result of the Company's negligence, at both trial and appellate levels. The Company expressly understands and agrees that any insurance required by this Agreement or otherwise provided by the Company shall in no way limit the responsibility to indemnify, hold harmless and defend the Village or its officers, employees, agents, and instrumentalities. One Percent (1%) of the Agreement amount shall represent the consideration to be provided for this Indemnification. Nothing contained herein shall be deemed a waiver of Sovereign Immunity provided to the Village under Section 768.28, Florida Statutes.

11.0 Insurance Requirements

The Company shall maintain at all times the following minimum levels of insurance and shall, without in any way altering its liability, obtain, pay for and maintain insurance for the coverage and

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amounts of coverage not less than those set forth below. The Company shall provide the Village original Certificates of Insurance satisfactory to the Village to evidence such coverage before any work commences. The Village shall be named as an additional insured on General and Automobile Liability policies. General Liability and Workers' Compensation policies shall contain a waiver of subrogation in favor of Village. The commercial General Liability Policy shall (by endorsement if necessary) provide contractual liability coverage for the contractual indemnity stated in Section 10, above. All insurance coverage shall be written with a company having an A.M. Best rating of at least the "A" category and size category of VIII. The Company's self-insured retention or deductible per line of coverage shall not exceed $25,000 without the permission of the Village. In the event of any failure by the Company to comply with the provisions of this Section 11.0, the Village may, at its option, upon notice to the Company suspend Company's performance of the Services for cause until there is full compliance. Alternatively, the Village may purchase such insurance at the Company's expense, provided that the Village shall have no obligation to do so and if the Village shall do so, the Company shall not be relieved of or excused from the obligation to obtain and maintain such insurance amounts and coverage.

Comprehensive Automobile Liability Insurance. $1,000,000.00 combined single limit of liability for bodily injuries, death and property damage resulting from any one occurrence, including all owned, hired, and non-owned vehicles.

Commercial General Liability. $1,000,000.00 combined single limit of liability for bodily injuries, death and property damage, and personal injury resulting from any one occurrence, including the following coverages:

Premises and Operations:

> Broad Form Commercial General Liability Endorsement to include Blanket Contractual liability (specifically covering, but not limited to, the contractual obligations assumed by the Firm); Personal Injury (with employment and contractual exclusions deleted); and Broad Form Property Damage coverage.

Independent Contractors:

> Delete Exclusion relative to collapse, explosion and underground; Property Damage Hazards; Cross Liability Endorsement; and Contractual liability (specifically covering, but not limited to, the contractual obligations assumed)

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Workers Compensation. The Company shall provide, pay for, and maintain workers compensation insurance on all employees, its agents or subcontractors as required by Florida Statutes.

12.0 Public Entity Crimes

The Company declares and warrants that neither the Company nor any of the Company's affiliates, as that term is defined in Section 287.133, Florida Statutes, are subject to the restrictions in Section 287.133, Florida Statutes, regarding the commission of a public entity crime. If during the term of this Agreement, the Company or any affiliate is convicted of a public entity crime or is otherwise prohibited from performing work for or transacting business with the Village pursuant to Section 287.133, Florida Statutes, then the Company shall be in material default of this Agreement, and in such case, the Village shall have the rights and remedies as provided herein.

13.0 Non-Discrimination

The Company warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, gender, age or national origin.

14.0 Designation of Party Representatives

14.1 Upon receipt of a request from the Company, the Village shall designate in writing one or more of its employees who are authorized to act by and on behalf of the Village to transmit instructions, receive information and interpret and define the Village's policy and decisions with respect to the Services to be provided pursuant to this Agreement.

14.2 The Company shall designate or appoint one or more Company representatives who are authorized to act on behalf of and to bind the Company regarding all matters involving the conduct of its performance pursuant to this Agreement.

15.0 All Prior Agreements Superseded

This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document or its designated exhibits. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

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16.0 Modifications, Amendments or Alterations

No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless agreed to and executed in writing by both parties to this Agreement in a form acceptable to the Village.

17.0 Independent Company

Nothing stated in this Agreement is intended or should be construed in any manner as creating or establishing a relationship of co-partners between the Parties, or as constituting the Company (including its officers, employees, and agents) as the agent, representative, or employee of the Village for any purpose, or in any manner, whatsoever. The Company is to be and shall remain forever an independent Company with respect to all Services performed under this Agreement. The Company shall not pledge the Village's credit or make the Village a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness and the Company shall have no right to speak for or bind the Village in any manner.

18.0 Public Records Law

(a) The Company acknowledges the Village's obligations under Article I, Section 24, of the Florida Constitution and under Chapter 119, Florida Statutes, to release public records to members of the public upon request and comply in the handling of the materials created under this Agreement. The Company further acknowledges that the constitutional and statutory provisions control over the terms of this Agreement. In association with its performance pursuant to this Agreement, the Company shall provide all requested documents to the Village which shall determine whether to release them or exert a claim for exemption or privilege.

(b) Without in any manner limiting the generality of the foregoing, to the extent applicable, the Company acknowledges its obligations to comply with Section 119.0701, Florida Statutes, with regard to public records, and shall:

(1) keep and maintain public records required by the Village to perform the services required under this Agreement;

(c) **IF THE COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE VILLAGE'S CUSTODIAN OF PUBLIC RECORDS AT:**

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Village of Palmetto Bay
Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL 33157
305-259-1234
marocha@palmettobay-fl.gov

19.0 Compliance with Laws and Regulations

In providing all Services pursuant to this Agreement, the Company shall abide by all statutes, ordinances, rules, and regulations pertaining to or regulating the provisions of such Services, including those now in effect and hereafter adopted. Any violation of said statutes, ordinances, rules, or regulations shall constitute a material breach of this Agreement and shall entitle the Village to terminate this Agreement immediately upon delivery of written notice of termination to the Company.

20.0 Governing Law and Venue

This Agreement shall be governed in all respects by the laws of the State of Florida and any litigation with respect thereto shall be brought only in the courts of Miami-Dade County. Each Party shall be responsible for its own attorneys' fees and other legal costs and expenses.

21.0 Notices

Whenever either Party desires to give notice unto the other, it must be given by written notice, delivered (i) in person, (ii) via registered or certified United States mail, postage prepaid with return receipt requested, or (iii) via nationally recognized overnight delivery service, and addressed to the Party for whom it is intended at the place last specified by each Party. The place for giving of notice shall remain such until it is changed by written notice delivered in compliance with the provisions of this Section 22. For the present, the Parties designate the following as the respective places for giving of notice, to wit:

For Village: **Nick Marano**
Village of Palmetto Bay
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

For Company:

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22.0 Severability

The invalidity, illegality, or unenforceability of any provision of this Agreement, or the occurrence of any event rendering any portion or provision of this Agreement void, shall in no way affect the validity or enforceability of any other portion or provision of the Agreement; any void provision shall be deemed severed from the Agreement and the balance of the Agreement shall be construed and enforced as if the Agreement did not contain the particular portion or provision held to be void. The Parties further agree to reform the Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this section shall not prevent the entire Agreement from being void should a provision which is of the essence of the Agreement be determined to be void.

23.0 Annual Appropriations

Company acknowledges that during any fiscal year the Village shall not expend money, incur any liability, or enter into any agreement which by its terms involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Accordingly, any agreement, verbal or written, the Village may make in violation of this fiscal limitation is null and void, and no money may be paid on such agreement. The Village may enter into agreements whose duration exceeds one year; however, any such agreement shall be executory only for the value of the services to be rendered which the Village agrees to pay as allocated in its annual budget for each succeeding fiscal year. Accordingly, the Village's performance and obligation to pay the Company under this Agreement is contingent upon annual appropriations being made for that purpose.

24.0 Unauthorized Alien(s)

The Company shall not employ or utilize unauthorized aliens in the performance of the Services provided pursuant to this Agreement. The Village shall consider the employment or utilization of unauthorized aliens a violation of Section 274A(e) of the Immigration and Naturalization Act (8 U.S.C. 1324a) and a cause for the Village's unilateral termination of this Agreement. The Company has already delivered a completed and executed Affidavit Certification Immigrations Laws form.

25.0 Company Representations

25.1 The Company hereby represents and warrants the following to the Village:

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25.1.1 Company is a corporation that is duly organized and existing in good standing under the laws of the State of Florida with full right and authority to do business within the State of Florida.

25.1.2 Company's performance under this Agreement will not violate or breach any contract or agreement to which the Company is a Party or is otherwise bound, and will not violate any governmental statute, ordinance, rule, or regulation.

25.1.3 Company has the full right and authority to enter into this Agreement and to perform its obligations in accordance with its terms.

25.1.4 Company now has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner.

25.1.5 Company has no obligation or indebtedness that would impair its ability to fulfill the terms of this Agreement.

25.1.6 Company has the personnel and experience necessary to perform all Services in a professional and workmanlike manner.

25.1.7 Company shall exercise the same degree of care, skill, and diligence in the performance of the Services as provided by a professional of like experience, knowledge and resources, under similar circumstances.

25.1.8 Company shall, at no additional cost to Village, re-perform those Services which fail to satisfy the foregoing standard of care or which otherwise fail to meet the requirements of this Agreement.

25.1.9 Each individual executing this Agreement on behalf of the Company is authorized to do so.

26.0 Default and Remedy

If the Company materially defaults in its obligations under this Agreement and fails to cure the same within fifteen (15) days after the date the Company receives written notice of the default from the Village, then the Village shall have the right to (i) immediately terminate this Agreement by delivering written notice to the Company, and (ii) pursue any and all remedies available in law, equity, and under this Agreement. If the Village materially defaults in its obligations under this Agreement and fails to cure the same within fifteen (15) days after the date the Village receives written notice

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of the default from the Company, then the Company shall have the right to immediately terminate this Agreement by delivering written notice to the Village. Upon any such termination, the Village shall pay the Company the full amount due and owing for all Services performed through the date of Agreement termination.

27.0 Limitation of Liability

IN NO EVENT SHALL THE VILLAGE BE LIABLE TO THE COMPANY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING LOSS OF PROFIT, WHETHER FORESEEABLE OR NOT, ARISING OUT OF OR RESULTING FROM THE NONPERFORMANCE OR BREACH OF THIS AGREEMENT BY THE VILLAGE WHETHER BASED IN CONTRACT, COMMON LAW, WARRANTY, TORT, STRICT LIABILITY, CONTRIBUTION, INDEMNITY OR OTHERWISE.

28.0 Waiver

A waiver by either the Village or Company of any breach of this Agreement shall not be binding upon the waiving party unless such waiver is in writing. In the event of a written waiver, such a waiver shall not affect the waiving party's rights with respect to any other or further breach of this Agreement. The making or acceptance of a payment by either Party with the knowledge of the other Party's existing default or breach of the Agreement shall not waive such default or breach, or any subsequent default or breach of this Agreement, and shall not be construed as doing so.

29.0 Attorneys' Fees and Costs

Each Party shall be responsible for its own legal and attorneys' fees, costs and expenses incurred in connection with any dispute or any litigation arising out of, or relating to this Agreement, including attorneys' fees, costs, and expenses incurred for any appellate or bankruptcy proceedings.

30.0 Force Majeure

Either Party hereunder may be temporarily excused from performance if an Event of Force Majeure directly or indirectly causes its nonperformance. An "Event of Force Majeure" is defined as any event which results in the prevention or delay of performance by a party of its obligations under this Agreement and which is beyond the reasonable control of the nonperforming party. It includes, but is not limited to fire, flood, earthquakes, storms, lightning, epidemic, war, riot, civil disturbance, sabotage, and governmental actions. Neither Party shall be excused from performance if non-performance is due to forces which are reasonably preventable, removable, or remediable and which

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the non-performing party could have, with the exercise of reasonable diligence, prevented, removed, or remedied prior to, during, or immediately after their occurrence. Within five (5) days after the occurrence of an Event of Force Majeure, the non-performing party shall deliver written notice to the other Party describing the event in reasonably sufficient detail, along with proof of how the event has precluded the non-performing party from performing its obligations hereunder, and a good faith estimate as to the anticipated duration of the delay and the means and methods for correcting the delay. The non-performing party's obligations, so far as those obligations are affected by the Event of Force Majeure, shall be temporarily suspended during, but no longer than, the continuance of the Event of Force Majeure and for a reasonable time thereafter as may be required for the non-performing party to return to normal business operations. If excused from performing any obligations under this Agreement due to the occurrence of an Event of Force Majeure, the non-performing party shall promptly, diligently, and in good faith take all reasonable action required for it to be able to commence or resume performance of its obligations under this Agreement. During any such time period, the non-performing party shall keep the other Party duly notified of all such actions required for it to be able to commence or resume performance of its obligations under this Agreement.

31.0 Key Personnel

The Company shall notify the Village if any of the Company's Key Personnel (as defined, below) change during the Term of the Agreement. To the extent possible, the Company shall notify the Village at least ten (10) days prior to any proposed change in its Key Personnel. At the Village's request the Company shall remove without consequence to the Village any of the Company's, sub-Consultants, sub-Consultants, agents or employees and replace the same with an appropriate substitute having the required skill and experience necessary to perform the Services. The Village shall have the right to reject the Company's proposed changes in Key Personnel. The following individuals shall be considered "Key Personnel:"

Name:

Name:

Name:

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32.0 No Construction Against Drafter

The Parties acknowledge that this Agreement and all the terms and conditions contained herein have been fully reviewed and negotiated by the Parties. Accordingly, any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in interpreting this Agreement.

33.0 Employment Eligibility Verification (E-Verify)

A. Unless otherwise defined herein, terms used in this Section which are defined in Section 448.095, Florida Statutes, as may be amended from time to time, shall have the meaning ascribed in said statute.

B. Pursuant to Section 448.095(5), Florida Statutes, the Company hereto, and any subconsultant thereof, must register with and use the E-Verify system to verify the work authorization status of all new employees of the Company or subconsultant. The Company acknowledges and agrees that (i) the Village and the Company may not enter into this Agreement, and the Company may not enter into any subcontracts hereunder, unless each Party to this Agreement, and each Party to any subcontracts hereunder, registers with and uses the E-Verify system; and (ii) use of the U.S. Department of Homeland Security's E-Verify System and compliance with all other terms of this Certification and Section 448.095, Fla. Stat., is an express condition of this Agreement, and the Village may treat a failure to comply as a material breach of this Agreement.

C. By entering into this Agreement, the Company becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subconsultants to provide an affidavit attesting that the subconsultant does not employ, contract with, or subcontract with, an unauthorized alien. The Company shall maintain a copy of such affidavit for the duration of this Agreement. Failure to comply will lead to termination of this Agreement, or if a subconsultant knowingly violates the statute or Section 448.09(1), Fla. Stat., the subcontract must be terminated immediately. If this Agreement is terminated pursuant to Section 448.095, Fla. Stat., such termination is not a breach of contract and may not be considered as such. Any challenge to termination under this provision must be filed in the Eleventh Judicial Circuit Court of Florida no later than 20 calendar days after the date of termination. If this Agreement is terminated for a violation of Section 448.095, Fla. Stat., by the

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Company, the Company may not be awarded a public contract with the Village for a period of 1 year after the date of termination. The Company shall be liable for any additional costs incurred by the Village as a result of the termination of this Agreement. Nothing in this Section shall be construed to allow intentional discrimination of any class protected by law.

34.0 Noncoercive Conduct For Labor

The Company has complied with the requirements of Section 787.06(13), Florida Statutes, by having an officer or other authorized representative of the Company execute an Affidavit, which attests, under penalty of perjury, that it does not use coercion for labor or services, as defined in Section 787.06, Florida Statutes.

35.0 Scrutinized Companies

The Company certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Village may immediately terminate this Agreement at its sole option if the Company or its subcontractors are found to have submitted a false certification; or if the Company, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

36.0 Preservation of Village Property

The Company shall provide and install suitable safeguards, approved by the Village, to protect Village property from injury or damage. If Village property is injured or damaged resulting from the Company's operations, it shall be replaced or restored at the Company's expense. The property shall be replaced or restored to a condition as good as when the Company began work. The Company shall keep the premises and surrounding area free from accumulation of debris and trash related to the Work. At the completion of the Work, the Company shall remove all construction equipment, machinery and surplus material and properly dispose of waste material.

37.0 Public and Employee Safety

Whenever the Company's operations create a condition hazardous to the public or Village employees, it shall, at its expense and without cost to the Village, furnish, erect, and maintain such fences, temporary railings, barricades, lights, signs and other devices and take such other protective measures as are necessary to prevent accidents or damage or injury to the public, Village employees or Village property.

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38.0 Federal and State Tax

The Village is exempt from payment of Florida State Sales and Use Taxes. The Company shall not be exempted from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the Village, nor is the Company authorized to use the Village's Tax Exemption Number in securing such materials The Company shall be responsible for payment of its own and its share of its employee taxes, Workers Compensation and Social Security benefits.

39.0 Conflict of Interest

The Company agrees to adhere to and be governed by the Village's Conflict of Interest Ordinance 2-121, *et seq.*, which is incorporated by reference as if fully set forth.

40.0 Entire Agreement

No statements, representations, or warranty, either written or oral, from whatever source arising, except as expressly stated in this Agreement, shall have any legal validity between the Parties or be binding upon either. The Parties acknowledge that this Agreement contains the entire understanding and agreement of the Parties.

41.0 Captions and Paragraph Headings

Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope and intent of this Agreement, nor the intent of any of its provisions.

42.0 Joint Preparation

The preparation of this Contract has been a joint effort of the Parties and shall not be construed more severely against either Party. It is the Parties' further intention that this Agreement shall be construed liberally to achieve its intent.

43.0 Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.

44.0 Warranty

The Company shall provide the Village will all applicable EXPRESS and IMPLIED warranties received by the manufacturer and/or the supplier of the materials the Company uses to carry out the Agreement. The Company specifically agrees that the warranties of MERCHANTIBILITY AND FITNESS FOR PARTICULAR PURPOSES SHALL BE APPLICABLE to work and the materials supplied.

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45.0 Prohibition on Diversity Equity and Inclusion (DEI)

Commencing January 1st, 2027, the Company certifies that it does not and will not use Village funds to require its employees, contractors, subcontractors, consultants, subconsultants, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials relating to diversity, equity, and inclusion as defined in Sections 125.595(1) and 166.04971(1), Florida Statutes. By entering into this Agreement, the Company acknowledges that it has read Section 287.139, Florida Statutes, complies with the requirements therein, and certifies that it shall remain in compliance with this certification throughout the term of this Agreement. If the Company fails to comply with any of the requirements of Section 287.139, Florida Statutes, during the term of this Agreement, the Village may immediately terminate this Agreement for cause.

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

ATTEST:

By: _____
Village Clerk

By: _____
Village Manager

Date Signed By Village_____

Reviewed as to form and legal sufficiency
For the sole use and benefit of the Village:

_____
Village Attorney Date

ATTEST:

By: _____

_____
PRINT NAME

_____
TITLE

Company Name:

By: _____

_____
PRINT NAME

_____
TITLE

Date: _____

SEAL

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY







Village of Palmetto Bay, FL

RFQ No. 2026-11-015

Professional Consulting Services on Continuing Agreement Basis

Recipient
Attn: Village Clerk
Village of Palmetto Bay
Village Hall Municipal Center
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL, 33157

Due Date and Time:
September 18, 2026 at 11:00 am

Prime Firm:
Calvin, Giordano & Associates, Inc.
10720 Caribbean Blvd, Suite 650
Cutler Bay, FL 33189

Point of Contact:
Jeannie Walsh-Fabian
Senior Account Manager
786.481.8366
JFabian@safebuilt.com

FLASH DRIVE

Calvin, Giordano & Associates, Inc.
A SAFEbuilt Company

Building Department Services
Civil Engineering / Roadway & Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection (CEI)
Construction Administration Services
Data Technologies & Development
Electrical Engineering
Facilities Management
Grant Management & Writing
Geographic Information Systems (GIS)
Government Consulting Services
HUD-Required Studies
Indoor Air Quality (IAQ)
Inspections
Landscape Architecture & Urbanism
Planning & Zoning
Plan Review
Project Management
Redevelopment & Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering

Headquarters:
10720 Caribbean Blvd,
Suite 650
Cutler Bay, Florida 33189
Tel: 954.921.7781
Fax: 954.921.8807

Primary Contact:
Jeannie Walsh-Fabian
Senior Account Manager
786.481.8366
JFabian@safebuilt.com

www.cgasolutions.com

September 9, 2026

Attn: Village Clerk
Village of Palmetto Bay
Village Hall Municipal Center
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

RE: Professional Consulting Services on Continuing Agreement Basis

Dear Members of the Evaluation Committee:

Calvin, Giordano & Associates, Inc., a SAFEbuilt Company, (CGA) is pleased to submit a Statement of Qualifications (SOQ) in response to RFQ NO. 2026-11-015 for Professional Consulting Services on Continuing Agreement Basis for Village of Palmetto Bay, FL. We are confident that our SOQ is responsive to the Village's needs and draws upon our existing institutional knowledge to support the Village with the services upon which we are bidding, which include the following:

- Landscape Architecture
- General Civil Engineering
- Roadway Traffic & Transportation Planning and Engineering Services
- General Urban Planning Services

Since 1937, CGA's operations have grown from a two-person surveying firm in Hollywood, FL, to a corporation with approximately 600 employees providing all the services upon which we are bidding—and many more—throughout the State of Florida. In fact, CGA currently has well over 100 government clients in Florida, including municipal, county, state, and federal organizations, as well as school districts and higher learning institutions. Our vast experience working with local governments from the inside distinguishes us from other firms and allows us to consistently provide creative, practicable, and implementable solutions for our clients. You will find the Top 7 reasons why CGA should be selected for this award in Tab 9.

CGA is excited to include the following subconsultants in this proposal:

- Nutting Engineers of Florida, Inc. - Geotechnical Engineering
- Lakdas/Yohalem Engineering, Inc. – Structural Engineering
- US Utility Potholing & Air Excavation - Subsurface Utility Exploration (SUE)
- Lambert Advisory - Economic Development Analysis & Planning
- Erin L. Deady, P.A. - Climate Action Plan
- Gurrimatute - Historic and Cultural Resources Planning

CGA will maintain our standard Prime/Subconsultants contractual agreement with these esteemed firms.

If you have any questions or need additional information, please contact Jeannie Walsh-Fabian (CGA's Account Manager for this contract) at 786.481.8366 or JFabian@safebuilt.com. As CGA's Vice President of Professional Services, I am authorized to contractually bind CGA in this endeavor. Thank you in advance for your careful review and evaluation of our proposal, and we look forward to the opportunity to continue providing services to the Village.

Best Regards,

David Stambaugh, PE, DBIA
Vice President of Professional Services

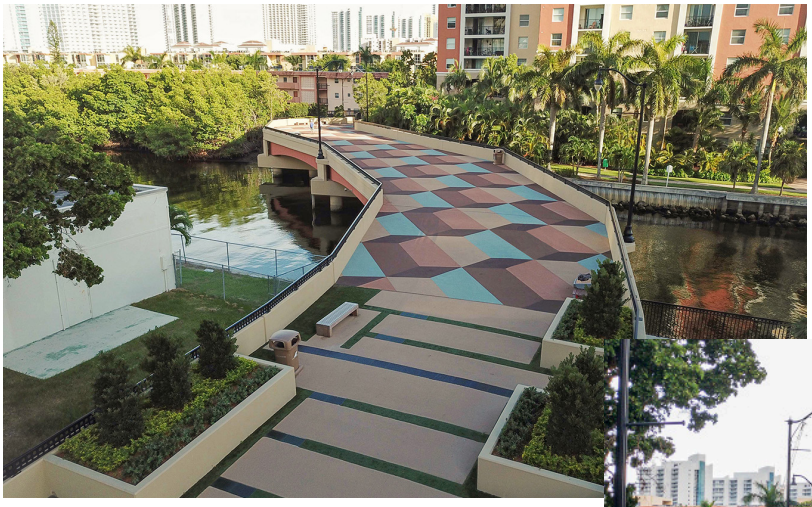
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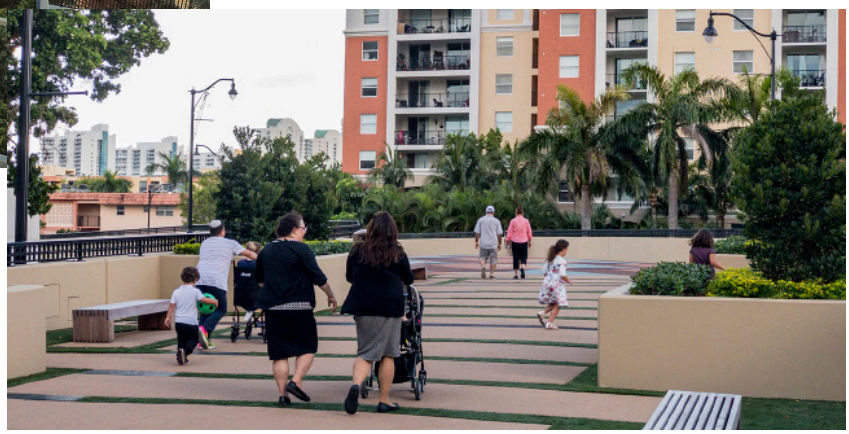
CGA's designated Contract Manager for this bid is David Stambaugh, PE, DBIA. He is highly qualified for this role, and he thoroughly meets all of the Village's related requirements. More specifically, Mr. Stambaugh has the following qualifications:

- *30 years of related experience*
- *18 years of experience wtih CGA's municipal professional service contracts*
- *Current/active Florida Professional Engineer (PE) License #70757*
- *Additional licenses and certifications, including DBIA, FEMA, OSHA, and more*









CGA provided award-winning services for the North Bay Road Pedestrian Bridge in Sunny Isles Beach. These service included Landscape Architecture, Engineering Design, CEI, Structural Design, Permitting, and Contract Document Preparation

Tab 3: Organizational Chart



Tab 4: History of All Consultants

Calvin, Giordano & Associates, Inc.

CGA was founded in Hollywood, FL, in 1937. Since then, our operations have grown from a two-person surveying firm to a corporation with approximately 600 employees providing **landscape architecture, civil engineering, roadway engineering, traffic engineering, transportation planning, urban planning, surveying & mapping, construction management, and more** throughout the State of Florida. In fact, CGA currently has well over 100 government clients in Florida, including municipal, county, state, federal, school district, and higher learning institutions.

Our vast experience working with local governments from the inside distinguishes us from other firms and allows us to consistently provide creative, practicable, and implementable solutions to our clients. This level of knowledge and experience in and of itself sets us apart from other consulting firms. Additionally, capitalizing on the diverse knowledge and experience of our staff positions CGA as a premier professional consulting firm and enables us to consistently deliver projects on time, within budget, and beyond our clients' expectations.

Nutting Engineers of Florida, Inc. Lakdas/Yohelm Engineering, Inc.

Nutting Engineers of Florida, Inc. has been **one of the premier geotechnical engineering firms in South Florida** since its inception in 1967. Prior to this date, work was performed under the name Nutting Engineers, Inc., which originated in 1956, preceded by H.C. Nutting in Miami from 1932 until 1956. Nutting's comprehensive range of geotechnical services includes soil borings and groundwater well drilling, monitoring of pile installation, groundwork modification and chemical grouting procedures, quality control/ quality assurance testing of construction materials, structural inspections (special/threshold) of structures.

Lakdas/Yohelm Engineering, Inc. (LYE)

Operating in South Florida since 1970, LYE provides civil and **structural engineering design and inspection services** for several high-profile projects in the tri-counties, which include municipal complexes, institutional buildings, residential properties, water treatment plants, wastewater treatment plants, fire stations, police stations, school facilities, libraries, emergency power stations, parks, bridges, marinas, resorts, airports, and petroleum facilities. Over the past 56 years, LYE has completed over 5,500 projects in the US and on several islands in the Caribbean Basin, and they are FDOT State Certified for several disciplines.

US Utility Potholing & Air Excavation

Founded in Pompano Beach in 2014, the US Utility team brings field-level expertise in South Florida's specific utility environment —the dense urban corridors of Miami-Dade, the mature infrastructure networks of Broward County, and the rapidly developing landscape of Palm Beach County. Their daily presence in all three counties gives them local knowledge that national dispatch companies simply can't match. US Utility is **a licensed and insured underground utility services company** that specializes in the full range of subsurface utility investigation services.

Erin L. Deady, P.A.

Erin L. Deady, P.A. was formed in 2011 as a multi-service legal and planning firm to solve the environmental and land use challenges of today. Based in South Florida, they provide services throughout the State of Florida and other states. They have authored or co-authored numerous **sustainability and climate plans** and worked on innovative projects. Erin L. Deady, P.A. assists their clients in understanding navigate the rapidly evolving nature of building codes, green building certifications, and energy standards.

Lambert Advisory

Founded in 1995 and **headquartered in Miami,** Lambert Advisory is an internationally recognized real estate and **economic advisory firm**. Established on a foundation of knowledge, data, and experience, Lambert works collaboratively with clients and partners to transform places and build stronger communities. Their history of proven success and long-lasting relationships with clients and colleagues has yielded the trust and loyalty of these partnerships. Most importantly, Lambert Advisory's work has always been built on a foundation of deep research. Their research, and pragmatic approach to applying that research, affords them the ability to offer clients educated and objective guidance based on the most robust information available.

Gurrimatute

Founded in 1996 and **headquartered in Miami**, Gurrimatute provides a wide array of **historic preservation services** as part of their architectural practice. These services include historic building assessments and the preparation of construction documents for permitting and construction that will be utilized during tthe restoration, preservation, rehabilitation, and adaptative reuse of historic structures. They also provide assistance with submitting documentation for national register eligibility, compliance with the Secretary of Interior Standards, etc. Gurrimatute also provides **cultural resource services**, including Section 106 compliance, HABS surveys, and the inventory of inventories related to cultural resources.

Tab 5: Resumes

In order to accommodate the Village's page limits for this tab, we are proud to present selected mini-resumes of eight (8) of CGA's esteemed proposed team members.



Jenna Martinetti, PE

Project Manager

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

22 Years of Experience | 22 Years with the Firm

Education

BS, Civil Engineering
Florida State University

Licenses & Certifications

Florida Board of Professional Engineers
Professional Civil Engineer #69036

Federal Highway Administration
Advanced Temporary Traffic Control Certificate

Florida Department of Transportation
Local Agency Program & Florida Highway Administration Certification and Recertification

Florida Department of Transportation
Specifications Package Preparation Certification

Florida Department of Environmental Protection
Stormwater, Erosion Control and Sedimentation Qualified Stormwater Management Inspector

Occupational Safety and Health Administration (OSHA)
10-Hr OSHA Training in Construction Safety and Health

Project Experience

- **Project Manager**
  Dania Cove Park Improvements
  Dania Beach, FL
  Design & installation of park improvements, including seawalls, pavilions, and walking paths.
- **Project Manager & Engineer of Record**
  Water Main and Force Main Subaqueous Crossing of the Dania Cut-off Canal
  Dania Beach, FL
  Replacement of the existing water and sewage force mains under the Dania Cut-off Canal via horizontal directional drill to accommodate the proposed canal dredging.
- **Project Manager**
  Water Main Replacement on NE 2nd St
  Dania Beach, FL
  Replacement of 1300 LF of existing water main in a residential neighborhood.
- **Senior Project Manager**
  Windmill Park
  Coconut Creek, FL
  Design of a 14-acre site redevelopment for site improvements to an existing park.
- **Senior Project Manager**
  Davie Road Complete Streets



Michael Conner, PLA, ASLA, ISA

Team Lead, Landscape Architecture

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

36 Years of Experience | 23 Years with the Firm

Education

BS, Landscape Architecture
Ball State University

BS, Environmental Design
Ball State University

Licenses & Certifications

State of Florida Board of Landscape Architecture
Registration #LA0001181

International Society of Arborists, Florida Chapter
Certified Arborist License #FL0777

Project Experience

- **Project Manager - Landscape Review and Arborist Services**
  Underline Phase 3
  Miami-Dade County, FL
  CGA was awarded this contract by DTPW, in conjunction with Friends of the Underline, for the Underline, which is a 10-mile-long linear park under development. Mr. Conner's primary role is to examine and make recommendations about everything related to the existing trees throughout this linear park.
- **Landscape Architect and Project Arborist**
  Urban Forestry Master Plan
  Miami Beach, FL
  The Master Plan provided clear goals for enhancing the City's Urban Forest, addressing sea level rise, recommendations for achieving those objectives, and more.
- **Lead Arborist**
  North Beach Oceanside Park
  Miami Beach, FL
  Responsible for conducting health and conditions evaluations of all impacted trees and developing Arborist Reports for each.
- **Landscape Architect**
  Mills Pond Park
  Fort Lauderdale, FL
  Designed three new synthetic turf soccer and lacrosse fields.
- **Landscape Architect**
  Memorial Regional Hospital - 35th Avenue Streetscape
  Hollywood, FL
  Designed hardscape, landscape, and lighting for a streetscape and wayfinding project through the hospital campus.



Tammy Cook-Weedon, ASLA, PLA, LEED AP BD+C

Landscape Architect & LEED Professional

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

35 Years of Experience | 29 Years with the Firm

Education

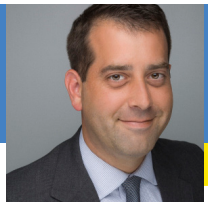
BS, Landscape Architecture
Texas A&M University
College Station, TX

Licenses & Certifications

State of Florida Board of Landscape Architecture
Registered Professional Landscape Architect
#0001328

Project Experience

- **Landscape Designer/Architect**
  Community Enhancements
  Bay Harbor Islands, FL
  Led a team of civil, utility, traffic and electrical engineers and construction administration for the creation and implementation of enhancements.
- **Landscape Designer/Architect**
  Kane Concourse Beautification
  Bay Harbor Islands, FL
  Oversight of hardscape and planting of streetscape improvements for the Town's business district, including street furnishings, wayfinding, and irrigation.
- **Landscape Designer/Architect**
  Middle Beach Recreational Corridor
  Miami Beach, FL
  Led a team of designers and engineers in the design, engineering, planting, and permitting of a 2-mile stretch of a 15-foot-wide ocean-front hardscape pathway connecting Indian Beach to Allison Park.
- **Landscape Designer/Architect**
  Oak Grove Park
  North Miami, FL
  Designed a new site plan for two tennis courts which required the relocation of six large oak and gumbo limbo trees.
- **Landscape Designer/Architect**
  Dania Cove Park
  Dania Beach, FL
  Designed a stabilization system for a badly eroded and unstable shoreline embankment and developed a shoreline vegetation plan.
- **Landscape Designer/Architect**
  A1A North Galt Streetscape
  Fort Lauderdale, FL
  Responsible for the site and landscape design for a parking and streetscape project.
- **Landscape Designer/Architect**
  Andrews Avenue Transportation Enhancement Grant
  Oakland Park, FL
  Led a team of designers in the design, project included public outreach, tree disposition plans, a new median with mid-block crossings to address safety issues, planting design to enhance the streetscape and hardscape design, irrigation design.



James "Jimmy" Messick, PE

Team Lead, General Civil Engineering

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

21 Years of Experience | 12 Years with the Firm

Education

BS, Civil Engineering
University of Dayton

Licenses & Certifications

Florida Board of Professional Engineers
Professional Civil Engineer #70870

Florida Department of Environmental Protection
Stormwater, Erosion Control, and Sedimentation
Qualified Stormwater Management Inspector
#13907

Occupational Safety and Health Administration (OSHA)
10-Hr OSHA Training in Construction Safety and Health

Project Experience

- **Engineer-of-Record/Project Manager**
  Subbasin 57/96 - Village of Palmetto Bay, FL
  Lead designer for stormwater improvements in a residential neighborhood. The project area included a 55-acre basin within the Village that often experience flooding for long durations after significant storm events.
- **Civil Engineer**
  CGA contract with Florida Department of Environmental Protection (FDEP)
  Continuing services contract with FDEP, PM and EOR for this septic tank conversion project on the state-owned lands located at Oleta River State Park in North Miami.
- **Engineer-of-Record/Project Manager**
  Zachary Taylor State Park Overflow Parking Lot - Key West, FL
  Lead designer for the overflow parking lot to serve the park. Parking lot modifications included driveway connectivity to provide additional parking during peak season park attendance.
- **Civil Engineer**
  CGA contract with the City of Boca Raton, FL
  Led the design efforts for this proposed water main improvements Boca Bath and Tennis Water Main Improvements project.
- **Civil Engineer**
  CGA contract with the City of Boca Raton, FL
  Engineer of Record for the Boca Sewer Manhole project. Design included replacement of several existing manholes at two project sites due to the presence of unsuitable soils.
- **Civil Engineer**
  CGA contract with the City of Boca Raton, FL
  Engineer of Record for the Sunflower Townhouse Water Main Improvements project. Services included oversight of design for the small diameter water main replacement project.



Seamus Quinn, EI

Stormwater Engineer

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

3 Years of Experience | 2 Years with the Firm

Education

BS, Civil Engineering
University of New Hampshire

Licenses & Certifications

Florida Board of Professional Engineers
Passed PE Exam in June 2026, PE License Expected in Fall 2026

Engineer in Training Certification

Project Experience

- **Design Engineer**
  Palmetto Bay Sub-Basin 42 Improvements
  Palmetto Bay, FL
  Serving as an Engineer for the design of drainage improvements including inlets, pipes, and approximately 2,100 LF of exfiltration trench for the Village of Palmetto Bay. Tasks completed included creating a surface in AutoCAD Civil 3D, developing a stage storage model in StormWise, and preparing construction documents.
- **Design Engineer**
  Hallandale Ave NE 14th Avenue Water Main Improvements
  Hallandale Beach, FL
  Serving as an Engineer assisting with the design of approximately 4,000 LF of new potable water main for the City of Hallandale Beach. Tasks completed and in progress include utility coordination, evaluating design alternatives based on both open trenching and HDD construction methods, and preparing construction documents.
- **Design Engineer**
  Nova Drive Phase 2
  Davie, FL
  Serving as an Engineer for the design of Nova Drive Phase 2 for the Town of Davie. The scope of the project consists of upgrading an existing roadway with improvements including road widening, reconstruction, and milling and resurfacing as well as utility relocations, landscaping, irrigation, sidewalks, and more.
- **Design Engineer**
  Stevens Field Improvement Project
  Oakland Park, FL
  Serving as an Engineer assisting with design, coordination, and permitting efforts His specific tasks involve stormwater design, surface water management permitting, and construction document development – with a significant focus on proposed grading and drainage due to site reconfiguration and new sidewalk construction.



Pablo Chon Kan-Munoz, PE, PTOE

Team Lead, Roadway Traffic & Transportation Planning & Engineering

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

9 Years of Experience | 4 Years with the Firm | English-Spanish Bilingual

Education

MS, Civil Engineering
Florida Atlantic University

BS, Civil Engineering
Universidad de Costa Rica

Licenses & Certifications

State of Florida
Professional Engineer #97697

Transportation Professional Certification Board (TPCB)
Professional Traffic Operations Engineer (PTOE)

Project Experience

- **Lead Traffic Engineer**
  Miami Beach Pedestrian Priority Zone
  Miami Beach, FL
  Performed traffic engineering and design services for multimodal improvements along Lincoln Road Mall and within Flamingo Park. The primary assignment consisted of the preparation of construction plans for pedestrian, bicycle, accessibility, and roadway improvements, including high-emphasis crosswalks, ADA-compliant curb ramps, bicycle parking facilities, raised crosswalks, signing and pavement markings, drainage improvements, and associated roadway modifications.
- **Lead Traffic Engineer**
  Miami Beach Sunset Harbour Traffic Study
  Miami Beach, FL
  This study aimed to analyze the current traffic conditions in this neighborhood to address speeding, visibility obstructions, and pedestrian crossings at undesignated locations, in order to formulate actionable recommendations for improving overall traffic safety and efficiency.
- **Lead Traffic Engineer**
  Emerald Estates Drive Traffic Study
  Weston, FL
  This corridor study consisted of a pedestrian safety evaluation and an operational analysis of three (3) intersections along Emerald Estates Drive. This evaluation included an assessment of the need for a midblock pedestrian crossing in accordance with the criteria established in the 2024 TEM.
- **Lead Traffic Engineer**
  Memorial Regional Hospital Expansion Traffic Study - Hollywood, FL
  Performed traffic engineering services for this Traffic Impact Study for the Memorial Regional Hospital (MRH) Surgical & Critical Care Tower Expansion.
- **Lead Traffic Engineer**
  Las Olas Blvd and SE 3rd Avenue
  Fort Lauderdale, FL
  Performed traffic engineering services to replace the existing span wire traffic signal system with a new mast arm traffic signal system.



James "Jim" Hickey, AICP

Team Lead, General Urban Planning Services

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

29 Years of Experience | 8 Years with the Firm

Education

MA, Urban Planning
Virginia Commonwealth University

BS, Geography and History
University of Massachusetts

Licenses & Certifications

American Institute of Certified Planners (AICP)
Certified Planner #015985

Project Experience

- **Development Services Director**
  City of Weston, FL
  Provides ongoing planning assistance for the City, including site plan review and preparation of reports and analysis for the City Commission. Serve as the City's appointee on the School Board of Broward County's Staff Working Group.
- **Planning Director**
  City of Lighthouse Point, FL
  Collaborated with the City and a developer to redevelop Lighthouse Point Yacht Club into a mixed-use site. This project involved amending the comprehensive plan map and text, rezoning the property, creating a new zoning district, reviewing the site plan, and finalizing a developer's agreement.
- **Project Manager**
  City of Pompano Beach, FL
  Collaborates with the City to review large-scale Planned Development applications, offering technical analysis and site plan reviews. Also, prepares staff reports and presents these applications to the Planning and Zoning Board and City Commission.
- **Planning Consultant**
  City of Wilton Manors, FL
  Completed the City's Urban Form and Density Report, which established where and how future redevelopments should occur. Other activities/services provided include drafting regulations for the implementation of the Form and Density Report rezoning of a diverse mixed-use area and two land use plan amendments to establish density requirements, increase density, and expand the City's mixed-use land use districts.
- **City Planner**
  City of West Park, FL
  Completed an adoption of regulations to rezone the City's expanded Transit-Oriented Corridor (TOC), including public involvement, preparation of code language, and presentations to the Planning and Zoning Advisory Committee as well as the City Commission. This project included public engagement and dealt with many issues facing the City, including disinvestment, redevelopment opportunities as well as concerns with gentrification.



Craig Pinder, AICP

Senior Planner

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

11 Years of Experience | 2 Years with the Firm

Education

BS, Architecture
Florida Atlantic University

Licenses & Certifications

American Institute of Certified Planners (AICP)

Work History

- **Senior Planner**
  Calvin, Giordano & Associates, Inc. (CGA), a SAFEbuilt Company
  2024 – Present
- **Senior Planner**
  City of Boynton Beach, FL
  2023 – 2024
- **Urban Planner/Planner II**
  City of Boynton Beach, FL
  2019 – 2023
- **Transit Oriented Development (TOD) Planner (Planner III)**
  City of Fort Lauderdale, FL
  2018 – 2019
- **Transportation Planner (Planner I)**
  City of Fort Lauderdale, FL
  2016 – 2018
- **Transportation Intern**
  City of Fort Lauderdale, FL
  2015 – 2016

Project Experience

- **Village Planner**
  Land Use Plan Amendment
  North Bay Village, FL
  Provides professional guidance and support to elected officials, appointed boards, Village leadership, and the public on matters related to planning, zoning, and land use. Manages and responds to inquiries regarding the Village's land use and zoning regulations, including but not limited to Comprehensive Plan and Unified Land Development Code amendments, site plan and zoning approvals, variance requests, and related topics.
- **Planning Consultant**
  South Miami, FL
  Manage application request to rezone approximately 0.38-acre property at 6540 Manor Lane from Duplex.
  Residential to Townhouse Residential to facilitate the development of the parcel for a townhome project.
- **Planning Consultant**
  Old City Hall Analysis
  Homestead, FL
  Conducted a comprehensive analysis of the Old City Hall site, including the compilation of data on land use, zoning, and applicable regulations, with a focus on density, intensity, and height.

Tab 6: Table Showing Selected Clients

Calvin, Giordano & Associates, Inc.

Name of Client	Length of the Contract	Scope of Services Provided	Type of Contract	Contact Name	Phone Number	Email Address
City of Sunny Isles Beach, FL	2009 - Ongoing	Professional Services	Project-Based Fee	Susan Simpson	305.792.1701	SSimpson@SIBFL.net
Bal Harbour Village, FL	2015 - Ongoing	Professional Services	Project-Based Fee	Mike Alvarez, CGC, PWLF	786.566.3562	MAlvarez@balharbourfl.gov
North Bay Village, FL	2015 - Ongoing	Professional Services	Project-Based Fee	Frank Rollason	305.756.7171 x 224	VillageManager@nbvillage.com
City of Miami Beach, FL	2004 - Ongoing	Professional Services	Project-Based Fee	Ghassan Choueiry	305.673.7000 x 26064	ghassanchoueiry@miamibeachfl.gov
City of Homestead, FL	2022 - Ongoing	Professional Services	Project-Based Fee	Derrick Cook, MBA, AICP	305.224.4529	dcook@homesteadfl.gov
City of Coral Gables, FL	1996 - Ongoing	Professional Services	Project-Based Fee	Adela Pierson	305.460.5034	APierson@coralgables.com
Village of Miami Shores, FL	2022 - Ongoing	Professional Services	Project-Based Fee	Esmond K. Scott	305.795.2207	ScottE@msvfl.gov
City of North Miami, FL	2011 - Ongoing	Professional Services	Project-Based Fee	Theresa Therilus, Esq.	305.893.6511	ttherilus@northmiamifl.gov
City of Miami Gardens, FL	2015 - Ongoing	Professional Services	Project-Based Fee	Cameron Benson	305.622.8001	CBenson@miamigardens-fl.gov
City of Weston, FL	1996 - Ongoing	Professional Services	Project-Based Fee	Denise Barrett-Miller	954.385.200	DBarrett@westonfl.org
Town of Davie, FL	1996 - Ongoing	Professional Services	Project-Based Fee	Jonathan Vogt, PE	954.797.1197	jonathan_vogt@davie-fl.gov
City of Dania Beach, FL	1996 - Ongoing	Professional Services	Project-Based Fee	Fernando Rodriguez	954.924.6808 x 3740	FRodriguez@daniabeachfl.gov
City of Hallandale Beach, FL	2009 - Ongoing	Professional Services	Project-Based Fee	Manga Ebbe	954.457.3043	mebbe@hallandalebeachfl.gov
City of Oakland Park, FL	2011 - Ongoing	Professional Services	Project-Based Fee	Chris Lips	954.630.4441	chrisl@oaklandparkfl.gov
City of Pembroke Pines, FL	1991 - Ongoing	Professional Services	Project-Based Fee	Charles Dodge	954.450.1040	CDodge@ppines.com
City of Fort Lauderdale, FL	2011 - Ongoing	Professional Services	Project-Based Fee	Omar Castellon, PE, PMP	954.828.4020	OCastellon@fortlauderdale.gov
Town of Hillsboro Beach, FL	2017 - Ongoing	Professional Services	Project-Based Fee	William “Mac” Serda	954.421.4011	mserda@townofhillsborobeach.com
Broward County, FL	2014 - Ongoing	Professional Services	Project-Based Fee	Carolina Vargas, PE	954.577.4572	CVargas@broward.org
City of Wilton Manors, FL	2017 - Ongoing	Professional Services	Project-Based Fee	Leigh Ann Henderson	954.390.2120	lhenderson@wiltonmanors.com
Palm Beach County, FL	2011 - Ongoing	Professional Services	Project-Based Fee	Krystin Berntsen, PE, PMP	561.493.6027	KBerntsen@pbcwater.com
Town of Jupiter, FL	2007 - Ongoing	Professional Services	Project-Based Fee	Doug Koennicke, PE	561.741.2258	dougk@jupiter.fl.us
Town of Mangonia Park, FL	2007 - Ongoing	Professional Services	Project-Based Fee	Kenneth Metcalf	561.848.1235	kimetcalf@tompfl.com
City of Boca Raton, FL	2012 - Ongoing	Professional Services	Project-Based Fee	Talia Garcia, PE	561.239.6292	tgarcia@bocaraton-fl.gov

Nutting Engineers of Florida, Inc.

Name of Client	Length of Contract	Scope of Services Provided	Type of Contract	Contact Name	Phone #	Email Address
CHA Solutions, Inc.	2024 - 2025	Geotechnical engineering, etc.	Project-Based Fee	Stephanie Bortz, PE, CFM	786.530.8250	sbortz@chasolutions.com
CDM Smith	March 2026	Geotechnical engineering, etc.	Project-Based Fee	Jonathan Goldman, PE	561.571.3734	goldmanjz@cdmsmith.com

Lakdas/Yohelm Engineering, Inc.

Name of Client	Length of Contract	Scope of Services Prov.	Type of Contract	Contact Name	Phone Number	Email Address
City of Lauderhill, FL	2021 – 2026	Structural engineering	Project-Based Fee	Martin J. Cala, PE	954.730.4241	jmcala@lauderhill-fl.gov
City of Deerfield Beach, FL	Aug. – Oct. 2024	Structural engineering	Project-Based Fee	Josef Farbiarz, PE	954.544.0509	jfarbiarz@deerfield-beach.com

US Utility Potholing & Air Excavation

Name of Client	Length of Contract	Scope of Services Provided	Type of Contract	Contact Name	Phone Number	Email Address
Engenuity Group, Inc.	Feb 2026	Utility locating, etc.	Other (Priced per Test Hole)	Maxwell Wharton, SIT	561.655.1151	mwharton@engenuitygroup.com
Trio Development Corp.	May 2026	Utility locating	Project-Based Fee	Larry Shortz	954.971.2288	larry@triodevelopment.com

Lambert Advisory

Name of Client	Length of the Contract	Scope of Services Provided	Type of Contract	Contact Name	Phone Number	Email Address
City of Hallandale Beach, FL	2024 - 2025	Update to Economic Development Strategy	Project-Based Fee	Faith Phinn	954.457.2228	fphinn@hallandalebeachfl.gov
Hillsborough County, FL	2018 - Ongoing	County's Economic Development Advisor	Project-Based Fee	Rebecca Hessinger	813.274.6519	hessinger@hcfl.gov

Erin L. Deady, P.A.

Name of Client	Length of the Contract	Scope of Services Provided	Type of Contract	Contact Name	Phone Number	Email Address
Palm Beach County, FL	2024 - 2026	Recommendations - Vulnerability Assess.	Project-Based Fee	Stessy Cocerez	561.233.2441	scocerez@pbc.gov
City of Key West, FL	2024 - Ongoing	Recommendations - Vulnerability Assess.	Project-Based Fee	Alison Higgins	305.809.3726	ahiggins@cityofkeywest-fl.gov

Gurrimatute

Name of Client	Length of the Contract	Scope of Services Provided	Type of Contract	Contact Name	Phone Number	Email Address
City of Miami, FL	2020 - Ongoing	Architectural, Interior Design, etc.	Project-Based Fee	Yulian Monroy	305.416.1290	ymonroy@miamigov.com
City of Deerfield Beach, FL	2025	Architectural Design Services, etc.	Project-Based Fee	Greg Warner	954.250.4170	gwarner@deerfield-beach.com

Tab 7: Narrative on Projects Completed on Time and in Budget

Approach to Meeting Desired Timelines and Deadlines

Since December 31, 2021 (the date specifying "recently completed" projects), CGA has completed hundreds of projects on time and in budget. Below, we present our tried and true approach to guaranteeing we accomplish the goals for the Village.

Delivering Services On Time and Within Budget

During our time in business, we have built and maintained a trustworthy and reliable reputation throughout the State of Florida, giving our partners confidence in our ability to ***successfully and safely deliver services on time and within budget***, day in and day out.

We recognize the importance of staying on schedule and keeping up with the volume of work. Our team uses best practices to meet the Village's requirements, managing projects effectively and efficiently. CGA prides itself on quality, timeliness, and teamwork in our partnerships with clients to keep delivering the very best service to the Village.

Monitoring Schedule and Review Times

CGA recognizes the importance of providing our clients with quality work that meets the agreed upon schedule. Our understanding of scheduling requirements and overall procedures, preferences, and standards has been acquired and perfected over our long history of working with clients on their critical projects.

Due to our already strong presence in Florida, we can quickly and easily deploy qualified staff to support our on-demand contracts. Once assigned to a project, our core team members remain dedicated to that project until completion. If any personnel changes occur during the life of the contract, CGA will immediately notify the Village of the situation.

Proprietary Project Management Systems

CGA utilizes SAFEtime and SAFEbill, which are proprietary time tracking and project management systems that allow real-time tracking of project budgets and schedules. These innovative state-of-the-art systems allow CGA to track current and projected resource requirements and help ensure that projects are completed on time and within budget. We also encourage and welcome recurring progress meetings between the Village's Project Manager and CGA's Project Manager to help both parties track progress and to address questions and coordinate throughout the project's life cycle.

Overall Approach to Completing the Project

To further articulate how we consistently complete projects on time and in budget, we present our step-by-step approach below. *Please note: Variations to this approach may occur, depending on the requirements of a particular authorization.*

Management Capabilities

CGA understands that excellent project management skills are the cornerstone to any successful project. Prior to commencement and through the life of the contract, the CGA Project Manager will be in regular communication with the appointed representative for the Village regarding project status and progress. All communication between the CGA Team and Village Staff will occur through the CGA Project Manager.

The CGA Team will be led by Jenna Martinetti, who has over 22 years of engineering experience in Florida and will be the central coordinator for all the activities of this contract. Depending on the type of project request, Ms. Martinetti will assign the project to the respective disciplines' team leader.

Project Scoping

Upon receiving notification of a project, CGA's Project Manager will meet with the Village's Project Manager to confirm the project scope, schedule, budget, and other requirements. The Project Manager will brief the CGA Team and begin to prepare the project scoping requirements. Due diligence will be performed before preparing a draft authorization for the Village's review and concurrence. Due diligence may include, but will not be limited to, conduct a project site visit, reviewing the record/back-up documents of the project, and researching permit documents.



Authorization

Once the project scope and concept documents have been agreed upon, we will then prepare authorization documents. These documents will include but not limited to a description of the project, a project location map, the scope of services to be performed, a schedule of professional fees, and an engineer's preliminary opinion of probable cost.

Project Commencement / Kick-off Meeting

All approved work orders will begin with a Project Kickoff Meeting, during which the CGA Project Manager will meet with the appropriate Village staff. The Project Manager will then meet with the project team at the internal Kickoff Meeting.

The Team will be introduced to the scope, budget, and timeline, and the Project Manager will define the various elements of the project and the QA/QC requirements at this meeting. The overall project schedule will be developed and confirmed with the team members. The Project Manager will regularly review the status of the project to ensure that the CGA Team is meeting the project's schedule and budgetary requirements as initially defined and will update the Village of the project's ongoing progress.

Fieldwork & Data Collection

For authorizations involving the analysis of existing conditions, the design of proposed improvements, or management of ongoing work, CGA will perform a site field review. Depending on the nature of the authorization, this may include observations of the site, traffic data collection, topographical survey, environmental assessment, and/or a survey of existing structures.

Utility Coordination

For any authorization that involves design, review, or project management of proposed improvements, CGA will coordinate with the various utility and subconsultant companies to determine the location of existing and future planned utilities. In certain projects, this will also include ground penetrating radar (GPR) and vacuum excavation of existing utilities (soft digs) for resolution of potential conflicts with proposed improvements. This data will be included on any right-of-way and design survey and will be used throughout the design, review, and project management process.

Stakeholder Input

Depending on the specific project type, it may be desirable to engage and include stakeholder input early in the process to obtain buy-in from those individuals most impacted by the project. This is particularly true of Planning projects, but applies to all possible projects. Construction projects, roadway projects, park improvement, and stormwater projects all require stakeholder input for smooth operation and execution. Schematics, aerial images, and renderings allow for input on the plan to meet the needs and requests made by stakeholders.

One often-underestimated "Stakeholder" is the Village's own maintenance staff. The CGA team requests meetings with staff involved in operation of the completed project to make sure they are satisfied and any special requests are incorporated early in the design process. When requested, CGA can also utilize our interactive resident voting devices to obtain quick and effective input from residents as well as create electronic surveys for obtaining anonymous input or input from stakeholders unable to attend meetings.

Preparation of Preliminary Deliverables

CGA will prepare preliminary plans and technical memorandums for review by the Village prior to proceeding with the design to confirm the agreed upon scope of work is provided. Examples of these documents include but are not limited to:

- Preliminary roadway and drainage alignment plans
- Preliminary water, wastewater, and stormwater design plans
- Preliminary landscape architectural design plans
- Recommended typical cross section(s) for proposed roadway improvements

Bidding/Award/Notice-to-Proceed

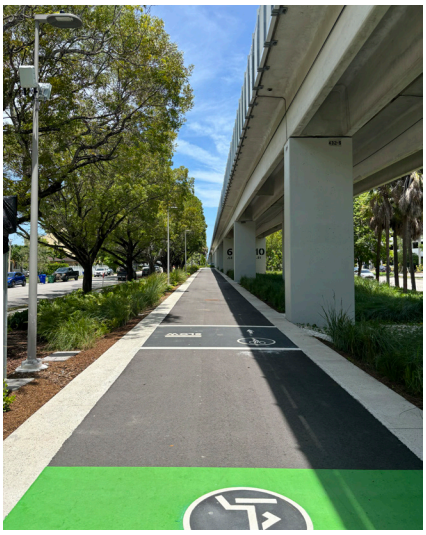
When the scope of work requires a competitive bid process, the CGA Team can assist the Village with the bid management process to include advertisements, pre-bid meetings and minutes, responses to bidders' questions, the preparation and issuance of addenda, and the evaluation of bids and preparation of a bid evaluation letter for award of the construction contract.

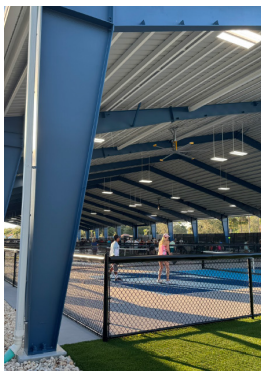
Construction Administration

During construction, CGA will be available to provide any necessary technical assistance and respond to questions from contractors and the Village. CGA will aggressively pursue the completion of each phase of a project. Again, CGA has vast experience with local municipalities, and we are aware of the sensitive nature of budgets, neighborhood impacts, and schedules.

Authorization Closeout

Once all tasks have been completed, the Project Manager will work with the Village's representative to close out the project, including the punch list process and closing out any required grant applications and open permits.





Left: CGA's Landscape Review and Arborist Services for the Underline Phase 3 in Miami-Dade County, FL

Right: CGA's Civil Engineering, Landscape Architecture, and Surveying services for Patch Reef Park Pickleball Courts in Boca Raton, FL

Tab 8: Description of Projects

The Underline Phase 3 - Miami-Dade County, FL

Project Date
2023 - Ongoing

Services Provided
Landscape Review
Arborist Services
CEI

Firm's Fees
$ 8.2 million

Construction Cost
$ 110 million

CGA was awarded two contracts by Miami-Dade County Department of Transportation & Public Works (DTPW), in conjunction with Friends of the Underline (FOTU), for the Underline, which is a 10-mile-long linear park under development. CGA's two contracts are: 1. Landscape Review and Arborist Services and 2. CEI Services.

The primary role of CGA's Landscape & Arborist team is to examine and make recommendations about everything related to the existing trees within the linear park. Michael Conner, ASLA, ISA, our Project Manager for this role, takes the following steps in this endeavor:

- Inspection of all trees and making corresponding recommendations.
- Fine grading and installation of the planting soil.
- Performing a final walkthrough to confirm that everything has been completed before turning everything over to the DTPW and FOTU.

Additionally, CGA prepares monthly update flyers that are distributed from the County to residents. These updates include milestones, graphic design, reports, and more. This public outreach has become an important aspect of the success of this project, as it impacts so many Floridians.



Lamar Louise Curry Park - City of Coral Gables, FL

Project Date
2019 - 2022

Services Provided
Landscape Architecture
Civil Engineering
Surveying
Hardscape Design
Irrigation Design
Renderings

Firm's Fees
$ 69,655.00

Construction Cost
$ 421,500.00

CGA was contracted by the City of Coral Gables to provide design services for one of the City's parks located just north of the main entrance to the Venetian Pool. The development of this new park space was to be partially funded by The Garden Club and dedicated to honor Mrs. Lamar Louise Curry, one of their most distinguished members. One of the tasks was to prepare a conceptual design for the park to incorporate a passive space for families with small children to wait while other family members visit the Venetian Pool. Several conceptual plan options were prepared for review by the City staff, and as a result, the final plan featured an open space play area, two shaded seating areas, two raised planter boxes, and a rock garden that will function as a water filtration system for the overspill water from the Venetian Pool. A diverse palette of tropical trees and flowering plant material was also selected and approved by the Garden Club. *In Tab 9, you will find an article published by the Garden Club about CGA's design of this park.*





North Beach Oceanside Park - City of Miami Beach, FL

Project Date
2016 – Ongoing

Services Provided
Park Master Planning
Landscape Architecture
Civil Engineering
Electrical Engineering
Resiliency Design
Environmental Permitting
Surveying
Construction Administration
Arch Visualizations & 3D

Firm's Fees
$ 840,000.00

Construction Cost
$ 10.3 Million

Miami Beach issued a simple request: to re-design a park. Specifically, the Request for Qualifications stated that the work products for the North Beach Oceanside Park would include conceptual drawing(s), surveying, geotechnical, design development, estimate(s) of probable construction cost, construction documents, permitting, bidding/award, and construction administration services. Embedded within the expectations of the City was a critical design component – the final design must define a new identity for the North Beach community by tapping into and revealing established values and qualities present in the site. The resultant design took the densely-vegetated, 30-acre park and conceived it as a series of carefully orchestrated thresholds where park users will never feel secluded, inactive or unengaged. The design resulted in a necklace of 'pods' that operate as a spine to the project and serve to protect habitat and increase the City's management of these natural resources. The walkways are scaled so that they foster continuous activities in potentially endless configurable ways.





Paradise Park - Village of Key Biscayne, FL



Project Date
2016 - 2023

Services Provided
Landscape Architecture
Civil Engineering
Surveying and Mapping
Urban Design
Electrical Engineering

Firm's Fees
$ 110,334.00

Construction Cost
$ 2,100,000.00 (Estimated)

CGA was approached by the Village of Key Biscayne to reimagine a lot outside of the Community Center that would inherently create a staple to the village. The CGA design team approached the project as a timeless design that would relate to its surrounding functions of government, recreation and open space and would communicate a continued, upscaled quality. The park's main component includes a flexible open lawn area that becomes a 'civic' green space used for its versatility. The lawn area, outside of its passive day-to-day activity, can become a dynamic space that transforms into event space to hold concerts, food trucks, community fitness activities, and markets to support programming in the Community Center and serve as an economic driver to the area.

Subbasins 57/96 and 42 - Village of Palmetto Bay, FL



Project Date
57/96: 2022 - 2025
42: 2023 - Ongoing

Services Provided
Civil Engineering
Surveying
Geotechnical Engineering
Permitting
Construction Services

Firm's Fees
57/96: $ 241,245.00
42: $147,910.00

Construction Cost
57/96: $ 1,798,000.00
42: TBD

Subbasins 57/96: CGA completed the design and permitting on behalf of the Village of Palmetto Bay for stormwater improvements in a residential neighborhood. The project area included a 55-acre basin within the Village that often experience flooding for long durations after significant storm events. CGA reviewed historical design documents, the Village's stormwater master plan, past permits, as-builts, and current Geotechnical reports to provide design plans to the Village of Palmetto Bay. Using ICPR and AutoCAD Civil 3D, CGA modeled the existing surface and designed improvements to match the Village's Master Stormwater Plan. Permitting was completed with Miami Dade County Division of Environmental Resources Management (DERM) for a General Permit. Project scope included plan and report preparation inclusive of technical specifications, exfiltration trench calculations for approximately 5,675 linear feet with 18-inch perforated HP pipe, catch basins, manholes, roadway reconstruction, swale regrading, and swale regrading, and preparing the project for bid advertisement.

Subbasin 42: CGA has completed the design, permitting, and development of contract documents (CDs) for the proposed drainage improvements in Subbasin 42. The project area included analysis and modeling of a 17.4 acre residential basin which experiences flooding during significant storm events. Using historical as-builts, the Village's Stormwater Master Plan, and an updated geotechnical report, CGA was able to model improvements using ICPR and AutoCAD Civil 3D to obtain a General Permit with Miami Dade County Division of Environmental Resources Management (DERM). The project scope includes approximately 2,103 linear feet of exfiltration trench, perforated HP pipe, catch basins, manholes, pollutant retardant baffles and manatee grates on existing discharge pipes along the C-100C canal. Upgrades are being provided to help protect the neighborhood against anticipated sea level rise. Services included surveying, civil engineering and will include limited construction phase services in the future. Construction is anticipated to commence in October 2026. Village's Stormwater Master Plan, and an updated geotechnical report, CGA was able to model improvements using ICPR and AutoCAD Civil 3D to obtain a General Permit with Miami Dade County DERM. The project scope includes approximately 2,103 linear feet of exfiltration trench, perforated HP pipe, catch basins, manholes, pollutant retardant baffles and manatee grates on existing discharge pipes along the C-100C canal. Upgrades are being provided to help protect the neighborhood against anticipated sea level rise. Services included surveying, civil engineering and will include limited construction phase services in the future. Construction is anticipated to commence in October 2026.

Phase 3A Infrastructure and Roadway Improvements - Bal Harbour Village, FL



Project Date
2018 - 2021

Services Provided
Civil Engineering
Surveying
Construction Administration

Firm's Fees
$ 384,755.00

Construction Cost
$ 2 million

CGA was retained by Bal Harbour Village to design and permit new water, sewer, and drainage infrastructure within its gated residential community. Curb replacement and regrading were also part of the scope. The purpose of the project was to replace infrastructure in disrepair, improve surface ponding, replace damaged curbing and asphalt, and to relocate water mains and meters to the front of properties for future maintenance access and monthly readings. Coordination played a major role with the affected residences in terms of temporary water shutdowns, maintenance of traffic, staging of equipment and materials, work on private property, and restoration.

SW Quadrant Drainage Improvements - City of Hallandale Beach, FL





Services
Civil Engineering
Electrical Engineering
Survey
Landscape Architecture
Construction Services

Project Date
2017 - 2021

Firm's Fees
$ 782,395.00

Construction Cost
$ 11,800,000.00

CGA completed the design and permitting for the stormwater project for the Hallandale Beach SW Quadrant Drainage Basin, which encompassed an area of approximately 330 acres. This tidally influenced basin is bounded by Hallandale Beach Boulevard, S Dixie Highway, SW 11th Street and SW 8th Avenue in the City of Hallandale Beach, FL. Land uses within the study area are primarily single-family residential. There are a number of drainage facilities within the project area with limited conveyance to the existing Schaffer Canal.

CRA Sustainable Parking Lot - City of Hallandale Beach, FL





Project Date
2019 - 2022

Design Fees Awarded
$49,402.00

Services
Surveying
Civil Engineering
Electrical Engineering
Landscape Architecture
Traffic Engineering

The CRA owns a vacant lot at the NE corner of NE 3rd St and NE 2nd Ave and wanted to construct a parking lot that is a sustainable yet simple design in order to showcase the resiliency elements they desire from new developers. CGA provided two schematic layouts for the parking lot for the City to decide which conceptual layout they wanted. CGA met the City's request to showcase a sustainable parking lot and to avoid drainage infrastructure by utilizing a combination of bioswales, pervious concrete, and a permeable paving system. Design included LED lighting, electric vehicle charging stations, native plantings, and bike racks.

NPDES Permit Compliance - Various Clients throughout South Florida

Project Date
Ongoing

Services Provided
NPDES Permitting

Firm's Fees
Multiple Contracts - Task Order Based

Construction Cost
N/A

CGA provides multiple municipalities engineering and permitting services by compiling and submitting the National Pollution Discharge Elimination System (NPDES) annual report to State of Florida Department of Environmental Protection (FDEP) on the behalf of the municipality to demonstrate compliance with the FDEP NPDES Municipal Separate Storm Sewer System (MS4) Program. The FDEP Interlocal Agreement under Phase I MS4 Permit No. FLS000003-004 permits Miami-Dade County (MDC) to monitor surface waters within various MDC municipalities. CGA extrapolates the data from the annual water quality data received from MDC to assess the water quality within the area. CGA includes the water quality report specific to the municipality, as require by FDEP, with the tabular portion of the report to complete the NPDES submission. When asked, CGA provides assistance to municipalities for the NPDES audits conducted by FDEP to confirm that the information provided in the annual report is consistent with the supporting documentation in the municipal records. CGA can assist in the review of the Standard Operating Procedures (SOP) upon which the NPDES reporting is based. Additionally, we can prepare forms for municipalities to track NPDES activities that are done throughout the year.

Oleta River State Park Western Roadway Improvements - City of North Miami Beach, FL

Project Date
2019 - 2021

Services Provided
Civil Engineering
Environmental Engineering
Surveying
Construction Administration

Firm's Fees
$ 120,098.00

Construction Cost
$ 222,000.00

Florida Department of Environmental Protection (FDEP) Agency obtained CGA for the design, permitting, and construction services for this roadway improvements project on the state-owned lands located at the Oleta River State Park within the City of North Miami Beach. Design included roadway paving and widening, along with associated wetland impacts and mitigation for the western driveway connection to NE 151st St (Bay Vista Boulevard). These roadway improvements were permitted to South Florida Water Management District (SFWMD), Florida Department of Environmental Protection Agency (FDEP), Miami Dade County Department of Regulatory of Economic Resources for both environmental and utility permitting. Design, permitting and construction services were provided for FDEP (owner) on-time and within budget. Construction was completed in the Spring of 2022.



Sunset Harbour Neighborhood Traffic Study - City of Miami Beach, FL

Project Date
2023 - 2025

Services Provided
Traffic Engineering

Firm's Fees
$ 92,050.00

The City of Miami Beach (City) retained CGA to conduct a traffic safety study in the Sunset Harbour Neighborhood in response to neighbors' concerns about safety issues such as speeding, visibility obstructions, and pedestrian crossings at undesignated locations. Moreover, the neighborhood Homeowners Association (HOA) prepared a letter for the City. The study aimed to analyze the current traffic conditions in Sunset Harbour Neighborhood in the City to address speeding, visibility obstructions, and pedestrian crossings at undesignated locations, in order to formulate actionable recommendations for improving overall traffic safety and efficiency.



Nova Drive Complete Streets Improvements - Town of Davie, FL

Project Date
2018 - 2022

Services Provided
Traffic Engineering
Civil Engineering
Landscape Architecture
Surveying and Mapping
Construction Services

Firm's Fees
$ 460,000

Construction Cost
$ 6,300,000

The Nova Drive complete streets improvements project (from Davie Road to University Drive) included upgrading the existing two-lane roadway with new turn lanes, driveway access, bike lanes, new landscaped medians and roadway intersection improvements. The project also featured a new roundabout design as a way to improve access into two large communities, and also as a traffic calming measure. CGA also assisted Town of Davie staff with securing partial funding for the project through FDOT and Broward County. The addition of the left turn lanes and intersection improvements greatly increased the functionality and traffic flow through the heavily used corridor. While the new planting of shade trees, flowering trees, and palms along with colorful new ground covers significantly improved the aesthetic quality of the roadway, and added to the wooded character of the surrounding neighborhoods.



Pedestrian Priority Zone - City of Miami Beach, FL

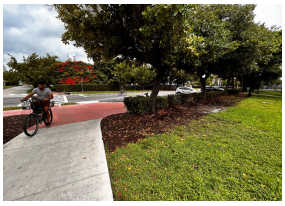
Project Date
2024 - 2025

Services Provided
Traffic Engineering
Traffic Design

Firm's Fees
$ 191,639.00

CGA was retained by the City of Miami Beach to provide traffic engineering and design services for multimodal improvements along Lincoln Road Mall and within Flamingo Park. The primary assignment consisted of the preparation of construction plans for pedestrian, bicycle, accessibility, and roadway improvements, including high-emphasis crosswalks, ADA-compliant curb ramps, bicycle parking facilities, raised crosswalks, signing and pavement markings, drainage improvements, and associated roadway modifications. Engineering services included topographic surveying, utility coordination, geotechnical investigations, preparation of conceptual, 60%, 90%, 100%, and final signed and sealed plans, engineer's opinions of probable construction cost, technical specifications, Miami- Dade DTPW permit approval, and bid document preparation.





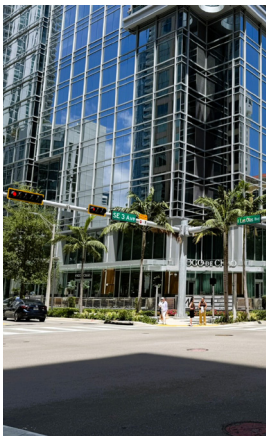
Las Olas Boulevard and SE 3rd Avenue Signalizations - City of Fort Lauderdale, FL

Project Date
2022 - 2025

Services Provided
Traffic Engineering
Civil Engineering
Landscape Architecture
Surveying and Mapping
Electrical Engineering

Firm's Fees
$ 125,559.12

CGA provided design services for improvements for the signalized intersection at Las Olas Boulevard and SE 3rd Avenue in the City of Fort Lauderdale. The project involved replacing the existing span wire traffic signal system with a new mast arm traffic signal system. The scope of work included milling and resurfacing the intersection and approaches, ADA upgrades, signalization improvements, intersection lighting analysis, structural support systems including foundations, signing and pavement markings, records research, surveying and mapping (control and basemap), utility coordination, subsurface utility engineering, permitting, and soil borings.





General Planning Services - Town of Medley, FL

Project Schedule
2009 - Ongoing

Services Provided
Site Plan Review
Zoning Reviews
Comprehensive Planning
Urban Design
Transit-Oriented Development

Contract Amount
Multiple Projects -
Task Order Based

CGA has provided planning and zoning services and has been the Town Planner for the Town of Medley since 2009. We provide comprehensive planning, site plan review, zoning verification letters, variance, land use and zoning application review, zoning plan review and expertise in long-range planning and transit-oriented development. We also assist the Town in transportation planning and engineering as well as assistance with engineering plan review. CGA is currently working with the Town on a number of comprehensive planning analysis and updates based on the existing land uses in the Town and the consistency with these uses with the Future Land Use Plan Map as well as zoning districts and regulations. CGA recently completed a vision for the property around the Town's Metro Rail station providing a framework to implement Transit-Oriented mixed use in the future with an accompanying form-based zoning code.



On-Call Planning and Zoning Services - Town of Cutler Bay, FL



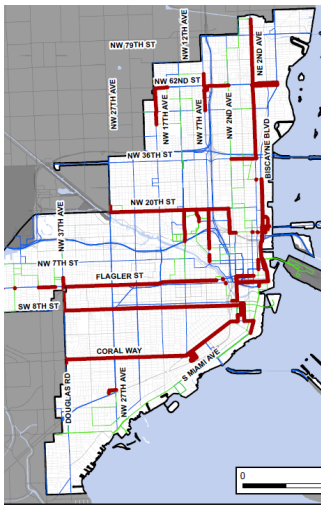
Services Provided
Planning
Zoning
Traffic Engineering
Civil Engineering

Contract Amount
Multiple Projects - Task Order Based

Project Schedule
2017 - Ongoing

CGA serves as the on-call planning and zoning consultant assisting Town staff in development review, Growth Management Plan and Land Development Regulations amendments, Special Projects and expert testimony. In addition, CGA is currently serving as the Interim Community Development Director. As an extension of Town staff, CGA takes a hands-on approach to all projects meticulously taking them from initial project review through Council hearing. Additionally, any proposed Growth Management Plan and LDR amendments are supported by CGA as necessary. Recent Special Projects include traffic and transportation data collection and an annexation analysis.

Rapid Transit Corridor Analysis and Comp Plan Update - City of Miami, FL



Services Provided
Comprehensive / Policy Planning
Public Outreach
Branding

Contract Amount
Multiple Projects - Task Order Based

Project Schedule
2023 - Ongoing

Rapid Transit Corridor (RTC) Analysis

CGA was engaged by the City to conduct a GIS-based analysis of the city's bus and trolley network. The study mapped and compared existing routes, identified areas of overlap, and highlighted segments that meet Rapid Transit Corridor (RTC) standards with headways of 10 minutes or less. This work offered valuable insights into system efficiency and provided actionable data to support future transit planning and optimization.

Envisioning 2035 Comprehensive Plan Update

CGA provided technical, policy, and public outreach support to the City of Miami in amending and modernizing the Miami Comprehensive Neighborhood Plan (MCNP). The Envisioning 2035/2045 process is an EAR-based update, meant to incorporate changes in State law since the MCNP was last revised in 2015. However, the process also focuses on addressing new issues of growing importance both at the citywide and district level.

General Planning Services - City of Miami Springs, FL



Future Land Use (2035/2045)

Services Provided
General Planning
Special Planning Projects
Urban Design Projects

Contract Amount
Multiple Projects - Task Order Based

Project Schedule
2022 - Ongoing

General Planning Services

CGA staff provides day-to-day planning and zoning services, helping applicants navigate the approval process for development-related applications, including zoning permits, site plans, variances, text and map amendments, plats, and zoning verifications.

Zoning Code and Comprehensive Plan Updates

CGA keeps the City's Zoning Code and Comprehensive Plan up-to-date and consistent with statutory requirements.

Special Planning Studies

CGA leads special planning studies prioritized by the City Council, such as the reframing of a vision for the southeast sector of Miami Springs ("Activate Southeast Springs") and an overhauling of the City's Gateway Overlay District. Our sub-consultant Lambert Advisory is helping us with this project.

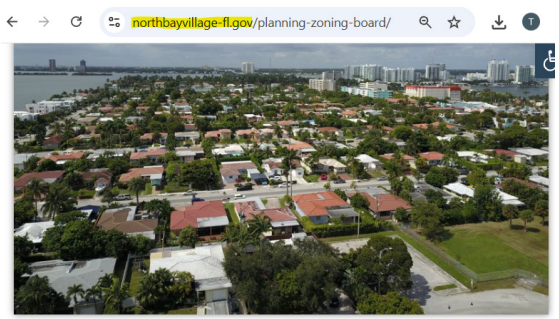
General Planning Consulting Services - North Bay Village, FL

Services Provided
Development Review
Long-Range Planning
Public Engagement
Special Planning & Urban Design Projects

Contract Amount
Multiple Projects - Task Order Based

Project Schedule
2020 - Ongoing

CGA serves as **the entire Planning and Zoning department** for North Bay Village, and CGA team member Craig Pinder, AICP, is the Village Planner. In this capacity, CGA provides professional guidance and support to elected officials, appointed boards, Village leadership, and the public on matters related to planning, zoning, and land use. We also manage and respond to inquiries regarding the Village's land use and zoning regulations, including but not limited to, Comprehensive Plan and Unifi ed Land Development Code amendments, site plan and zoning approvals, variance requests, and related topics.



The purpose of the Planning and Zoning Board is to recommend to the Village Commission on all matters within the general purview of planning, zoning and development. The Board handles the creation of and the modification to Village ordinances that regulate development within our community. Planning & Zoning services are provided to North Bay Village by Calvin, Giordano & Associates.

Tab 9: Press Articles, Profiles, Commendations, Awards, etc.

Press Articles

cgasolutions.com/resources-news/e4aday/



On February 12th, Jimmy Messick PE (Project Manager, CGA Florida) led the ASCE Broward 4th Annual Engineer for a Day event, which was hosted at the Florida Department of Transportation (FDOT) offices in Fort Lauderdale. James Messick, PE, the 2020 Engineer for a Day Chairman and Maria Scudella (Marketing Coordinator, Fort Lauderdale) coordinated CGA's participation in this event.

The event is an exciting student outreach program created to encourage high school students to consider civil engineering as a future career field. Students from local Broward County schools (and one from Palm Beach County) submitted an essay that answered the question: *What problems would a civil engineer face when designing a floating city?*

The day was divided up into (2) sessions, one in the morning and the other in the afternoon. The morning session comprised of, attendees interacting with local university students, professors and other engineering professionals, where they learned about the academic requirements necessary for completing an engineering degree.

During the afternoon portion, the students split up into smaller groups and toured local engineering firms. This allowed them to experience a "real engineering environment". The students' then, "job shadowed" at a firm that specialized in the discipline they favored.

linkedin.com/feed/update/urn:li:activity:7437164536811425792/

Calvin, Giordano & Associates
1,765 followers
5mo

For more than a decade, CGA has been proud to support the Community Care Plan Non-Profit Awards hosted by 211 Broward.

At this year's 15th annual event, James Hickey, CGA Director of Planning, presented the Rising Star - Non-Profit Organization of the Year Award to Dennis Quaye and Brittany Odom of Dennis Tennis Serving Love.

⭐ Congratulations to all of this year's honorees.

#CGA85years #CGASolutions #211Broward #SAFEbuilt #CommunityImpact #BrowardCounty #CommunityPartner #AmazingCommunity





coralgablesgardenclub.org/curry-park/

Coral Gables Garden Club

HOME | WHO WE ARE | WHAT WE DO | RESOURCES | SCHOLARSHIP | SUPPORT | MEMBER LOGIN

Lamar Louise Curry Park

Upon her death, former member Lamar Louise Curry bequeathed $200,000 to our club, requesting that we use it in partnership with the City of Coral Gables to beautify prominent areas with flowers for many to enjoy. The triangular plot of city land in front of Venetian Pool at 2665 De Soto Boulevard was chosen by our club and the City to turn into a flowering park. This spot was officially named on October 9, 2018, Lamar Louise Curry Park by the City Commission.



Lamar Louise Curry

Remarkably almost four years to the day, the Coral Gables Garden Club and the City of Coral Gables had their ribbon cutting on October 15, 2022. It was a lovely ceremony with President Susan Rodriguez, past Presidents Betsy Tilghman, Sharon Trbovich, and Judy Mangasarian, members of the club, and residents enjoying a catered special event in Ms. Curry's honor. City Officials Mayor Lago, Commissioners Mena and Anderson, along with past Mayor Dorothy Thomson, and past Mayor Don Slesnick, Estate Executor Audrey Ross attended, and Mayor Slesnick gave the keynote address as he was Ms. Curry's pupil at Miami Senior High School, class of '61.



Vice May Mena, Mayor Lago, P
Susan Rodriguez and Commiss
Rhonda Anderson



Past Mayor Don Slesnick, Mayc
Lago, Past Mayor Dorthy Thom
Commissioner Rhonda Anders
Audrey Ross,Vice Mayor Mena
Susan Rodriguez

We hope the residents enjoy the park filled with flowering shrubs and trees that Ms. Curry adored. Two Dwarf Ylang Ylang trees grace the entrance along with Lignum Vitaes, Red Orchid trees, and her favorite Royal Poinciana in yellow. In the Fall, you will see the beautiful Muhly grass in all its glory, with waves of lilac swaying over the rock pond. The garden club installed a little library so residents will enjoy this peaceful park, observe the flowers and share a book. The club also contributed to the purchase of and installation of trees and planting materials in the two grand oolite planters on either side of the park,

We are grateful to the landscape designer Michael Connor from the firm of Calvin, Giordano, & Associates, Inc., who conceived a perfect design that Ms. Curry would have enjoyed, and to the Parks and Recreation and Public Works departments, who have collaborated with the garden club at every turn and who will continue to maintain this park for generations to come.



Calvin, Giordano & Associates, Inc.
A SAFEbuilt Company

Why Choose CGA?

As mentioned in our cover letter, we are proud to present the Top 7 reasons why CGA stands out from its competition:

1. A Decade of Services for the Village

CGA began providing services to the Village in 2016, which means this is our **10th anniversary of collaboration** with Palmetto Bay!

2. Multidisciplinary In-House Team for Seamless Integration

Unlike many competitors, CGA offers a fully integrated, multidisciplinary team—including civil engineers, roadway engineers, traffic engineers, transportation planner, CEI professionals, and more—all under one roof. This integrated structure promotes efficiency; consistent, streamlined communication; faster turnaround; and holistic servicing that addresses infrastructure, environment, and community concerns in one cohesive strategy.

3. Stability and Depth of Resources

As part of the SAFEbuilt family of companies, we leverage our extensive local knowledge—alongside the broader capabilities of SAFEbuilt—to deliver each client the highest levels of service, expertise, and resources. With that in mind, we will focus on implementing new technologies and expanding our services along the way to meet the ever-changing needs of our clients. As the world of community development continues to evolve, CGA remains committed to providing its clients with the best solutions, helping them achieve their goals and create a better future.

4. Proven Long-term Success throughout Florida

For decades, much of our reputation was built on repeat business with clients from the public and private sectors in Miami-Dade County and throughout Florida. Our success is reflected in both the quality of work we consistently provide and the personal approach we take with each client. The winning combination is affirmed by our large number of repeat/long-term municipal clients.

5. Perfectly Aligned Goals

Our core values embody our approach to our working relationships, as well as our philosophy in providing services. Our team stands apart from others by remaining dedicated to a client-centered method based on our core values of Service, Integrity, Improvement, Teamwork, and Respect. Our goals are perfectly aligned with the goals of the Village, and together we can meet your objectives to invigorate your culture through scalable, sustainable, and affordable business practices.

6. Nearly Nine Decades of Experience with Coastal Communities

CGA is proud to have provided related services to both coastal and barrier island communities for 89 years. For example, we understand the delicate balance between land use, conservation, and resilience—particularly vital for a coastal community like the Village of Palmetto Bay. Our team is well-versed in providing services crafting plans that protect natural resources while aligning with federal, state, and local policies.

7. Proximity to Job Site

CGA's Cutler Bay office is just down the road from Palmetto Bay Village Hall—a short 2.5 miles away. This office serves as our main office for this contract.

Commendations

> **"CGA has established itself as an award-winning design collaborator whose work is inspired by and references the local context, history, and culture, with design narratives rooted in contemporary realities."**
>
> *— Alina T. Hulak, Former City Manager of Miami Beach and President/CEO of 2026 FIFA World Cup Miami Host Committee*

"[CGA] demonstrates high level of professionalism throughout the projects. They were responsive to requests and addressed issues in a timely manner." CGA has established itself as an award-winning design collaborator whose work is inspired by and references the local context, history, and culture, with design narratives rooted in contemporary realities.

— Davidson Dalger, Project Engineer, City of Miami Beach, FL

> **"For more than a decade, CGA has been a trusted partner to the City of Hallandale Beach, delivering professional services that directly support our community's growth, safety, and resiliency. From neighborhood infrastructure improvements and code compliance to long-term planning and engineering, your work has consistently advanced the City Commission's priorities while ensuring accessibility and equity for residents."**
>
> *— Norma English, Executive Director & CEO, Hallandale Beach Chamber of Commerce*

"[CGA] has been very engaged with the SRA1A improvements project in looking out for the City's best interest and demonstrated great flexibility while dealing with schedule delays due to Utilities work beyond their control."

— Fernand Thony, PE, GO Bond & Innovations District Director, City of Pompano Beach, FL

Awards

The **American Society of Civil Engineers (ASCE)** represents more than 160,000 members of the civil engineering profession in 177 countries. Founded in 1852, ASCE is the nation's oldest national civil engineering society.

- In 2017, CGA's **James "Jimmy" Messick, PE**, won ASCE's **Young Engineer of the Year** award.
- In 2021, CGA won ASCE's **Small Project of the Year** for our Southwest (SW) Drainage Project in Hallandale Beach.
- In 2022, Mr. Messick won ASCE's **Engineer of the Year** award.



The **American Society of Landscape Architects (ASLA) Florida Design Awards Program** encourages the advancement, expansion, and recognition of the Landscape Architecture profession by honoring projects that blend environmental and artistic principles that emphasize beauty, function, and the sustainability.

- In 2020, CGA won ASLA Florida's **Conceptual Category Award of Merit** for our 174th St Bridge Park Concept (City of Sunny Isles Beach, FL).
- In 2021, CGA won ASLA Florida's **Urban Design Category Award of Merit** for Himmarshee Streetscape (City of Fort Lauderdale, FL).
- In 2021, CGA won ASLA Florida's **Planning & Analysis Award of Merit** for our Wilton Manors Urban Form and Density Study (City of Wilton Manors, FL).
- In 2021, CGA won ASLA Florida's **Research and Communications Category Award of Merit** for our Miami Beach Urban Forestry Master Plan (City of Miami Beach, FL).
- In 2021, CGA won ASLA Florida's **Urban Design Category Award of Merit** for Sunny Isles Beach Pedestrian Bridge (City of Sunny Isles Beach, FL).
- In 2024, CGA won ASLA Florida's **Unbuilt Projects Category Award of Merit** for (City of Woodlake, CA).


174th St Bridge Park Concept


Himmarshee Streetscape


Sunny Isles Beach Pedestrian Bridge



The **Corporate Citizenship Honoree** in Hallandale Beach is annually recognized by the **Hallandale Beach Chamber of Commerce** at their local Business Awards. In 2025, CGA won this prestigious award. The photo to the right is of Chris Giordano, President of CGA, receiving the award from two representatives of the Chamber.



FDOT Certifications and Team Member Licenses

Collectively, CGA employees hold dozens of FDOT certifications. Four of our proposed team members (Jenna Martinetti, Pablo Chon Kan-Munoz, Carlos Lemus, and Hugo DaSilva) hold an FDOT TTC/MOT certification, and two of our team members (Hugo DaSilva and Juan Carlos Marin) hold numerous FDOT CTQP certifications.

In recognition of the Village's page limit requirements for this proposal, we are not presenting images of these certifications here. To view the TTC/MOT certifications for the team members listed above, go to www.motadmin.com/verify_certificate/, select Search by Name from the dropdown, and type each name as written above. To view the CTQP certifiations for the team members listed above, go to www.ctqpflorida.com/verify-certificate, select Name, and type each name as written above. Most of the other licenses and certifications indicated in the Organizational Chart above can be verified at www.myfloridalicense.com/wl11.asp.

Please note: Upon request, we will provide images of any of our proposed team members' current and valid licenses and certifications. Please contact Jeannie Walsh-Fabian to request these images.

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Geotechnical Engineering	Nutting Engineers of Florida, Inc.	1310 Neptune Drive Boynton Beach, FL 33426	Phone: (561) 736-4900 Fax: (561) 737-9975
Structural Engineering	Lakdas/Yohalem Engineering, Inc. –	2211 NE 54th St, Fort Lauderdale, FL 33308	Phone: (954) 771-0630 Fax: (954) 771-0519
Subsurface Utility Exploration (SUE)	US Utility Potholing & Air Excavation	1888 NW 21st St Pompano Beach, FL 33069	Phone: (954) 849-2859 Fax: N/A
Economic Analysis and Economic Development Analysis & Planning	Lambert Advisory	100 Biscayne Boulevard Suite 2510, Miami, FL	Phone (305) 503-4099 Fax: N/A
Climate Action Plan	Erin L. Deady, P.A.	54-1/2 SE 6th Avenue Delray Beach, FL 33483	Phone: (954) 593-5102 Fax: N/A
Historic and Cultural Resources Planning	Gurrimatute	5001 SW 74th Ct, Suite 208, Miami, FL 33155	Phone: (305) 661-0069 Fax: N/A

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Calvin, Giordano & Associates, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Landscape Architecture, General Civil Engineering, Roadway/Traffic/Transportation Planning & Engineering Services, General Urban Planning Services, Construction Engineering and Inspection (CEI), Utilities Engineering, Grant Applications, Public Relations, Pump Station Improvements, Tree Planting, and more

Initial Value of Contract: Multiple Orders - Task Order Based Final Value of Contract: Multiple Orders - Task Order Based

Length of Contract: CGA has provided continuing professional services to the City of Oakland Park since 2013.

Would you enter into a contract with the Company in the future? x Yes _____ No

Were the services provided acceptable and of quality standards: x Yes _____ No

Was the Company responsive to your requests and resourceful with the task? x Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

I had the pleasure of working with Michael Conner and the team at CGA Solutions on several City of Oakland Park projects. Throughout these projects, their team consistently demonstrated professionalism, responsiveness, and strong technical expertise. Their proactive approach, attention to detail, and commitment to delivering quality design and construction administration services were instrumental in the successful completion of these projects.

Name of Public Entity/Company: City of Oakland Park, FL

Name of Individual completing this form: Sebastian Arango

Signature: Sebastian Arango Digitally signed by Sebastian Arango DN: C=US, E=sebastian.arango@oaklandparkfl.gov, O=City of Oakland Park, CN=Sebastian Arango Date: 2026.09.03 08:37:54-04'00' Title: Project Manager II

Telephone: 954.630.4478 Email: sebastian.arango@oaklandparkfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Calvin, Giordano & Associates, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Landscape Architecture, General Civil Engineering, Roadway/Traffic/Transportation Planning & Engineering Services, General Urban Planning Services, Surveying & Mapping, CEI, Construction Management, Environmental Engineering & Wetlands Management, Building Department Permitting Support & Services, and more

Initial Value of Contract: Multiple Orders - Task Order Based Final Value of Contract: Multiple Orders - Task Order Based

Length of Contract: CGA has provided continuing professional services to the City of Weston since 1996.

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

✓ Yes _____ No

If you responded no to any of the above please provide details:

Comments:

WESTON HAS CONSISTANTLY BEEN IMPRESSED WITH OUR PARTNERSHIP WITH CGA. OUR INFRASTRUCTURE SPEAKS FOR ITSELF.

Name of Public Entity/Company: City of Weston, FL

Name of Individual completing this form: Denise Barrett-Miller

Signature: Denise Barrett Title: Director of Communications

Telephone: 954.385.2000 Email: DBarrett@westonfl.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Calvin, Giordano & Associates, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Landscape Architecture, General Civil Engineering, Roadway/Traffic/Transportation Planning & Engineering Services, General Urban Planning Services, Sustainable Parking Lot Services (CRA), Stormwater Improvements (CDBG), Drainage Improvements (FEMA & HMGP), Pipeline Improvements, Boundary Surveys, and more
Initial Value of Contract: Multiple Orders - Task Order Based Final Value of Contract: Multiple Orders - Task Order Based
Length of Contract: CGA has provided continuing professional services to the City of Hallandale Beach since 2009.
Would you enter into a contract with the Company in the future? X Yes _____ No
Were the services provided acceptable and of quality standards: X Yes _____ No
Was the Company responsive to your requests and resourceful with the task? X Yes _____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No
If you responded no to any of the above please provide details:

_____
_____
_____

Comments:

_____
_____
_____
_____

Name of Public Entity/Company: City of Hallandale Beach, FL
Name of Individual completing this form: Manga Ebbe
Signature: _____ Title: Project Manager
Telephone: 954.597.3700 Email: MEbbe@hallandalebeachfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Calvin, Giordano & Associates, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The Underline is a 10-mile-long linear park under development in Miami-Dade County. CGA's Landscape Architecture/Arborist and CEI teams, respectively, are inspecting all construction and ensurng compliance with the construction plans and documents for final approval by both the DTPW and Friends of the Underline.

Initial Value of Contract: $6 million Final Value of Contract: TBD

Length of Contract: 2025 - Ongoing

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Calvin, Giordano & Assoc. (CGA) team has been doing an excellent Job of providing C.E.I inspection services for the Underline-Phase 3 project for over 2 years now. They are dependable and very organized... Both with doing inspections and providing reports in a timely fashion. they also have good coordination with owner and contractor.

Name of Public Entity/Company: Miami-Dade County Department of Transportation & Public Works (DTPW)

Name of Individual completing this form: Fabio Delgado

Signature: Fabio Delgado Digitally signed by Fabio Delgado Date: 2026.09.04 10:18:57 -04'00' Title: Construction Manager 3

Telephone: 786.442.8407 Email: fabio.delgado@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	✓
General Civil Engineering	
	✓
Roadway Traffic & Transportation Planning and Engineering Services	
	✓
General Urban Planning Services	
	✓
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Calvin, Giordano & Associates, Inc.

Date Addendum Received August 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name David Stambaugh, PE, DBIA

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

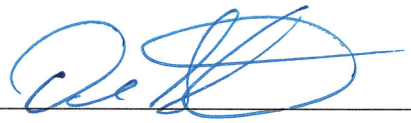
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Calvin, Giordano & Associates, Inc.

Date Addendum Received August 19, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name David Stambaugh, PE, DBIA

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Calvin, Giordano & Associates, Inc.

Date Addendum Received August 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name David Stambaugh, PE, DBIA

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

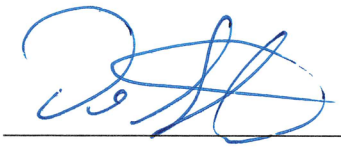
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Calvin, Giordano & Associates, Inc.

Date Addendum Received September 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name David Stambaugh, PE, DBIA

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

CGA's DBPR Registries



FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION ONLINE SERVICES

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LICENSEE DETAILS

23:14:20 PM 9/2/2026 EST

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

License Information

Name	CALVIN GIORDANO & ASSOCIATES INC (Primary Name)
Main Address	1800 ELLER DR STE 600 FT LAUDERDALE Florida 33316
County	Broward
License Mailing	1800 ELLER DRIVE FT. LAUDERDALE Florida 33316
County	Broward

License Information

License Type	Landscape Architecture Business Information
Rank	Business Info
License Number	
Status	Current,Active
Licensure Date	03/10/1998



FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION ONLINE SERVICES

HOME | CONTACT US | MY ACCOUNT

LICENSEE DETAILS

23:12:07 PM 9/2/2026 EST

License Information

Name	CALVIN, GIORDANO & ASSOCIATES, INC. (Primary Name)
Main Address	1800 ELLER DRIVE SUITE 600 FT. LAUDERDALE Florida 33316
County	Broward

License Information

License Type	Engineering Business Registry
Rank	Registry
License Number	514
Status	Current
Licensure Date	01/09/1987



FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION ONLINE SERVICES

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LICENSEE DETAILS

23:16:08 PM 9/2/2026 EST

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

License Information

Name	CALVIN GIORDANO & ASSOCIATES INC (Primary Name)
Main Address	1800 ELLER DR SUITE 600 FORT LAUDERDALE Florida 33316
County	Broward

License Information

License Type	Construction Business Information
Rank	Business Info
License Number	
Licensure Date	06/15/2009

CITY OF MIAMI
BUSINESS TAX RECEIPT

FY 25- 26
ISSUED:
Oct 01, 2025
Robert Santos-Alborna
Director, Code Compliance

BUSINESS NAME:	**CALVIN, GIORDANO & ASSOCIATES**
DBA:	CALVIN, GIORDANO & ASSOCIATES, INC
BTR HOLDER NAME:	CALVIN, GIORDANO & ASSOCIATES
BUSINESS ADDRESS:	2103 SW 22 ST 810
EXPIRES:	Effective Year Oct. 1 2025 Thru Sep. 30 2026
ACCOUNT NUMBER:	213809
RECEIPT NUMBER:	202278
COMMENTS:	CONSULTANT: BUSINESS OR PROF.
RESTRICTIONS:	

This issuance of a business tax receipt does not permit the holder to violate any zoning laws of the City nor does it exempt the holder from any licenseor permits that may be required by law. This document does not constitute a certification that the holder is qualified to engage in the business, profession or occupation specified herein. The document indicates payment of the business tax receipt only.

· PLEASE DISPLAY THIS CERTIFICATE IN A CONSPICUOUS LOCATION AT OCCUPANCY ADDRESS.

· FAVOR DE MOSTRAR ESTE CERTIFICADO EN UN SITIO VISIBLE EN LA DIRECCION DEL COMERCIO.

· TANPRI AFICHE SÈTIFIKA SA A NAN YON KOTE KONSIDÈB NAN ADRÈS OKIPANS.

www.miamigov.com

CGA's Exceptions to Specifications

The CGA Contracts and Legal team have reviewed the RFQ provided by the Village of Palmetto Bay, and respectfully notes the following exceptions in the table below. Summaries of exceptions are *in italics*. Deletions are ~~stricken through~~, and additions are underlined. In order to adhere to the Village's one-page limit, we have adjusted the widths of the columns of the table as needed.

Numbering	Exception	Explanation
Page 5 Paragraph 3.26	3.26 Indemnification *Delete entire paragraph.*	This section should be in accordance with Florida Statute 725.08: professional will indemnify and hold harmless the Village, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Proposer and other persons employed or utilized by the Proposer in the performance of the Agreement.
Page 54 Paragraph 3.2.1	The Village~~, at its sole discretion, may~~ will pay to the Company the undisputed portion of the invoice.	If there are not disputes, then the Village should have no issue with compensating Company for services rendered.
Page 55 Paragaph 6.2	6.2 Termination with Cause. Without waiving the right to terminate for convenience, this Contract may be terminated by either party for cause, upon ten (10) days written notice by the ~~Village to the Company~~ other party in which event the Company shall be paid its compensation for services performed to termination date. ~~In the event that the Company abandons this Contract or causes it to be terminated, for reasons other than the Villages breach of this Contract, the Company shall indemnify the Village against any loss pertaining to this termination up to a maximum of the full Contract Price.~~	Section allows for either party to terminate; therefore, the notice section should be revised as well to show that the notice may come the other party.
Page 57 Paragaph 10.0	10.0 Indemnification of Village ~~The Company shall indemnify, defend and hold harmless the Village and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense at both trial and appellate levels, in which the Village or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Company or its employees, agents, servants, partners, principals or subcontractors.~~ The Company shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Village, and shall pay all costs, judgments, and attorney's fees which may issue as a result of but only to the extent of Company's negligence in performing the Work in accordance to this Agreement, at both trial and appellate levels.	Should be consistent with FS 725.08: The Company will indemnify and hold harmless the Village, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Company and other persons employed or utilized by the Company in the perfo include a reasonable cap of the Company's aggregate liability consistent with the insurance limits required under the Agmt. rmance of the Agreement.
Page 64 Paragraph 27.0	27.0 Limitation of Liability IN NO EVENT SHALL THE VILLAGE BE LIABLE TO THE COMPANY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING LOSS OF PROFIT, WHETHER FORESEEABLE OR NOT, ARISING OUT OF OR RESULTING FROM THE NONPERFORMANCE OR BREACH OF THIS AGREEMENT BY THE VILLAGE WHETHER BASED IN CONTRACT, COMMON LAW, WARRANTY, TORT, STRICT LIABILITY, CONTRIBUTION, INDEMNITY OR OTHERWISE. NOTWITHSTANDING ANY PROVISION OF THIS AGREEMENT TO THE CONTRARY, VILLAGE AGREES THAT IN NO EVENT SHALL THE AGGREGATE LIABILITY OF COMPANY, ITS EMPLOYEES, OFFICERS AND MEMBERS UNDER THIS AGREEMENT FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES, PENALTIES, COSTS, FEES (INCLUDING ATTORNEYS' AND EXPERT FEES) AND EXPENSES OF EVER KIND EXCEED THE MINIMUM LIMITS OF INSURANCE UNDER THIS AGREEMENT.	Include a reasonable cap of the Company's aggregate liability consistent with the insurance limits required under the Agmt.
Page 69 Paragraphs 44.0 and 45.0	~~44.0 Warranty~~ ~~The Company shall provide the Village will all applicable EXPRESS and IMPLIED warranties received by the manufacturer and/or the supplier of the materials the Company uses to carry out the Agreement. The Company specifically agrees that the warranties of MERCHANTIBILITY AND FITNESS FOR PARTICULAR PURPOSES SHALL BE APPLICABLE to work and the materials supplied.~~ ~~45.0~~ 44.0 Prohibition on Diversity Equity and Inclusion (DEI)	Section does not apply to services Company is providing under this Agreement.

VILLAGE OF PALMETTO BAY

REQUEST FOR QUALIFICATIONS

Professional Consulting Services on Continuing Agreement Basis

RFQ No. 2026-11-015

Submitted By C.A.P. Engineering, Inc.
Carlos A. Penin, PE
President
343 Almeria Avenue
Coral Gables, Florida 33134

DISCIPLINES

- General Civil Engineering
- Roadway Traffic and Transportation Planning and Engineering
- Structural Engineering



Submittal Date:
September 18, 2025

TAB 1

Letter of Intent

September 18, 2026

Village Clerk
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

Re: RFQ No. 2026-11-015 – Professional Consulting Services on Continuing Agreement Basis

Dear Village Clerk:

C.A.P. Engineering, Inc. (CAP) is pleased to submit this Letter of Intent and Statement of Qualifications to the Village of Palmetto Bay for RFQ No. 2026-11-015, Professional Consulting Services on a Continuing Agreement Basis.

CAP respectfully requests consideration for the following professional service disciplines:

- General Civil Engineering
- Roadway, Traffic and Transportation Planning and Engineering Services
- Structural Engineering

C.A.P. Engineering, Inc. will serve as the Prime Consultant for all identified disciplines and does not propose any subconsultants. Established in 1999 and headquartered in Coral Gables, CAP offers over 25 years of experience and a multidisciplinary team of approximately 25 professionals and support personnel. Our work with South Florida municipalities and public agencies provides a strong understanding of public infrastructure, regulatory coordination and continuing-services assignments.

CAP's qualified personnel, local presence and multidisciplinary capabilities position the firm to support the Village's infrastructure, transportation, facility and capital improvement needs. Our team delivers responsive, practical and cost-effective solutions while maintaining clear communication, quality control and adherence to schedules, budgets, applicable codes and professional standards.

CAP acknowledges receipt of the solicitation and Addenda Nos. 1 through 4 and agrees to comply with all RFQ requirements, terms and conditions. We appreciate the opportunity to present our qualifications and look forward to serving as a dependable extension of the Village's professional staff.

Very Truly Yours,
C.A.P. Engineering, Inc.

Carlos A. Penin, PE
President and Authorized Representative

TAB 2

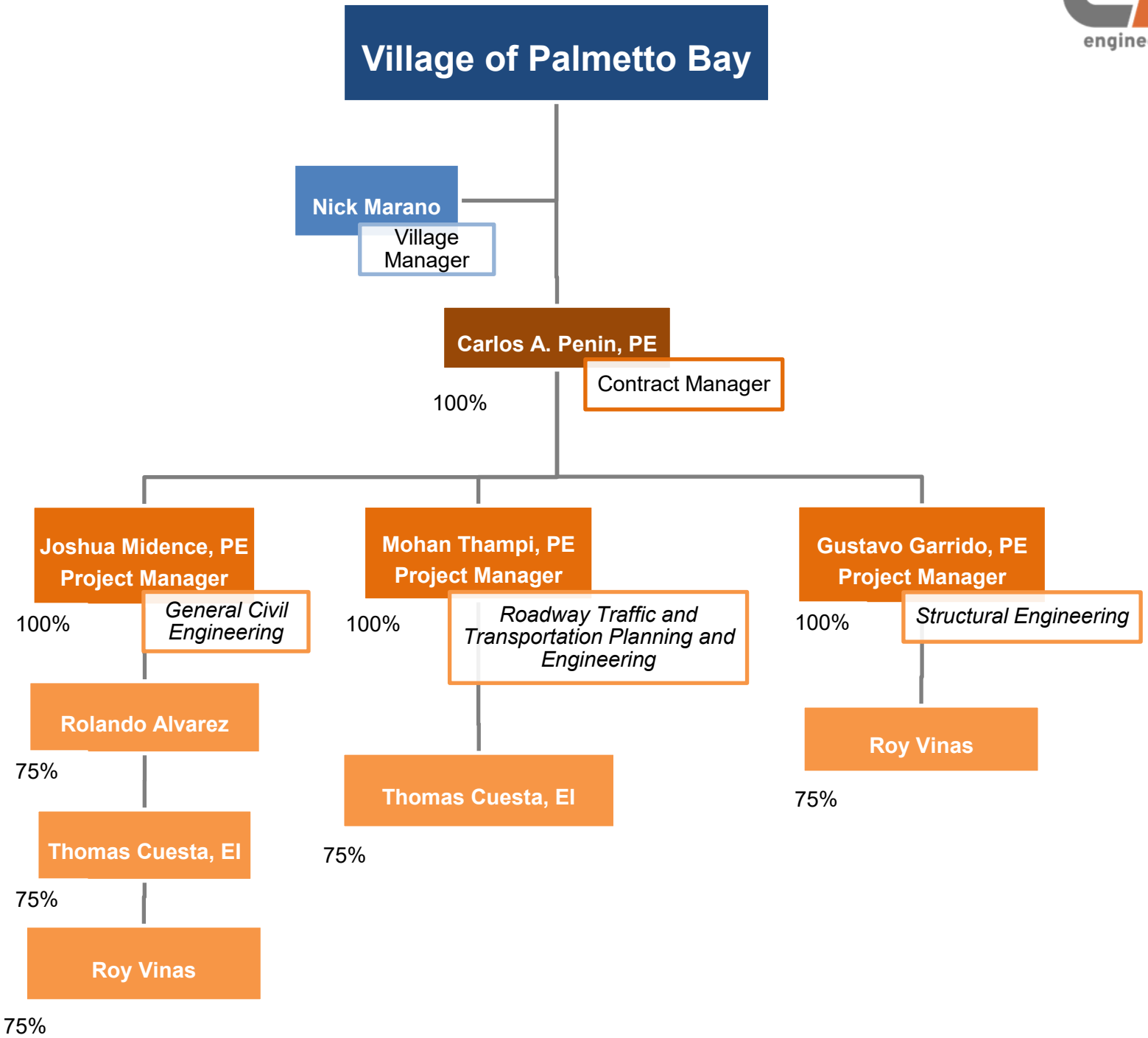
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TAB 3

Organizational Chart



343 Almeria Avenue, Coral Gables, FL 33134 ● O 305-448-1711

TAB 4

History of All Consultants

C.A.P. Engineering, Inc. (CAP) is a privately held, multidisciplinary engineering consulting firm established in 1999 by Carlos A. Penin, PE. The firm's headquarters is located at 343 Almeria Avenue in Coral Gables, Florida, providing CAP with an established presence in South Florida. For more than 25 years, CAP has provided comprehensive engineering design, construction management, construction engineering and inspection, and related professional services to public and private-sector clients. Today, the firm employs approximately 25 professionals and support personnel with expertise spanning multiple engineering disciplines. This combination of experience, technical resources, and local knowledge enables CAP to provide practical and cost-effective solutions tailored to each client and project.

CAP's capabilities include general civil and site engineering; roadway, traffic and transportation engineering; stormwater management and drainage; water and wastewater systems; structural engineering; electrical and plumbing engineering; construction engineering and inspection; and construction management. The firm also provides multidisciplinary engineering support for municipal facilities, transportation infrastructure, airports, seaports, commercial developments, and other public infrastructure projects. CAP's multidisciplinary structure allows assignments to be supported by the appropriate technical specialists while maintaining a coordinated project approach, particularly for projects involving multiple disciplines, complex existing conditions, permitting requirements, utility coordination, or phased construction.

Throughout its history, CAP has developed extensive experience serving municipalities, FDOT, local agencies, and other governmental entities throughout South Florida. This public-sector experience has strengthened the firm's ability to perform successfully under continuing services and task-order contracts, which require responsive staffing, close coordination with agency personnel, disciplined quality control, and effective management of project schedules and budgets. CAP understands that municipal assignments can vary significantly in scope, complexity, and urgency and maintains the flexibility to quickly assemble qualified project teams and adjust resources as requirements evolve.

CAP's approach emphasizes direct communication, accountability, responsiveness, and proactive project management. Project Managers serve as the primary point of contact, maintaining communication with the client to establish priorities, monitor progress, and address potential issues before they affect project delivery. Internal technical reviews and quality-control procedures are incorporated throughout the design and documentation process to promote accurate, complete, and constructible deliverables. CAP recognizes that successful professional services require more than technically sound plans and reports; they also require an understanding of the client's objectives, schedule constraints, permitting requirements, available resources, and long-term needs.

Since its establishment, CAP has continually expanded its technical capabilities while maintaining a responsive, client-focused approach. For this solicitation, CAP is proposing qualified Florida-licensed professionals in General Civil Engineering; Roadway, Traffic and Transportation Planning and Engineering Services; and Structural Engineering. CAP's established local presence, multidisciplinary resources, governmental experience, and commitment to quality provide the Village with access to a team capable of addressing a broad range of professional engineering needs. Through this combination of technical expertise and personalized service, CAP is prepared to serve as a dependable extension of the Village's professional staff and provide timely, practical, and well-coordinated engineering services throughout the contract.

TAB 5

Resumes

Carlos A. Penin, PE
President

Carlos A. Penin, P.E., is the founder and President of C.A.P. Engineering, Inc., with nearly five decades of experience in civil engineering, infrastructure development, construction management, and public-sector consulting. Born in Holguín, Cuba, he arrived in Miami in 1962 with his mother and three sisters.

Mr. Penin graduated from Belen Jesuit Preparatory School in 1973. He earned an Associate Degree in Engineering from Miami Dade College in 1975, a Bachelor of Science in Civil Engineering and Construction Management from the University of Florida in 1977, and a Master of Science in Environmental and Urban Systems from Florida International University in 1982.

Early in his career, Mr. Penin worked with several South Florida architectural and engineering firms, contributing to major infrastructure projects that included Joe Robbie Stadium, the widening of the Julia Tuttle Causeway, and the reconstruction of SW 8th Street.

In 1989, he founded C.A.P. Engineering Consultants, Inc., which later became C.A.P. Government, Inc. Under his leadership, the company grew to provide professional services to more than 95 municipalities and 12 educational institutions throughout Florida. The firm has been recognized by *Inc. Magazine*, the Zweig Group, and the University of Florida's Gator100 program.

In 1999, Mr. Penin established C.A.P. Engineering, Inc., where he continues to oversee engineering design and construction management operations. The firm provides civil, roadway, transportation, structural, stormwater, construction management, and engineering inspection services for the Florida Department of Transportation and local government agencies.

Mr. Penin's professional leadership includes service as a founding Board Member and Chairman of the Miami-Dade Expressway Authority, now the Greater Miami Expressway Agency. He has also served as President of the Florida Engineering Society, President of the American Council of Engineering Companies of Florida, and President of the Cuban-American Association of Civil Engineers. His civic and advisory involvement has included the Latin Builders Association, the University of Florida ESSIE Advisory Board, and the Belen Jesuit Board of Directors and Alumni Association.

His professional recognitions include Engineer of the Year honors, the 2020 C-AACE Plinio Villanueva Award, induction into the Miami Dade College Alumni Hall of Fame for Engineering in 2017, recognition in the U.S. Congressional Record by Congressman Mario Díaz-Balart in 2020, and induction into the Belen Jesuit Alumni Hall of Fame in 2025.

Governor Ron DeSantis appointed Mr. Penin to the South Florida Regional Transportation Authority Board of Directors in 2021 and reappointed him in 2025. Mr. Penin remains committed to serving his community, mentoring future engineers, and embodying the Jesuit ideal of being a "Man for Others."

Gustavo A. Garrido, PE
Civil/Structural Engineer and Inspector

Gustavo A. Garrido, PE, has more than 25 years of experience in structural engineering design, project management, plans review and inspections for buildings, bridges and transportation infrastructure. His expertise includes steel, reinforced concrete and post-tensioned structures, foundations, bridge components, structural field inspections and quality control. Mr. Garrido has coordinated with clients, developers, regulatory agencies and multidisciplinary teams throughout project design and construction.

EDUCATION

M.S., Civil Engineering (Structures) Pontifical Catholic University, Lima, Peru 1992

B.S., Civil Engineering, Ricardo Palma University, Lima, Peru 1988

STATE OF FLORIDA LICENSE

Professional Engineer: Florida **#67001**

EXPERIENCE

C.A.P. Engineering, Inc.
Professional Engineer

SR 826/Palmetto Expressway Improvement Program: Section 5 Bridges, Miami, Florida

- Project Engineer responsible for providing civil and structural plans review for this project.
- Work involved preparing plans according to AASHTO, Structures Design Guidelines of Florida, and FDOT Standards.
- The scope of services included plans review of AASHTO beam structural bridges of varying lengths.

Port of Miami: Dodge and Watson Islands, Miami, Florida.

- Project Engineer responsible for providing civil and structural plans review for these projects that involved structural building plans review of foundations, columns, masonry, slab concrete, wind design, and connections.

SR 826/Palmetto Expressway Segmental Bridges 9 and 15, Miami, Florida.

- Project Engineer responsible for providing civil and structural plans review as well as Quality Control of Shop drawings for segmental bridges including Pier Caps, Segmental Concrete, Post-tensioned tendons, and Rebar.

SR 5/Brickell Avenue, Miami, Florida

- Assistant Structural Engineer responsible for the design of both the superstructure and substructure.
- This project involved the widening of the Brickell Avenue Bridge over the Miami River.

Jade Residences, Miami, Florida

- Senior Civil /Structural Engineer responsible for structural design and inspections for this 38-story building including shoring /reshoring.

Joshua E. Midence, PE
Professional Engineer

Joshua E. Midence, PE, has more than 15 years of experience in civil engineering and construction, specializing in roadway reconstruction, drainage improvements, bridge construction and civil infrastructure. A Florida-licensed Professional Engineer and Certified General Contractor, he has successfully managed multidisciplinary teams, project schedules, budgets, contract administration, quality requirements and coordination with the Florida Department of Transportation.

EDUCATION

MBA
University of Miami

B.S. in Civil Engineering, Florida International University

STATE OF FLORIDA LICENSE

Professional Engineer License – Florida **#85768**

Certified General Contractor – Florida **#1527011**

CERTIFICATIONS

Project Planning & Control using Primavera P6

OSHA 30 Hour Training

Advanced Maintenance of Traffic (2027)

EXPERIENCE

C.A.P. Engineering, Inc.
Professional Engineer
January 2026 – Present

S.R. 826 (Palmetto Expressway) & NW 103rd St. - Miami-Dade, FL
Construction Project Manager (Design Build)
November 2020 – December 2025

- Project limits on S.R. 826 from NW 36th St. to north of NW 154th St.
- Express lane reconfiguration and widening
- Highway resurfacing and roadway rehabilitation
- Drainage system improvements
- ITS reconfiguration and system upgrades
- Demolition, retrofitting, and installation of Bridge Pier (7-5) adjacent to NW 103rd St.

I-95 Phase 3C Reconstruction - Fort Lauderdale, FL
Construction Project Manager (Design Build)
June 2019 – November 2020

- Widening of express lanes
- Highway resurfacing and roadway rehabilitation
- Drainage improvements across 25+ miles of roadway
- Retrofitting and installation of bridge segments

CR-712 (Midway Rd.) Reconstruction - Port St. Lucie, FL
Construction Project Manager (Conventional Build)
April 2018 – May 2019

- Project limits from west of 25th Street to east of S.R. 5 (US-1)
- Roadway widening and resurfacing
- Drainage improvements across 1.5+ miles of corridor

Ravenswood Rd. – Bridge Reconstruction - Fort Lauderdale, FL
Construction Project Manager (Design Build)
August 2016 – April 2018

- Project limits from SW 45th St. to SW 42nd St.
- Full bridge demolition
- Complete structural reconstruction

Mohan Thampi, PE
Professional Engineer

Mohan Thampi, PE, is a Florida-licensed Civil and Environmental Engineer with more than 35 years of public- and private-sector experience. His background includes municipal engineering, roadway and drainage improvements, utility coordination, master planning, permitting, bidding, construction management and regulatory-agency coordination. Mr. Thampi has served in senior project-management and public-agency leadership roles involving FDOT, municipal governments, consultants, contractors and multidisciplinary infrastructure teams.

EDUCATION

M.S. in Environmental Health Engineering
University of Texas

Indian B. Tech (Hons)
Institute of Technology

LICENSES / CERTIFICATIONS

Professional Engineer
#42777

Registered Environmental Manager
#5464

NCEES Experience Certificate of Verification
#9928

EXPERIENCE

C.A.P. Engineering, Inc.
2023 – Present

- Serves as City Engineer for South Florida municipalities, advising officials on engineering, design, construction, and grant-funded projects while reviewing civil plans for compliance with municipal, FDEP, SFWMD, FDOT, USACE, and NPDES requirements.
- Coordinates with contractors and regulatory agencies, supports bidding and contract-award recommendations, and oversees construction progress, change orders, pay applications, final inspections, and project closeout.

NW 10th Avenue Road Improvements, Project Manager, FDOT FPID 448101-1-54-01, City of South Bay, Florida
2022 - Present

- Managed the design of approximately 1,250 linear feet of roadway reconstruction from NW 2nd Street to MLK Boulevard.
- Designed roadway, curb, sidewalk, drainage, utility, intersection grading, and geogrid improvements to address settlement and asphalt cracking.
- Coordinated survey, geotechnical, and CEI subconsultants, Palm Beach County Water Utilities improvements, and FDOT contract administration and reporting.

SW 10th Avenue Road Improvements, Project Manager, FDOT FPID 442025-1-54-01, City of South Bay, Florida
2021 - Present

- Led the design and construction administration of approximately 1,300 linear feet of roadway reconstruction from MLK Boulevard to the south terminus.
- Designed curb, sidewalk, driveway, drainage, utility, roadway grading, and geogrid stabilization improvements.
- Managed procurement, bid evaluation, CEI oversight, change orders, payment reviews, MOT coordination,

Basic Supervisory 40 Hours Training-FDEP	FDOT reporting, and coordination with Palm Beach County Water Utilities Department. **North Bay Village Sidewalk Improvements, Project Manager, FDOT FPID 445787-1-54-01, North Bay Village, Florida** - Managed an FDOT state-funded project to repair, replace, and extend sidewalks, including crosswalk signage, pavement markings, and new bollards. - Administered engineering and construction contracts, coordinated with FDOT, completed grant reporting, processed change orders, and led monthly coordination meetings.

Rolando Alvarez, EI
Civil Engineer

Mr. Alvarez has over nine (9) years of experience working as a Project Engineer as a Designer, Project Manager, and Inspector. Mr. Alvarez has extensive engineering design experience in structural, transportation and drainage in both municipal and Florida Department of Transportation (FDOT). Mr. Alvarez also has over seven (7) years in plans review, and civil, structural, and water and wastewater inspections in the tri county area. Inspections have been performed in various jurisdiction ranging from municipal to education sectors such as but not limited to Miami Dade County Public Schools (MDCP), Miami Dade College (MDC), Florida International University (FIU) etc.

EDUCATION

B.S. in Civil Engineering
Florida International University

Associates in Arts with Major in Architecture
Miami Dade College

LICENSES / CERTIFICATIONS

Engineering Intern:

EXPERIENCE

C.A.P. Engineering, Inc.
2017 – Present
As a project manager Mr. Alvarez oversees the implementation of projects design, ensuring tasks are assigned and monitoring their progress. Other tasks include the development of pre and post project bid services, engineering cost estimates as well as coordinating with local and state agencies for grant reimbursements and preparing their quarterly progress reports.

Village of Biscayne Park Project Management Phase 1A Drainage & Roadway Improvement Design-Build
2022 – 2023
- Project Management
- Design plan and construction document review
- FDEP grant reimbursement and quarterly progress report.

Belen Master Plan
2022 – 2023
- 2023 - Site development
- Drainage, paving and grading design and permitting ((Special drainage district – North Trail Basin/ Water controls Section DERM)

South Bay NW 10th Avenue, FID:448101-1-54-01
2022 - Present
- Roadway reconstruction design
- Signing and Pavement Markings
- Utility coordination
- Water and sewer
- Project management
- Pre/Post Bidding

SW 1st Street Drainage Correction
2022
- Design
- Construction management
- Inspections

#1100020732

Stormwater Management Inspector:
#52619

832 & 836 Apple Residence
2022

- Drainage design

5520 Banyan Drive-Tovar Residence
2022

- Drainage paving and grading

Belen New Athletics Facility
2022 – Present

- Drainage design and permitting (special drainage district – North Trail Basin / Water controls Section – DERM)
- Water and sewer design and permitting

Belen New Parking Lot
2021

- Parking lot design and drainage paving and grading
- Permitting (Special Drainage District – North Trail Bason / Water controls Section – DERM)

Roy Vinas Larrechea, EI
Civil Engineer

Civil engineer with experience in land surveying, project management, water and wastewater infrastructure, building recertification, engineering design, field inspections, civil plan review, structural assessments, and multidisciplinary coordination. Skilled in preparing construction plans and specifications and coordinating projects with clients and technical teams. Proficient in AutoCAD, Civil 3D, Revit, ArcGIS, Carlson SurvCE, and Bluebeam. Bilingual in English and Spanish.

EDUCATION

B.S. in Civil Engineering
Technological University of La Habana "Jose Antonio Echeverria" (Cuba)

LICENSES / CERTIFICATIONS

FBPE Engineer Intern #1100028945

Qualified Stormwater Management Inspector **#61595**

EXPERIENCE

C.A.P. Engineering, Inc.
May 2025 – Present

Black Point Marina Shoreline Stabilization | Miami-Dade County PROS
Project Manager

- Designed shoreline stabilization improvements using revetment systems and living shoreline treatments while protecting existing mangroves.
- Coordinated civil, drainage, and structural design with the County and subconsultants.
- Managed environmental permitting coordination with USACE, FDEP, SFWMD, and Miami-Dade County RER.

Civil Plan Review - Town of Highland Beach & Gulf Stream
Civil Plan Reviewer

- Performed civil plan reviews for code and permitting compliance.
- Reviewed drainage, paving and grading, erosion and sedimentation control, and septic system plans.
- Evaluated residential new construction projects and additions to existing developments for compliance with applicable codes and regulations.

Horace Mann Middle School Roundabout - Village of El Portal CEI Inspector

- Assisted with Construction Engineering Inspection (CEI) services for the construction of a new roundabout.
- Performed site inspections to monitor construction progress and compliance.
- Prepared inspection reports documenting field observations and project activities.
- Participated in project meetings with the contractor and project team to coordinate construction activities.

Thomas Cuesta, EI
Project Engineer

Mr. Cuesta is a Project Engineer with experience in civil, roadway, drainage, and structural design, as well as construction management and inspection. His technical experience includes the preparation of engineering plans and designs using AutoCAD Civil 3D and providing construction-phase support for a variety of civil infrastructure projects.

EDUCATION

Civil Engineering
University of Florida
Gainesville, FL

Belen Jesuit Preparatory School
Miami, FL

STATE OF FLORIDA LICENSE

Engineering Intern
No.1100028295

EXPERIENCE

Project Engineer, C.A.P. Engineering, Inc
2024 - Present

- Perform civil engineering design, drainage calculations, and prepare construction plans for roadway, drainage, water, sewer, structural and site improvement projects.
- Provide CEI services for roadway and drainage projects, including field inspections, quantity verification, and review of pay applications and change orders.
- Conduct building inspections and prepare reports and repair plans for 30-year building recertifications.
- Provide engineering and project management support to municipal public works and engineering departments.

TECHNICAL CERTIFICATIONS

Florida Department of Environmental Protection (FDEP):
Stormwater Management Inspector

Florida Department of Transportation (FDOT):
Advanced Level MOT/TTC

TAB 6

Current and Recently Completed Clients

Client: Miami-Dade County
Contact: Ronald Medina
Phone Number: (786) 564-2910
Email Address: ronald.medina@miamidade.gov
Length of Contract: 2 Years
Scope of Services: The scope of work consisted of providing Special Inspector services for structural repairs to an existing parking garage, including review of construction documents, required structural inspections, coordination with the project team, and maintenance of inspection records in accordance with the approved plans, Florida Building Code, and permitting requirements
Type of Contract: Lump sum

Client: Miami-Dade County Parks, Recreation and Open Spaces (PROS)
Contact: Nancy Lewis, Construction Manager 1
Phone Number: (305) 458-3145
Email Address: nancy.lewis@miamidade.gov
Length of Contract: 3 Years
Scope of Services: The scope of work involves the design of improvements to the existing 0.55-mile-long Black Point Jetty Trail to enhance resiliency and mitigate impacts associated with sea level rise. The project includes civil and structural engineering services for the redesign of the trail and associated structures to provide an integrated design that accommodates the proposed improvements. CAP is also responsible for coordinating and managing project subconsultants and integrating their work into the overall design.
Type of Contract: Lump Sum

Client: Chisholm Architects / Belen Jesuit Preparatory School
Contact: Matthew Polak, AIA, LEED AP
Phone Number: (305) 542-9235
Email Address: mpolak@chisholmarchitects.com
Length of Contract: 4 Years
Scope of Services: The scope of work consisted of serving as the drainage subconsultant to the Architect of Record for the design and construction of the school's master plan improvements. CAP's services specifically supported the complete renovation of the school's baseball and track facilities and included the design and permitting of new stormwater drainage infrastructure required to accommodate the proposed improvements. CAP also provided construction-phase inspection services to verify that the drainage improvements were installed in accordance with the approved plans and applicable requirements.
Type of Contract: Pro bono

Client: Belen Jesuit Preparatory School
Contact: Ricardo Echeverria, Executive Director of Facilities
Phone Number: (786) 621-4040
Email Address: recheverria@belenjesuit.org
Length of Contract: 3 Years
Scope of Services: The scope of work consisted of the design of new water and sanitary sewer connections to serve the school's new gymnasium facility. CAP's services included the design and preparation of utility plans and assistance with permitting and obtaining the required agency approvals.
Type of Contract: Pro bono

Client: Miami-Dade County Aviation
Contact: Victor Mendez, Engineer 4
Phone Number: (305) 876-0779
Email Address: vmendez@flymia.com
Length of Contract: 5 Years
Scope of Services: CAP provides 30-year building recertification services for theMiami-Dade Aviation Department (MDAD), including structural and electrical inspections and County-required reports. When deficiencies are identified, CAP prepares the engineering designs and construction documents needed to complete repairs and obtain final recertification approval. Buildings serviced include MIA Buildings 700, 875, 889, 3054, 3095, and 3099, and TMB Building 228.
Type of Contract: Project Based Fee – Added Scope to Original Contract

---

Client: City of South Bay
Contact: Leondrae Camel, City Manager
Phone Number: (561) 914-6673
Email Address: camell@southbaycity.com
Length of Contract: 4 Years
Scope of Services: The scope of work consisted of developing a Roadway Master Plan for the City of South Bay based on inspections and condition assessments of roadways throughout the City. The plan documented deficiencies, estimated repair and rehabilitation costs, and provided a tool for prioritizing improvements, forecasting funding needs, and allocating resources.
Type of Contract: Lump Sum Contract

Client: City of South Bay
Contact: Leondrae Camel, City Manager
Phone Number: (561) 914-6673
Email Address: camell@southbaycity.com
Length of Contract: 4 Years
Scope of Services: The scope of work consisted of the preparation of construction drawingsfor the complete reconstruction of the entire 0.25-mile length of SW 10th Avenue. Services included the design and preparation of roadway plans, management of geotechnical and survey subconsultants, administration of FDOT SCOP funding requirements, and coordination of the roadway design with a separate consultant responsible for the design of new water and sanitary sewer infrastructure within the project limits.
Type of Contract: Lump Sum Contract

Client: City of South Bay
Contact: Leondrae Camel, City Manager
Phone Number: (561) 914-6673
Email Address: camell@southbaycity.com
Length of Contract: 3 Years
Scope of Services: The scope of work consisted of the preparation of construction drawingsfor the complete reconstruction of the entire 0.25-mile length of NW 10th Avenue. Services included the design and preparation of roadway plans, management of geotechnical and survey subconsultants, administration of FDOT SCOP funding requirements, and coordinationof the roadway design with a separate consultant responsible for the design of new water and sanitary sewer infrastructure within the project limits.
Type of Contract: Lump Sum Contract

TAB 7

Projects Completed On Time and Within Budget

C.A.P. Engineering, Inc. (CAP) has a demonstrated record of completing projects on schedule and within budget. Through proactive coordination with clients, permitting agencies, and project stakeholders, CAP has also earned additional assignments based on successful project performance. Representative projects completed after December 31, 2021, include the following:

1. City of South Bay – S2 Drainage Design
CAP designed new stormwater drainage infrastructure serving approximately 48 acres within the City's S2 District, along with milling and resurfacing improvements for selected roadways. Services included construction document preparation, permitting assistance, and construction engineering and inspection.
Completion: April 2025 | **Schedule:** On time | **Budget:** Within budget

2. Belen Jesuit Preparatory School – Construction Master Plan
As drainage subconsultant to the Architect of Record, CAP provided drainage design, permitting, and construction-phase inspection services for the renovation of the school's baseball and track facilities, including new stormwater infrastructure. CAP coordinated the work through design, permitting, and construction to meet the established schedule and deliverables.
Completion: March 2026 | **Schedule:** On time | **Budget:** Within authorized pro bono scope

3. Belen Jesuit Preparatory School – Gymnasium Water and Sewer Design
CAP designed new water and sanitary sewer connections to serve the school's new gymnasium facility. Services included construction plan preparation, supporting documentation, permitting assistance, and coordination with regulatory agencies to obtain the required approvals.
Completion: October 2024 | **Schedule:** On time | **Budget:** Within authorized pro bono scope

4. Miami-Dade County Aviation Department – Building 3099 Recertification
CAP provided 30-year recertification services for MIA Building 3099, an existing chiller plant and threshold building. Services included structural, electrical, parking lot, and guardrail inspections; preparation of required County reports; and construction cost estimates for identified repairs.
Completion: June 2026 | **Schedule:** On time | **Budget:** Within budget

5. City of South Bay – SW 10th Avenue Roadway Design
CAP prepared construction drawings for the reconstruction of approximately 0.25 miles of SW 10th Avenue. Services included roadway design, management of geotechnical and survey subconsultants, administration of FDOT SCOP funding requirements, and coordination with the consultant designing new water and sanitary sewer infrastructure.
Completion: September 2023 | **Schedule:** On time | **Budget:** Within budget

6. City of South Bay – NW 10th Avenue Roadway Design
CAP prepared construction drawings for the reconstruction of approximately 0.25 miles of NW 10th Avenue. CAP provided roadway design, managed geotechnical and survey subconsultants, administered FDOT SCOP funding requirements, and coordinated the roadway improvements with separate water and sanitary sewer infrastructure.
Completion: May 2026 | **Schedule:** On time | **Budget:** Within budget

TAB 8

Relevant Project Experience

C.A.P. Engineering, Inc. (CAP) has developed a diverse portfolio of engineering projects completed during the past five years in South Florida along with other cities/Municipalities that demonstrates the firm's ability to provide comprehensive professional services to municipalities, educational institutions, and public agencies. CAP's experience includes civil and roadway engineering, stormwater drainage design, utility coordination, structural and electrical inspections, building recertification, permitting, construction engineering and inspection, construction documentation, cost estimating, and multidisciplinary project management. CAP routinely works with owners, architects, contractors, regulatory agencies, and specialty subconsultants to successfully deliver projects from planning and design through construction and completion.

CAP's recent work history reflects its commitment to technical quality, responsiveness, schedule management, budget control, and effective coordination. The following projects demonstrate CAP's ability to manage assignments with varying scopes and complexities while meeting established project requirements and deliverables.

Miami-Dade County Aviation Department – Building Recertification for Buildings 700, 875, 889, 3054, 3095, 3099, (TMB) Building 228

C.A.P. Engineering, Inc. (CAP) provided comprehensive 30-year building recertification services for multiple facilities under the Miami-Dade County Aviation Department (MDAD), including Miami International Airport (MIA) Buildings 700, 875, 889, 3054, 3095, and 3099, as well as Tamiami Executive Airport (TMB) Building 228. These facilities encompass a variety of airport-related buildings and support structures requiring multidisciplinary evaluations to document existing conditions, identify deficiencies, and satisfy applicable County recertification requirements. CAP's services included structural and electrical inspections, as well as evaluations of associated parking areas, guardrails, and other site and building components, as applicable to each facility.

As part of these assignments, CAP conducted detailed field inspections, documented observed conditions, evaluated identified deficiencies, and prepared the required County recertification reports and supporting documentation. Where deficiencies were identified, CAP developed recommendations for corrective measures and prepared construction cost estimates to assist MDAD in evaluating anticipated repairs and associated project costs. The work required coordination among multiple engineering disciplines, airport representatives, and applicable stakeholders while maintaining clear communication and ensuring that required documentation was complete and consistent with County requirements.

This experience is directly relevant to municipal continuing professional services requiring building condition assessments, structural and electrical inspections, recertification, engineering evaluations, repair recommendations, cost estimating, regulatory reporting, and coordination with public-sector clients. CAP's familiarity with MDAD facilities and its experience managing multiple recertification assignments further demonstrates the firm's ability to respond efficiently to concurrent project needs while maintaining consistent technical quality and professional service.

Belen Jesuit Preparatory School – Construction Master Plan

CAP served as the drainage subconsultant to the Architect of Record for the school's master plan improvements, supporting the complete renovation of the baseball and track facilities. CAP provided drainage design and permitting services, including the design of new stormwater infrastructure required to accommodate the proposed improvements.

CAP also provided construction-phase inspections to verify that drainage improvements were installed in accordance with the approved plans and applicable requirements. The project was completed in **March 2026, on time**, and was performed on a **pro bono basis**. The assignment demonstrates CAP's ability to provide specialized drainage services, coordinate with a prime design consultant, and remain involved through construction to support successful project implementation.

Belen Jesuit Preparatory School – Gymnasium Water and Sewer Design

CAP provided utility engineering services for the school's new gymnasium facility, including the design of new water and sanitary sewer connections. Services included preparation of utility plans, permitting assistance, and coordination with applicable regulatory agencies.

CAP coordinated the proposed utility improvements with existing infrastructure and applicable technical and permitting requirements to facilitate timely project approval and implementation. The project was completed in **October 2024, on time**, and was performed on a **pro bono basis**, demonstrating CAP's experience with utility design, permitting, agency coordination, and infrastructure improvements within developed institutional facilities.

City of South Bay – S2 Drainage Design

CAP provided comprehensive drainage engineering services for the design of new stormwater infrastructure serving approximately 48 acres within the City's S2 District, together with milling and resurfacing improvements for selected roadways. Services included preparation of construction documents, permitting assistance, and construction engineering and inspection.

The project required coordination of proposed drainage improvements with existing roadway infrastructure, permitting requirements, and construction activities. CAP worked closely with City representatives, permitting agencies, contractors, and project stakeholders to maintain progress and address technical and field issues. The project was completed in **April 2025, on time and within budget**, demonstrating CAP's ability to successfully deliver integrated drainage, roadway, permitting, and construction-support services.

City of South Bay – SW 10th Avenue Roadway Design

CAP provided roadway engineering services for the complete reconstruction of approximately 0.25 miles of SW 10th Avenue. Services included preparation of construction drawings and roadway plans, management of geotechnical and survey subconsultants, and administration of FDOT SCOP funding requirements.

CAP also coordinated the roadway design with a separate consultant responsible for new water and sanitary sewer infrastructure within the project limits. This required multidisciplinary coordination to minimize conflicts and ensure that roadway and utility improvements were properly integrated. The project was completed in **September 2023, on time and within budget**, demonstrating CAP's ability to manage municipal roadway projects involving multiple disciplines, funding requirements, and utility improvements.

TAB 9

Awards, Commendations, Licenses and Qualifications

Carlos A. Penin, PE, founder and President of C.A.P. Engineering, Inc., has earned extensive recognition for his professional leadership, technical accomplishments, public service, and contributions to the engineering profession and South Florida community. Throughout his distinguished career, Mr. Penin has held leadership positions in prominent engineering organizations, received appointments to public boards, and been honored by governmental, educational, and professional institutions. The following licenses, appointments, awards, and commendations demonstrate his technical qualifications, industry leadership, community involvement, and longstanding commitment to advancing the engineering profession and improving the communities CAP serves.

License Information

Name	PENIN, CARLOS ANTONIO (Primary Name)
Main Address	343 ALMERIA AVENUE CORAL GABLES Florida 33134
County	Dade
License Mailing	343 ALMERIA AVENUE CORAL GABLES Florida 33134
County	Dade

License Information

License Type	Professional Engineer
Rank	Prof Engineer
License Number	33216
Status	Current,Active
Licensure Date	03/25/1983
Expires	02/28/2027
Special Qualifications	**Qualification Effective**
Alternate Names	

License Information

Name	C.A.P. ENGINEERING, INC. (Primary Name)
Main Address	343 ALMERIA AVENUE CORAL GABLES Florida 33134
County	Dade

License Information

License Type	Engineering Business Registry
Rank	Registry
License Number	27051
Status	Current
Licensure Date	06/27/2006
Expires	
Special Qualifications	**Qualification Effective**
Alternate Names	

Carlos A. Penin, PE, is the founder and President of C.A.P. Engineering, Inc., which he established in 1999 to provide specialized engineering design, construction management, and inspection services to public and private-sector clients. Throughout his career, Mr. Penin has demonstrated a strong commitment to professional leadership, public service, and the advancement of the engineering profession.

- President and member of the Board of Directors of the Cuban American Association of Civil Engineers (CAACE)
- Member of the Association of Cuban Engineers (ACE)
- Recipient of the 2020 CAACE Plinio Villanueva Award in recognition of his contributions to the civil engineering profession
- President of the Florida Engineering Society in 2021
- Past President with the American Council of Engineering Companies (ACEC) of Florida in 2000
- Honored by U.S. Congressman Mario Díaz-Balart in the Congressional Record on February 27, 2020, for his professional accomplishments and service to the South Florida community
- Inducted into the Miami Dade College Alumni Hall of Fame for Engineering in 2017
- Director of the Latin Builders Association
- Member of the Board of Directors of Belen Jesuit Preparatory School and a 2025 inductee into the school's Alumni Hall of Fame
- Appointed by Governor Ron DeSantis to the Board of the South Florida Regional Transportation Authority in 2021 and reappointed in July 2025

TAB 10

Village Required Response Submittal Forms and Discipline Form

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
General Civil Engineering	✓
Roadway Traffic & Transportation Planning and Engineering Services	✓
General Urban Planning Services	
Electrical Engineering	
Structural Engineering	✓
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Not Applicable – No subcontractors proposed.

Classification of Work	Subcontractor Name	Address	Telephone and Fax

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The scope of work consisted of the design of new water and sanitary sewer connections to serve the school's new gymnasium facility. CAP's services included the design and preparation of utility plans and assistance with permitting and obtaining the required agency approvals.

Initial Value of Contract: N/A (Pro bono) Final Value of Contract: N/A (Pro bono)

Length of Contract: 4 years

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes _____ No

If you responded no to any of the above please provide details:

Comments:

I highly recommend CAP Engineering.

Name of Public Entity/Company: Belen Jesuit Preparatory School

Name of Individual completing this form: Ricardo Echeverria

Signature: _____ Title: Executive Director of Facilities

Telephone: 786-621-4040 Email: recheverria@belenjesuit.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Development of a citywide Roadway Master Plan for the City of South Bay, including the inspection and evaluation of all roadways within the City, photographic documentation, and categorization of roadway conditions to assist in prioritizing future improvements and funding. The scope also included developing cost estimates for each roadway based on varying levels of repair and performing geotechnical sampling to evaluate the underlying causes of roadway failures.

Initial Value of Contract: $48,000 Final Value of Contract: $48,000

Length of Contract: 2 years

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of South Bay

Name of Individual completing this form: Leondrae Camel

Signature: _____ Title: City Manager

Telephone: 561-914-6673 Email: camell@southbaycity.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

MIAMI-DADE COUNTY, FLORIDA

MIA MIAMI INTERNATIONAL AIRPORT | MIAMI-DADE COUNTY

Exhibit A

Miami-Dade Aviation Department
P.O. Box 025504
Miami, Fl. 33102-5504
http://www.miami-airport.com

Business Reference Form

Third Party Information (Requestor)

Name of Requestor: ALESSIA BENCOMO

Requestor's Business Name: VILLAGE OF PALMETTO BAY

Information about Known Business/Vendor/Proposer

Name of Known Business/Vendor/Proposer: C.A.P. ENGINEERING, INC.

Time Period Relevant to Information: APRIL 2025 THROUGH PRESENT TIME (ONGOING)

Project Name Relevant to Information: EDP-AV-RECERT-10
(Unless information is project specific, provide information on latest project.)
CONSULTANT WAS TASKED WITH PROVIDING ENGINEERING SERVICES RELATED TO ADDRESSING RECERTIFICATION REQUIREMENTS

Total Project Budget: $ 750,000.00

Final Project Cost: $ 750,000.00
(or, Total Revenue Collected, as applicable)

Services provided were: **Satisfactory** / **Not Satisfactory**

(Additional information, as available, may be requested under a Public Records request to the Miami-Dade Aviation Department as per Florida Statutes §119.01, Miami-Dade County Administrative Order 4-48 and Miami-Dade Aviation DSOP 00-08)

Information is submitted on behalf of the Miami-Dade County Aviation Department, as authorized by:

Isaac Smith — September 17, 2026

Assistant Aviation Director Signature and Date

Isaac Smith ismith@FlyMIA.com | 305-876-0830

Assistant Aviation Director Name and Contact Information

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Design of drainage improvements for the S2 Sector of the City of South Bay, including drainage calculations and preparation of a drainage report and construction plans. The scope also included bid assistance, construction management, and CEI services through project completion.

Initial Value of Contract: $53,015.00 Final Value of Contract: $53,015.00

Length of Contract: 5 years

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of South Bay

Name of Individual completing this form: Leondrae Camel

Signature: _____ Title: City Manager

Telephone: 561-914-6673 Email: camell@southbaycity.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The scope of work consisted of serving as the drainage subconsultant to the Architect of Record for the renovation of the school's baseball and track facilities pursuant to its master plan. CAP's services included design, permitting, and construction inspection of the stormwater drainage improvements.

Initial Value of Contract: N/A (Pro bono) Final Value of Contract: N/A (Pro bono)

Length of Contract: 4 years

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes _____ No

If you responded no to any of the above please provide details:

Comments:

I highly recommend CAP Engineering.

Name of Public Entity/Company: Belen Jesuit Preparatory School

Name of Individual completing this form: Ricardo Echeverria

Signature: _____ Title: Executive Director of Facilities

Telephone: 786-621-4040 Email: recheverria@belenjesuit.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Design of the roadway reconstruction along the entire length of NW 10th Avenue, including coordination with the water and sewer design consultant, bid assistance, and construction management services.

Initial Value of Contract: $119,125.00 Final Value of Contract: $119,125.00

Length of Contract: 5 years

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of South Bay

Name of Individual completing this form: Leondrae Camel

Signature: _____ Title: City Manager

Telephone: 561-914-6673 Email: camell@southbaycity.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Design of the roadway reconstruction along the entire length of SW 10th Avenue, including coordination with the water and sewer design consultant, bid assistance, and construction management services.

Initial Value of Contract: $117,000.00 Final Value of Contract: $117,000.00

Length of Contract: 4 years

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of South Bay

Name of Individual completing this form: Leondrae Camel

Signature: _____ Title: City Manager

Telephone: 561-914-6673 Email: camell@southbaycity.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Paving, grading, and drainage design for the raising of an existing trail to provide protection against sea level rise. The scope also includes structural design to raise two existing fishing piers to match the elevation of the proposed trail, preparation of construction cost estimates, and management and coordination of environmental, surveying, and geotechnical subconsultants.

Initial Value of Contract: $548,881.74 Final Value of Contract: $641,584.93

Length of Contract: TBD

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: Miami-Dade County Parks, Recreation and Open Spaces

Name of Individual completing this form: Nancy Lewis

Signature: _____ Title: Construction Manager 2

Telephone: (305) 458-3145 Email: nancy.lewis@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: C.A.P. Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: providing Special Inspector services for structural repairs to the existing Joseph Caleb Center Parking Garage, including review of construction documents, required structural inspections, coordination with the project team, and maintenance of inspection records in accordance with the approved plans, Florida Building Code, and permitting requirements.

Initial Value of Contract: $23,890.00 Final Value of Contract: $26,756.80.00

Length of Contract: 2 years

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

The consultant threshold inspector was exceptionally hands-on and played a key role in helping us move this project across the finish line. Their attention to detail, willingness to engage directly on-site, and steady support made a noticeable difference in the project's success.

Name of Public Entity/Company: Miami-Dade County People and Internal Operations Department

Name of Individual completing this form: Ronald Medina

Signature: Ronald Medina Title: Program Management Manager

Telephone: 786-564-2910 Email: ronald.medina@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company C.A.P. Engineering, Inc.

Date Addendum Received August 14th, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Carlos A. Penin

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company C.A.P. Engineering, Inc.

Date Addendum Received August 19th, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Carlos A. Penin

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company C.A.P. Engineering, Inc.

Date Addendum Received September 9th, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Carlos A. Penin

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company C.A.P. Engineering, Inc.

Date Addendum Received September 9th, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Carlos A. Penin

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

Excellence & Innovation Built into Every Design

Professional Consulting Services on Continuing Agreement Basis
RFQ No. 2026-11-015

September 18, 2026

Village of Palmetto Bay, Florida

Point of Contact

Gregory Mendez, PE | Vice President, Performance, Miami Office Leader

Chen Moore and Associates, Inc.

3150 SW 38th Ave, Suite 950, Miami, FL 33146

O: (786) 497-1500 x1125 | M: (305) 562-4789 | E: gmendez@chenmoore.com

chenmoore

chenmoore

September 18, 2026

Village of Palmetto Bay
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

Re: Professional Consulting Services on Continuing Agreement Basis, RFQ No. 2026-11-015

Dear Selection Committee:

Chen Moore and Associates, Inc. (ChenMoore) is pleased to submit our qualifications to the Village of Palmetto Bay for Professional Consulting Services on a Continuing Agreement Basis under RFQ No. 2026-11-015. ChenMoore is seeking to provide services in Landscape Architecture, General Civil Engineering, Roadway Traffic and Transportation Planning and Engineering, General Urban Planning, and Environmental Engineering.

Founded in 1986, ChenMoore is an award-winning Florida engineering firm providing integrated planning, design, permitting, and construction support for public infrastructure and community improvement projects. For nearly four decades, we have partnered with municipalities throughout South Florida, providing responsive professional services from planning and design through permitting, bidding, and construction.

As a current, proud consultant to the Village, ChenMoore understands that this contract requires a responsive and flexible team capable of supporting the Village on an as-needed basis across a wide range of assignments. Our integrated team has been assembled specifically to provide these capabilities while allowing staffing to be scaled to meet the scope, schedule, and complexity of individual Village assignments.

Gregory Mendez, PE, ChenMoore's Vice President of Practice Performance and Miami Office Leader, will serve as Principal-in-Charge, Project Manager, and primary point of contact. ***Shahin Hekmat, PE, F.FES, FACEC*** will serve as QA/QC Manager. Discipline leadership includes ***Eric Harrison, PLA*** for Landscape Architecture; ***Patrick Kaimrajh, PE*** for Civil Engineering; ***Benjamin Lehr, PE, LEED AP*** for Traffic and Transportation; ***Nilsa Zacarias, AICP*** for Urban Planning; and ***Brian Voelker, MS, SPWS, CA, CLA*** for Environmental Services.

ChenMoore will serve as the Prime Consultant, supported by ***Longitude Surveyors, LLC*** for surveying, mapping, SUE, and construction surveying; ***PanGeo Consultants, Inc.*** for geotechnical engineering; ***CALTRAN Engineering Group, Inc.*** for traffic studies, planning, operations, and circulation; and ***Resource Environmental Solutions, Inc. (RES)*** for specialized environmental services. Together, these firms provide the specialized resources needed to support the Village through a single, coordinated team.

ChenMoore offers extensive South Florida municipal experience, multidisciplinary resources, and local knowledge, supported by more than 100 continuing services contracts statewide and our Miami office. We appreciate the opportunity to submit our qualifications and look forward to continuing our partnership with the Village of Palmetto Bay. Please contact Gregory Mendez, PE at (786) 497-1500 ext. 1125, (305) 562-4789, or gmendez@chenmoore.com with any questions.

Sincerely,

Gregory Mendez, PE
Vice President of Practice Performance and Miami Office Leader
Chen Moore and Associates, Inc. (ChenMoore)

3150 SW 38th Ave
Suite 950
Miami, FL 33146-1531
O: (786) 497-1500
F: (786) 497-2300



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Our Team

ChenMoore has assembled a highly qualified team with the expertise to successfully support the Village of Palmetto Bay under this continuing services contract. Our team provides the depth and capabilities required across ***Landscape Architecture***, ***General Civil Engineering***, ***Traffic and Transportation***, ***Urban Planning***, and ***Environmental Engineering***. ChenMoore is committed to dedicating the key personnel and resources needed to efficiently respond to the Village's needs. Below is a summary of the key personnel assigned to this contract.



Principal-in-Charge, Project Manager
Gregory Mendez, PE



QA/QC Manager
Shahin Hekmat, PE, F.FES, FACEC

Key Personnel

Landscape Architecture

Eric Harrison, PLA | *Lead Landscape Architect*

Tanya McCormick, PLA, AICP, FCP | *Principal Landscape Architect*

Brittany Bourgault | *Landscape Designer*

Eric Ferguson | *Landscape Designer*

Angelica Figueroa | *Landscape Designer*

Civil Engineer

Patrick Kaimrajh, PE | *Lead Civil Engineer*

Charmaine Emamnuels, PE, ENV SP | *Roadways*

Michael Buick, PE | *Stormwater Engineering*

Traffic and Transportation

Benjamin Lehr, PE, LEED AP | *Lead Transportation & Traffic Engineer*

Mallory Welch, PE | *Senior Transportation Engineer*

Jennifer Smith, PE | *Senior Transportation Engineer*

Urban Planning

Nilsa Zacarias, AICP | *Lead Planner*

Osniel Leon, AICP | *Planner*

Lance Lilly, AICP | *Planner*

Environmental Engineer

Brian Voelker, MS, SPWS, CA, CLA | *Lead Environmental Scientist*

Camille Schillizzi, CA | *Environmental Scientist*

Michele Laskowski, CA | *Environmental Scientist*

Construction Engineering Support

Jose McCray | *CEI*

Arnaldo Roman, PE | *Cost Estimating*

Sathvika Ramaji, PE, ENV SP | *Permitting*

Subconsultants

Longitude Surveyors, Inc. | Surveyor

PanGeo Consultants, Inc. | Geotechnical Engineering

CALTRAN Engineering Group, Inc. | Traffic Studies, Planning, and Circulation

Resource Environmental Solutions, Inc. | Environmental Studies

Founded in 1986, ***Chen Moore and Associates Inc. (ChenMoore)*** is an award-winning Florida engineering firm providing integrated planning, design, permitting, and construction support for public infrastructure and community improvement projects. Headquartered in Fort Lauderdale, with offices throughout Florida and the Southeast, our multidisciplinary team provides civil engineering, water resources, transportation, urban planning, environmental, landscape architecture, electrical engineering, and construction administration services. For more than three decades, ChenMoore has partnered with municipalities throughout South Florida, delivering responsive, high-quality solutions tailored to client needs. Our depth of expertise allows us to efficiently support the Village of Palmetto Bay from planning through design, permitting, bidding, and construction.

Civil Engineering
ChenMoore provides comprehensive civil and water resources engineering for municipal infrastructure, including site development, roadway and parking improvements, stormwater management, water and wastewater systems, pump stations, drainage and flood mitigation, and infrastructure master planning. ***Longitude Surveyors, LLC (Longitude)*** will supplement our team with surveying, mapping, SUE, and construction surveying, while ***PanGeo Consultants, Inc. (PanGeo)*** will provide geotechnical investigations, testing, pavement analysis, and construction-phase support.

Key Services: Site Development • Stormwater Management & Master Planning • Water/Wastewater & Reclaimed Water • Pump Stations • Drainage & Floodplain Management • Utility Coordination • Infrastructure Master Planning • Permitting • GIS • Cost Estimating • Construction Support

Landscape Architecture
Our landscape architects create context-sensitive, sustainable public spaces that strengthen communities while considering long-term operations and maintenance. Experience includes parks, streetscapes, trails, bicycle and pedestrian facilities, open spaces, urban design, planting and irrigation, habitat restoration, and public realm improvements.

Key Services: Park & Recreation Design • Streetscapes • Planting & Irrigation • Urban Design • Master Planning • Greenways & Trails • Bicycle & Pedestrian Facilities • Hardscape Design • Wayfinding • Sustainable Design • Public Outreach • GIS

Traffic & Transportation Engineering
ChenMoore plans and designs safe, multimodal transportation systems that improve mobility and connectivity. Our experience encompasses hundreds of miles of roadway improvements throughout Florida. ***CALTRAN Engineering Group, Inc. (CALTRAN)*** will supplement our team with expertise in traffic operations and impact studies, traffic calming, multimodal and safety studies, intersection and arterial analysis, modeling and forecasting, and traffic data collection.

Key Services: Roadway Design • Traffic Calming • Streetscapes & Roundabouts • Bicycle & Pedestrian Facilities • Greenways & Trails • Pavement Markings & Signage • Transit • Maintenance of Traffic • Stormwater • Permitting • Public Outreach

Urban Planning
ChenMoore provides long-range and current planning services that balance development, mobility, environmental stewardship, and community priorities. Our planners combine regulatory knowledge, public engagement, GIS, and visualization capabilities to help municipalities guide sustainable growth and implement community visions.

Key Services: Comprehensive Planning • Land Development Regulations & Zoning • Neighborhood & Master Plans • Development Review • Site Planning • Community Visioning • Design Charrettes • Annexation Planning • GIS Mapping • 3D Visualization • Public Engagement

Environmental Engineering & Services
ChenMoore helps clients balance infrastructure improvements with protection of wetlands, coastal resources, trees, wildlife, and natural systems. ***Resource Environmental Solutions, Inc. (RES)***, the nation's largest dedicated provider of Nature-based Solutions, will supplement our environmental team with expertise in ecological restoration, wetlands, mitigation, resiliency, water quality, and permitting.

Key Services: Wetland Delineation & Monitoring • Environmental Resource Permitting • Protected Species Assessments • Benthic Surveys • Habitat Restoration & Mitigation • NEPA/PD&E Documentation • Arborist Services • Tree Inventories & Canopy Assessments • GIS/GPS Mapping • Drone Services

Construction & Project Support
Supporting all five disciplines, ChenMoore provides construction administration, CEI, constructability reviews, bidding assistance, scheduling, testing and monitoring, asset management, and program management. This field experience allows lessons learned during construction to be incorporated into our designs, improving constructability and reducing project risk.



Gregory Mendez, PE

Principal-in-Charge, Project Manager, Primary Point of Contact

Greg serves as ChenMoore's VP of Practice Performance with 28+ years of experience leading utility, transportation, land development, permitting, construction, and project delivery.

Experience

Years of experience at ChenMoore: 11

Total years of experience: 28

Education

Bachelor of Science, Architectural Engineering, University of Miami, 1998

Registration

Professional Engineer, Florida, 64718, 2006

Project Experience

Village of Palmetto Bay Sub-Basin 44 Drainage Improvements

Village of Palmetto Bay North Cartee Road Watermain Improvements

FPL/FIU BESS Site Improvement.

96th Street Light Pole Structural Calculations. FDOT.

North Bay Village Adaptation Plan Update.

City of Miami Beach Living Seawall Pilot Project Drainage Improvements.

Marlins Park Perimeter Security Improvements.

NE 15th Avenue Bridge Improvements. North Miami Beach.



Shahin Hekmat, PE, F.FES, FACEC

Principal-in-Charge

Shahin serves as ChenMoore's Director of Quality Assurance with 33+ years of experience in stormwater, drainage, roadway and utility infrastructure, permitting, and municipal engineering.

Experience

Years of experience at ChenMoore: 4

Total years of experience: 35

Education

Bachelor of Science, Civil Engineering, University of Miami, 1989

Registration

Professional Engineer Florida, 49941, 1996

Project Experience

Tamiami Boulevard and SW 3rd Street Roadway and Drainage Improvements

City of North Miami Beach NE 12th Avenue and NE 155th Street Roundabout Design

City of Miami Beach 6840 Indian Creek Drive Parking Improvements

C2, C3W, C4, C5 and C6 Watersheds FPLOS Assessment for Current and Future Sea Level Rise Conditions

Seacoast Utility Authority Lift Station 19 Force Main Replacement

City of Coral Springs Westchester Stormwater Improvements Phase I



Eric Harrison, PLA

Lead Landscape Architect

Mr. Harrison serves as ChenMoore's Director of Landscape Architecture with expertise in sustainable design, parks, public spaces, trails, recreational facilities, permitting, and construction oversight.

Experience

Years of experience at ChenMoore: 13

Total years of experience: 23

Education

Bachelor Landscape Architecture, University of Florida, 2002

Associate of Arts, Palm Beach Community College, 1996

Registration

Registered Landscape Architect, Florida, LA6667129, 2012; North Carolina, 2547, 2015

Project Experience

Carter Woodson Park

City of Miami Beach. Terminal Island Water Booster Station Improvements

Dr. Carter G. Woodson Park and Community Garden

City of Cooper City Landscape Master Plan and Design Guidelines

City of Miami Parks and Recreation Master Plan

NE 151st Street Roundabout. City of North Miami Beach.



Patrick Kaimrajh, PE

Lead Civil Engineer

Mr. Kaimrajh serves as ChenMoore's Director of Land Development with 16 years of experience in civil design, permitting, drainage, utilities, and construction oversight.

Experience

Years of experience at ChenMoore: 15

Total years of experience: 18

Education

Bachelor of Science, Civil Engineering, University of Miami, 2010

Registration

Professional Engineer, Florida, 78535, 2015

Project Experience

Village of Palmetto Bay North Cartee Road Watermain Improvements

Cutler Bay Legacy Park & Municipal Complex, Town of Cutler Bay

Pinecrest Gardens Stormwater Improvements, Village of Pinecrest

Orange Bowl Field at Harris Field Park, Homestead

Miami Shores Village, Bayfront Park Improvements

City of Coral Gables, Blue Road Park

East Bird Road Pump Stations, Miami Dade Water and Sewer Department

Pompano Beach McNab House and Botanical. City of Pompano Beach Community Redevelopment Agency



Benjamin Lehr, PE, LEED AP

Lead Transportation Engineer

Mr. Lehr serves as ChenMoore's Director of Transportation with 25 years of experience in transportation engineering, project management, structural design, constructability, and design-build delivery.

Experience

Years of experience at ChenMoore: 3

Total years of experience: 25

Education

Master of Engineering, Structural Engineering, University of Florida

Bachelor of Engineering, Civil Engineering, University of Florida

Registrations

Professional Engineer, Florida, 63051, 2005

Project Experience

Town of Miami Lakes Park West Pedestrian and Bicycle Improvements

City of North Miami Beach NE 12th Avenue and NE 155th Street Roundabout Design

FDOT District 4 I-95 at Central Boulevard Utility Relocation Basis of Design

Valhalla Resort Utility and Fire Protection Improvements, Marathon

City of North Lauderdale. Tam O'Shanter Blvd/SW 81st Avenue Traffic Calming/Complete Streets Projects



Nilsa Zacarias, AICP

Lead Planner

Nilsa serves as ChenMoore's Principal Planner with 25+ years of experience in comprehensive planning, public engagement, land development regulations, annexations, and corridor and neighborhood planning.

Experience

Years of experience at ChenMoore: 17

Total years of experience: 28

Education

Master of Science, Master of Community and Regional Planning, Iowa State University

Bachelor of Architecture, Catholic University Asuncion, Paraguay

Registration

Certified Planner by the American Institute of Certified Planners (AICP), 022455

Project Experience

Town of Lantana Stormwater Utility Implementation

Belle Glade CRA Plan Redevelopment Plan Update Services

North Palm Beach Village Planning

Town of Mangonia Park Planning, Zoning Map, and Comprehensive Plan Update

City of Westlake. EAR Comprehensive Plan Update

Stormwater Master Plan. City of Dania Beach.



Brian Voelker, MS, SPWS, CA, CLA

Lead Environmental Scientist

Brian serves as a Senior Environmental Scientist specializing in natural resource assessments, environmental permitting, wetlands, protected species, GIS mapping, and arborist services.

Experience

Years of experience at ChenMoore: 4

Total years of experience: 29

Education

Bachelor of Science, Environmental Studies, State University of New York, 1996

Master of Science, Coastal Zone Management, Marine Biology, Nova Southeastern University, 2000

Project Experience

Blue Road Park. City of Coral Gables.

Commodore Trail Master Plan and Improvements. City of Miami.

CEMEX Shoma Mine Site Mitigation Permitting. Miami-Dade County.

Wetland Impacts and Mitigation Assessments for White Rock Quarries. Miami-Dade County.

Miramar Complete Streets Phase III. City of Miramar.

Jasmine Dr. to Southwind Dr. WM & FM Crossing of C-17 Canal. Seacoast Utility Authority

Dover Ditch Living Shoreline Project. Village of Tequesta

Open Space and Recreation Master Plan. City of Lake Worth Beach.



Jose McCray

Construction Engineering and Inspection (CEI)

Jose serves as ChenMoore's Construction Project Administrator and Senior Construction Specialist with extensive experience in construction coordination, monitoring, constructability reviews, inspections, and project closeout.

Experience

Years of experience at ChenMoore: 14

Total years of experience: 45

Certifications

IMSA Traffic Signal Inspector

FEC Railroad Contractor Safety

Florida Stormwater and Sedimentation Control Inspector

PSMJ Project Management Bootcamp

OSHA 8 Hour Trench Safety Course

Troxler Nuclear Density Gauge Operator

Troxler Radiation Safety Officer

FDOT – CTQP Asphalt Level 1

Project Experience

City of Marathon Valhalla Force Main Improvements.

Village of Bal Harbour Park Drive Water Main Replacement.

Bal Harbour Village Parcels 5C and 5B Neighborhood Improvements.

Sanctuary Village El Portal Water and Sewer Extension.

City of Miami Beach. Lincoln Road Streetscape Improvements



Eduardo Suarez, PSM

Chief Surveyor, Principal

Eduardo "Eddie" M. Suarez, PSM, leads Longitude's surveying team with strong technical expertise and leadership across commercial, residential, transportation, and infrastructure projects. Known for quality and precision, he builds strong client relationships and coordinates multidisciplinary teams to deliver successful surveying assignments

Experience

Years of experience at Longitude: 22

Total years of experience: 41

Education

AA, Miami Dade College

Registration

Professional Surveyor and Mapper FL License No. LS6313

Project Experience

City of Coral Gables Citiwide Surveying Services Coral Gables, FL

City of Miami Beach Citiwide Survey and Mapping Services, Miami Beach, FL

General Land and Engineering Surveying and Mapping Services Miami- Dade Water and Sewer, Miami, FL

District-wide Miscellaneous Location Survey Consultant (BDI), FDOT District 6, Miami, FL



Paul Catledge, PE

Principal-in-Charge

Mr. Catledge, a founding principal of Pan Geo Consultants, has 22+ years of engineering experience in geotechnical analysis, foundation systems, and structural design. He also brings 17 years of construction materials testing and structural inspection experience and is a registered Professional Engineer in Florida and multiple other states.

Experience

Years of experience at PanGeo: 9

Total years of experience: 22

Education

Bachelor of Science in Civil Engineering, Louisiana State University Baton Rouge, 2003

Registration

Professional Engineer, State of Florida, #68448

Project Experience

Terminal 4 Expansion, Port Everglades, Fort Lauderdale, FL

Floating Docks at Key West Bight, Key West, FL

Miami Children's Hospital Campus Expansion, Miami, FL

iami-Dade County Airports - Runway, Taxiway and Apron Rehabilitation, Miami-Dade County

Proposed Pump Station, Southgate Blvd. & Stranahan River, North Lauderdale, FL



Juan S. Calderon, PE, PTOE, PTP, RSP_1

Senior Traffic Engineer

Mr. Calderon has over 29 years of transportation engineering experience specializing in traffic analysis, planning, safety, traffic calming, transit, corridor studies, modeling, GIS, roadway design, and traffic impact studies for public and private clients.

Experience

Years of experience at CALTRAN: 5

Total years of experience: 29

Education

Master of Science, Civil Engineering, Florida International University, 1999

Bachelor of Science, Civil Engineering, University Santo Tomas, Colombia, 1997

Registration

Professional Engineer: Florida No. 58569, 2002

Professional Traffic Operations Engineer, No.1301, 2004

Professional Transportation Planner, No. 20

Road Safety Professional (RSP1)- No 176

Project Experience

Districtwide Traffic Operations, FDOT D6

Signal Re-timing Continuing Services, FDOT D6

D/W Traffic Operations RCI Data Collection, FDOT D6



Kathryn D. Eisnor, LEP

Senior Scientist

Ms. Eisnor is an environmental professional with extensive experience in environmental site assessments, remediation, hazardous materials, industrial hygiene, mold and asbestos evaluations, and NEPA compliance. Her expertise includes coordinating with federal and local agencies and addressing Tribal sovereignty considerations.

Experience

Years of experience at RES: 4

Total years of experience: 20

Education

Bachelor of Earth Science, Dalhousie University, 2002

Indian Country Environmental Hazard Assessment, United Tribes Technical College, 2012

Registration

Licensed Environmental Professional #370

Project Experience

South Corridor Rapid Bus Transit, Miami-Dade County, Florida

Northeast Corridor, Miami-Dade County, Florida

Select Municipal Clients

For over three decades, ChenMoore has provided professional consulting services throughout Florida. We deliver engineering and landscape architecture continuing services to more than 100 public agencies, serving as prime consultant for over 75. Our expertise includes transportation, roadway and streetscape design, stormwater, water resources, electrical engineering, planning, parks and public spaces, and water and sewer infrastructure.

Municipality	Length of Contract	Scope of Services Provided	Type of Contract	Specific Accomplishments	Reference
Village of Palmetto Bay	2022 - Ongoing	Civil Engineering, CEI	Project-Based Fee	1. Village of Palmetto Bay Sub-Basin 44 Drainage Improvements 2. Village of Palmetto Bay North Cartee Road Watermain Improvements	Dionisio Torres, PE (305) 259-1234 dtorres@palmetto-bay-fl.gov
City of Coral Gables	2016 - Ongoing	Planning, Civil Engineering, Landscape Architecture, Environmental Science, CEI	Project-Based Fee	1. Community Rating System (CRS) Program 2. Arborist Services 3. Natural Resrouces Assessment	Jean Solari, PE Project Manager jsolari@coral-gables.com
Miami Shores Village	2023 - Ongoing	Civil Engineering, CEI, Landscape Architecture	Project-Based Fee	1. Miami Shores Village Bayfront Park 2. Flagler Trail 3. SW 71st Ave with Milling & Resurfacing	Delroy Peters Public Works Director 305.795.2210 PetersD@msvfl.gov
City of Homestead	2016 - Ongoing	Landscape Architecture, Civil Engineering, CEI	Project-Based Fee	1. Watershed Master Plan 2. Homestead Electric Design and Permitting 3. 2024 & 2025 NPDES Annual Report	Cairo Cangas (305) 224-4400 ccangas@home-steadfl.com
City of Lake Worth Beach	2009 - Ongoing	Landscape Architecture, Planning, Civil Engineering, Consulting Arborist Services, CEI	Project-Based Fee	1. Parks Master Plan 2. On-Call Consulting Arborist Services 3. Landscape and Tree Protection Ordinance Updates	William Waters 561-586-1798 wwaters@lake-worthbeachfl.gov
City of Miami	2012 - Ongoing	Civil Engineering, Landscape Architecture, Storm Water Drainage Systems, CEI	Project-Based Fee	1. Commodore Trail Master Plan and Improvements 2. Marine Stadium Mooring Field 3. Edgewater Neighborhood I	Clara Sidan, PE, Asst. Director, Storm Water & Permitting, csidan@miamigov.com
City of Miami Beach	2004 - Ongoing	Civil Engineering, Landscape Architecture, Storm Water Drainage Systems, CEI	Project-Based Fee	1. Living Seawall Replacement Drainage Improvements 2. Terminal Island Water Booster Pump Station 3. 6840 Indian Creek Drive Parking Improvements	David Martinez, PE Asst. City Manager (305) 673-7071 davidmartinez@miamibeachfl.gov

City of North Miami	2013 - 2026	Civil Engineering, Transportation, Storm Water Drainage Systems, CEI	Project-Based Fee	1. NE 135 Street Emergency Water main Replacements 2. NE 121st Street Drainage Improvements 3. GIS Stormwater	Thomas Positano, CFM, Asst. Director, Public Works Dept. 305-895-987 Tpositano@north-miamifl.gov
City of North Miami Beach	2000 - Ongoing	Civil Engineering, Landscape Architecture, Water & Sewer Infrastructrure, CEI	Project-Based Fee	1. NE 12 Ave & NE 155 St Roundabout Design 2. Highland Drive Traffic Calming 3. NE 15th Avenue Bridge Improvements	Gregory Christian, Engineering & Construction (305) 948-2967 gregory.christian@citynmb.com
Longitude Surveyors, Inc. | Surveyor					
Citywide Survey and Mapping Services City of Miami Beach	2025 - Ongoing	The contract includes boundary, topographic, bathymetric, and as-built surveys, 3D scanning, sketch and legal, platting, and SUE services.	Project-Based Fee	1. Greenspace Facility Renovation- 2301 Alton Road 2. Sunset Islands - 2501 Lake Avenue, 1405 West 24 Street, and 2345 Lake Avenue 3. Flamingo Park- Meridian Avenue / 11th St	City of Miami Beach Mr. Omar Mendoza, PE, CGC 786.758.1437 OmarMendoza@miamibeachfl.gov
PanGeo Consultants, Inc. | Geotechnical Engineering					
Village of Palmetto Bay	2022 - Ongoing	Geotechnical Engineering	Project-Based Fee	Village Of Palmetto Bay Watermain Extension Area Bound By Old Cutler Rd, Sw 144th St, And Sw 67th Ave	Mr Gregory A. Mendez, PE Principal Engineer – Civil/Office Leader - Miami 786 497 1500 Gmendez@Chenmoore.com
CALTRAN Engineering Group, Inc. | Traffic Studies, Planning, and Circulation					
City of North Miami Beach	2022 - 2023	Traffic Studies, Planning, and Circulation	Project-Based Fee	City of North Miami Beach Highland Village Traffic Calming Alternatives Study	Mr Gregory A. Mendez, PE Principal Engineer – Civil/Office Leader - Miami 786 497 1500 Gmendez@Chenmoore.com
Resource Environmental Solutions, Inc. | Environmental Studies					
City of Miami Beach	Multiple Contract Terms starting in 2011 – Ongoing	Environmental Engineering Services	Project-Based Fee	Time and Cost Savings on multiple tasks	Samantha Tiffany, Environmental Resources Manager (305) 673-7000 Ext. 26032 | SamanthaTiffany@miamibeachfl.gov

Meeting Time and Budget

Proven Record of On-Time and Within-Budget Project Delivery

Chen Moore and Associates, Inc. (ChenMoore) brings nearly four decades of Florida experience and a proven record of successfully delivering municipal projects within established schedules and budgets. Through more than 100 continuing services contracts statewide, our team has managed assignments ranging from focused studies and individual improvements to complex, multidisciplinary projects requiring planning, design, permitting, bidding, and construction support.

Our experience has established a project delivery approach centered on early planning, realistic scheduling, disciplined cost management, constructability, and proactive risk identification. These practices allow ChenMoore to anticipate challenges, maintain progress, and make informed adjustments before issues affect project delivery.

Project Delivery Approach

ChenMoore applies proven management practices to every assignment to maintain schedule and budget performance while delivering the quality expected by the Village of Palmetto Bay:

Clear Scope and Project Definition: Each assignment begins with confirmation of scope, deliverables, responsibilities, schedule, budget, and Village expectations. Establishing these parameters early provides a clear baseline for measuring performance and helps prevent scope gaps, unnecessary effort, and unexpected costs.

Schedule and Milestone Management: Project schedules are developed around key milestones, critical activities, agency reviews, and Village decision points. Progress is continually evaluated so potential delays can be identified early and corrective actions implemented before they affect final delivery.

Budget and Cost Control: Project managers monitor staff effort, expenditures, remaining budget, and progress relative to the approved scope. This allows resources to be aligned with project needs and potential budget concerns to be addressed before they become significant.

Early Risk Identification: Permitting requirements, utility conflicts, existing conditions, constructability, stakeholder coordination, and other potential constraints are evaluated early. Addressing these issues during planning and design reduces the potential for redesign, change orders, schedule extensions, and additional costs

Multidisciplinary Coordination and Constructability: Civil, transportation, planning, environmental, landscape architecture, and construction professionals collaborate throughout project development. This coordination helps identify conflicts before plans are finalized and incorporates lessons learned from construction into the design process.

Proactive Client and Agency Coordination: Regular communication with Village staff, utilities, stakeholders, and regulatory agencies keeps decisions moving and helps prevent unresolved issues from affecting the critical path. Our extensive South Florida experience provides familiarity with the review and permitting processes of Miami-Dade County DERM, SFWMD, FDEP, FDOT, USACE, and other agencies.

Project Experience & Qualifications

ChenMoore's ability to maintain project schedules and budgets is supported by extensive experience delivering municipal infrastructure throughout Florida. Our portfolio includes:

- 500+ miles of water and sewer infrastructure
- 250+ pump stations
- 50+ drainage injection wells
- Stormwater master plans and watershed evaluations
- Roadway, streetscape, and multimodal improvements
- Parks and public space improvements
- Planning and environmental projects
- Complex multidisciplinary municipal infrastructure projects

This depth of experience gives our project managers and technical staff a strong understanding of the issues that can affect project delivery and the strategies needed to address them. Lessons learned across hundreds of assignments inform our approach to estimating level of effort, developing realistic schedules, coordinating permitting, evaluating constructability, and managing projects through completion

Firm's Willingness to Meet Time and Budget Requirement

ChenMoore is fully committed to continue to meet the Village of Palmetto Bay's time and budget requirements and does not anticipate any restrictions that would impact our ability to successfully perform the requested services. With multiple South Florida offices, ChenMoore has the staffing capacity, technical resources, and

regional presence necessary to provide consistent and responsive support throughout the duration of the contract.

- Dedicated project management and senior-level oversight throughout project delivery
- Clear task order scopes, budgets, deliverables, and milestone schedules established at project initiation
- Rapid mobilization and scalable staffing to accommodate varying workloads and concurrent assignments
- Proactive coordination with Village staff, stakeholders, utilities, subconsultants, and regulatory agencies
- Early identification of permitting, utility, constructability, and scheduling challenges
- Regular tracking of project progress, expenditures, remaining budget, and upcoming milestones
- Quality control reviews at appropriate stages to identify issues before they result in redesign or construction impacts
- Strategic use of in-house technical resources to maintain efficiency, consistency, and accountability

ChenMoore's project managers, Greg Mendez, will maintain responsibility for scope, schedule, and budget throughout each assignment. Progress will be routinely evaluated against established milestones and available budget, allowing the team to identify trends early and make adjustments when necessary. If an issue has the potential to affect the agreed schedule or budget, it will be communicated promptly to Village staff along with recommended actions. This transparent approach allows decisions to be made early, when the greatest opportunity exists to minimize impacts.

Our inmate familiarity with regional permitting and agency coordination also contributes directly to schedule reliability. ChenMoore has extensive experience working with Miami-Dade County DERM, SFWMD, FDEP, FDOT, USACE, and other agencies involved in South Florida infrastructure projects. Understanding agency requirements, review procedures, and common permitting considerations allows our team to incorporate these requirements early and reduce the potential for unexpected comments, redesign, or approval delays.

Staffing will be actively managed throughout each task order rather than established once and left unchanged. ChenMoore can increase or adjust resources as projects move between planning, design, permitting, bidding, and construction phases. This flexibility allows us to match the appropriate level of expertise to the work being performed, respond to accelerated schedules or changing priorities, and efficiently manage multiple assignments without unnecessarily increasing project costs.

Senior leadership will remain engaged throughout the contract to provide technical direction, resolve issues, and make additional resources available when needed. This provides the Village with another level of accountability and allows staffing or technical challenges to be addressed quickly without disrupting project progress.

Our specialized subconsultants will be incorporated into the same management structure and held to the same schedule, budget, coordination, and quality expectations as ChenMoore's in-house team.

- *Longitude Surveyors, LLC* – Surveying, mapping, SUE, and construction surveying services
- *PanGeo Consultants, Inc.* – Geotechnical investigations, testing, pavement analysis, and construction-phase support
- *CALTRAN Engineering Group, Inc.* – Traffic operations, traffic impact studies, safety and multimodal studies, modeling, forecasting, and traffic data collection
- *Resource Environmental Solutions, Inc. (RES)* – Ecological restoration, wetland and habitat assessment, environmental mitigation, resiliency,

Ultimately, ChenMoore's ability to meet schedule and budget commitments is supported by a combination of experienced project management, early planning, multidisciplinary coordination, proactive risk identification, disciplined monitoring, and flexible staffing. These practices have been developed through decades of municipal project delivery and will be applied to each Palmetto Bay assignment to provide the Village with predictable, efficient, and accountable project delivery.

ChenMoore understands the need to provide innovative and sustainable solutions, on time and within budget

Landscape Architecture





Bay of Pigs Memorial Park, City of Miami; Blue Road Park, City of Coral Gables; White Course Park, City of Doral

Blue Road Park – City of Coral Gables. Creating a new neighborhood park for local residents, ChenMoore is providing design, permitting, and construction administration services for Blue Road Park. Based on the City's conceptual plans, improvements include landscaping, irrigation, perimeter fencing, pathways, an upland viewing deck, playground, site furnishings, and security lighting. Services also include site preparation, public engagement, construction documents, permitting coordination, bid assistance, and construction administration.

Engineering Services – City of Westlake. ChenMoore provides engineering and landscape architecture services to the City of Westlake. The scope includes reviewing permit applications, reviewing plans for development within the entire city limits, coordinating with the City's planner, coordinating with the City's staff members, and coordinating with the Seminole Improvement District, whose jurisdictional boundary coincides with the City.

Bay of Pigs Memorial Park Site Improvements – City of Miami. Revitalizing a neighborhood park in Miami's Flagami community, ChenMoore provided engineering and landscape architecture services for Bay of Pigs Memorial Park. Improvements included an expanded playground, walking paths, accessible fitness equipment, seating, lighting, monument plaza, sidewalks, parking, curb and gutter, and roadway drainage. Services included design, permitting, and construction support. The completed project received the ***President's Choice Award from the Cuban American Association of Civil Engineers.***

Carter Woodson Park and Community Garden – City of Oakland Park. The project consists proposed improvements at Dr. Carter G. Woodson Park, located at 3490 NE 3rd Avenue, Oakland Park, Fl. The park is approximately 1.41 acres. The proposed improvements include a new asphalt parking lot, new on-street parking, a new community garden, basketball court removal and replacement, playground surface upgrades with potential new playground equipment, and site lighting improvements. ChenMoore shall be the civil engineer and landscape architect of record and shall design the site lighting. Geotechnical exploration and structural engineering shall be performed via subconsultant.

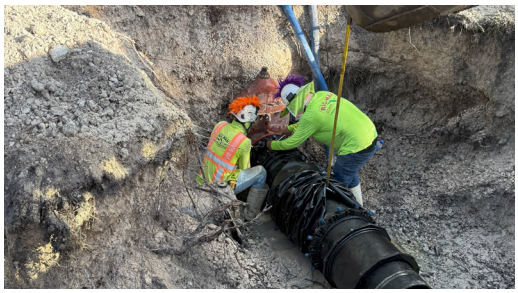
White Course Park – City of Doral. Transforming approximately 2.7 acres into a new neighborhood park, ChenMoore provided landscape architecture and engineering services for Doral White Course Park. Improvements included a shaded playground, event plaza, fitness stations, dog area, greenspace, restroom building, rain gardens, picnic shelters, public art space, walkways, and lighting. Services included design development, construction documents, permitting, bid-phase assistance, and construction administration to support the City through implementation.

Oak Grove Park - Multiple Playgrounds – MDC PROS ChenMoore provided landscape architecture services for Oak Grove Park, part of Miami-Dade County's five-park playground improvement program. Services included master planning, construction documents, permitting, and construction administration. Improvements featured a nature-themed playground, walking paths, seating, picnic areas, planting, irrigation, and artificial turf field support, incorporating Florida Friendly native landscaping.

Las Olas Boulevard South Andrews Avenue to SE 17th Avenue Streetscape Design – City of Fort Lauderdale Supporting complete streets improvements along Las Olas Boulevard from South Andrews Avenue to SE 17th Avenue, ChenMoore provided arborist, irrigation, and pedestrian lighting services for 30 percent design. The project focused on expanded sidewalks, improved pedestrian and bicycle mobility, and multimodal safety. Services included tree inventories and disposition plans addressing mature date palms and black olives, irrigation alternatives for proposed landscaping, and pedestrian-level lighting design to enhance corridor safety and the overall streetscape.

Civil Engineering





East Bird Road Pump Stations, City of Miami; Sunset Islands III & IV ROW Improvement, City of Miami Beach; NE 135 St Emergency WM Replacements. City of North Miami, Florida

Village of Palmetto Bay Sub-Basin 44 Drainage Improvements. The Village of Palmetto Bay retained ChenMoore to provide design and permitting services for drainage improvements in Sub-Basin 44, addressing localized flooding during moderate rain events in an area with little to no established drainage system. The 34.01-acre service area included detached single-family residences and about 7,070 LF of roadway. ChenMoore provided survey, geotechnical exploration, construction documents, permits, approvals, and limited construction administration support.

Village of Palmetto Bay North Cartee Road Watermain Improvements. The Village of Palmetto Bay retained ChenMoore to provide civil engineering services for the North Cartee Road water main improvements project in the Village of Palmetto Bay, Florida. The work extended along SW 68th Avenue for approximately 860 LF and along N Cartee Road for approximately 1,280 LF. ChenMoore provided topographic survey, geotechnical exploration, site reconnaissance, utility coordination, construction documents, permitting and approvals, bidding support, and construction administration.

East Bird Road Pump Stations – Miami Dade Water and Sewer Department (MDWASD). ChenMoore provided civil engineering, permitting, bid and award support, public involvement, and limited construction administration for individual grinder pump stations serving Miami-Dade WASD customers along the East Bird Road commercial corridor from Red Road (SW 57th Avenue) to Ludlam Road (SW 67th Avenue). Services included design, construction documents, technical specifications, cost estimates, permitting assistance, and construction support for connections to the new low-pressure sewer force main.

NE 135 St Emergency WM Replacements – City of North Miami. ChenMoore is providing design, permitting, and construction certification for emergency replacement of two 16-inch water main crossings at pedestrian bridges along NE 135th Street. Each crossing is approximately 100 feet long with tie-backs on both sides. The project will restore a critical water main loop serving FIU's Biscayne Bay Campus, nearby schools, and the Sole Mia development following a rupture that placed the existing main out of service. Rapid delivery is prioritized to restore reliable water service.

Watershed Management Plan – City of Homestead. The City of Homestead Public Works and Engineering Department is seeking to protect the health, safety, and welfare of the City of Homestead's residents and create saving on flood insurance premiums for policyholders by producing a Watershed.

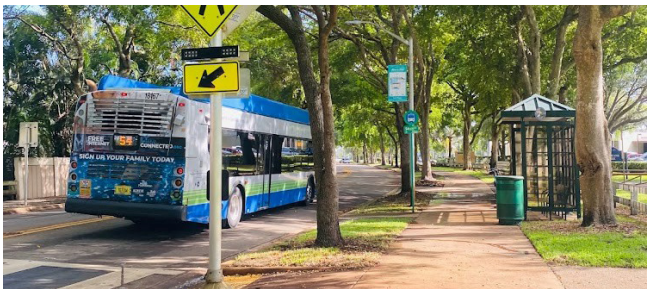
Edgewater Neighborhood Improvements – City of Miami. Serving as Lead Designer under Ric-Man Construction, ChenMoore is providing design services to mitigate existing and future flooding in Miami's Edgewater neighborhood. Improvements include a stormwater pump station with deep injection wells, stormwater collection, elevated roadways, resurfacing, utility coordination, driveway and pedestrian improvements, signing, pavement markings, surveying, geotechnical exploration, and public involvement.

Living Seawall Pilot Project at Pine Tree Drive & W 60th Street – City of Miami Beach Public Works Department. ChenMoore is providing drainage evaluation, grading design, permitting, and construction support for a Miami Beach seawall replacement, including a vegetated swale system for stormwater collection and infiltration.

Miami Marine Stadium Mooring Field – City of Miami. ChenMoore is providing civil engineering services as a subconsultant to Cummins Cederberg for the Miami Marine Stadium Mooring Field project. The scope includes design of the sanitary sewer connection from the proposed boating mooring field's sewer pump-out system to the existing sanitary sewer lateral within the project site.

Treasure Island Drainage Improvements - Phase II – North Bay Village. Addressing existing and future flooding on Treasure Island, ChenMoore is designing a new pressurized drainage system for the Phase II basin along S Treasure Drive. Improvements include a stormwater conveyance system, duplex pump station with deep injection wells, pavement restoration, and potable water main relocation.

Traffic & Transportation Engineering





Park West Pedestrian and Bicycle Improvements Project (FDOT D6 LAP) Miami Lakes, FL; The Galt Ocean Mile Corridor Streetscape Concepts and Improvements, Ft. Lauderdale, FL

Park West Pedestrian and Bicycle Improvements Project (FDOT D6 LAP) – Town of Miami Lakes. ChenMoore provided engineering services for this federally funded FDOT LAP project along Montrose and Balgowan Roads in Miami Lakes. Improvements included narrowed travel lanes, bicycle and protected bicycle lanes, enhanced crosswalks, ADA connectivity and ramps, speed tables, and updated safety-related signing and pavement markings along the 0.7-mile corridor.

Galt Ocean Mile Streetscape Concepts and Improvements – City of Fort Lauderdale. Focused on beautification, traffic calming, and enhanced pedestrian and bicycle mobility, ChenMoore developed conceptual plans and subsequent contract documents for the Galt Ocean Mile corridor. Improvements included milling and resurfacing, restriping, bike lanes, widened sidewalks, tree relocation, new landscaping, streetlight fixtures, decorative pavers, raised crosswalks and intersections, and landscape lighting. The design incorporated concepts developed through City-led public engagement, along with an opinion of probable cost to support implementation and construction of the corridor improvements.

Las Olas Boulevard Andrews to SE 17th Design Services – City of Fort Lauderdale. Supporting complete streets and streetscape improvements along Las Olas Boulevard, ChenMoore is providing arborist, irrigation, and pedestrian lighting services for the corridor from South Andrews Avenue to SE 17th Avenue. The project advances 30% design focused on expanded sidewalks, enhanced pedestrian and bicycle mobility, and improved multimodal safety while maintaining vehicular movements. ChenMoore's services include tree inventories and disposition plans, irrigation alternatives for proposed landscaping, and pedestrian-level lighting design while considering the corridor's mature trees.

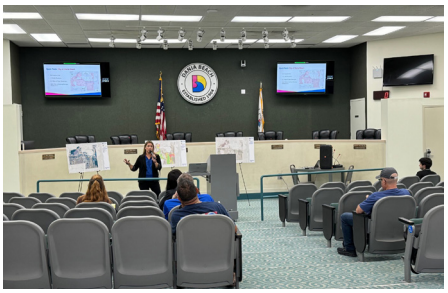
Miramar Complete Streets Phase III – City of Miramar Designed to enhance pedestrian mobility and accessibility, this complete streets project extends from County Line Road to Pembroke Road and SW 62nd Avenue to SR 7. Improvements include sidewalks, ADA ramps, pedestrian lighting, crosswalks, reconstructed driveways, and regraded swales. ChenMoore provided drainage, permitting, and environmental LAP assistance.

Mast Arm and ADA Improvements – City of Hollywood Improving traffic infrastructure and pedestrian accessibility, ChenMoore provided civil engineering services for replacement of three structurally deficient mast arms along N/S 26th Avenue. Improvements included ADA and PROWAG-compliant curb ramps and sidewalks, drainage modifications, trench grates, conduit, controller cabinet modifications, signing and pavement markings, pavement restoration, curb and gutter, and sod. The project also removed a nonfunctional driveway connection between Hollywood Boulevard and Van Buren Street and restored the affected area.

Aviation Boulevard Roadway & Hardscape – City of Marathon. ChenMoore prepared roadway and hardscape plans for over two miles of Aviation Boulevard and 107th Street adjacent to Marathon's regional airport. Improvements included an eight-foot shared path, specialty lighting, benches, pavers, landscaping, traffic calming, roadway modifications, and stormwater considerations. Services included roadway design, permitting, and landscape architecture for this FDOT LAP-funded project.

State Road 5/US-1/A1A/Jimmy Buffet Memorial/Overseas Highway – City of Sugarloaf Key Enhancements for State Road 5/US-1/A1A/Jimmy Buffet Memorial/Overseas Highway at Sugarloaf Key, Mile marker 15.46 to Mile marker 20.14. The project was initiated before Hurricane Irma made direct landfall just north of the project in September of 2017. This delayed the project; however final plans were completed in September of 2018. The project included native palms, shrubs and flowering trees adapted to the harsh conditions of the coastal environment. The project length of 4.68 miles includes five bridges, which have been accentuated by the plantings of tall sabal palms, silver buttonwood and Gieger Trees clustered at each bridge approach. The overlap of utilities, roadway signs and clear zone limited the plantings to specific areas along the corridor, however the project was successfully completed and continues to enhance views along this memorial highway.

Urban Planning


Community Participation, Parks Master Plan, Village of Tequesta, FL; City of Dania Beach Stormwater Master Plan; Cooper City Landscape Master Plan

Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). Town of Palm Beach. ChenMoore updated the Town of Palm Beach Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). The scope included a detailed review of all the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.) and updates to reflect changes in the Town's trends, vision and demographics.

Town of Mangonia Park Visioning, Comprehensive Plan, & Land Development Regulations. Town of Mangonia Park. ChenMoore prepared the Town of Mangonia Park's Evaluation and Appraisal Review (EAR)-based Comprehensive Plan Amendment to address changes in state requirements and local conditions. Adopted in 2020, the updated plan addressed future land use, transportation, housing, utilities, conservation, recreation and open space, intergovernmental coordination, capital improvements, and administration.

EAR based Comprehensive Plan Update. City of Dania Beach. ChenMoore was contracted by the City of Dania Beach to update the Comprehensive Plan based on the Evaluation and Appraisal Review (EAR) according to Chapter 163 Florida Statutes (F.S.). The scope included a detailed review of the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.); and, updates to reflect changes in the City's trends, vision and demographics.

Urban Design, LDRs, EAR-based Comprehensive Plan Text Amendments, and Neighborhood Plans. City of Lake Worth Beach. Since 2015 ChenMoore is providing ongoing planning services to the City including 3D Renderings for specific sites illustrating the vision of the City and the compliance with Zoning Code as part of a City's marketing effort to attract quality development. Over the years, ChenMoore has prepared Land Development Regulations (LDRs) and EAR-based Comprehensive Plan text amendments in compliance with Florida Statutes. Also, the ChenMoore team developed 18 Neighborhood Plans for the City including utilities, transportation, signage, public safety, planning efforts and neighborhood public engagement.

Visioning, Comprehensive Plan, LDRs, and Development Processing. City of Westlake. ChenMoore has served as the City of Westlake's planning department since its incorporation in 2016. Services include preparing the City's first Comprehensive Plan, adopted in 2018, developing Land Development Regulations, reviewing site plans and development applications, preparing staff reports, and presenting recommendations to City boards and City Council.

Design Guidelines, Public Participation and Zoning Code Amendment. Village of Tequesta. The Village retained ChenMoore to prepare design guidelines and related zoning code text amendments for the Beach Road corridor, an area experiencing redevelopment pressure associated with aging condominium buildings and active development proposals. Drawing on community input, ChenMoore developed standards addressing building design, site planning, landscaping, streetscape improvements, and the protection of the Village's small-scale character and natural resources. The resulting graphically driven document includes a detailed review checklist, three-dimensional renderings, and photographic examples illustrating desired building massing, articulation, architectural elevations, and public-realm improvements.

Open Space and Recreation Master Plan – City of Lake Worth Beach. As part of the City's Open Space and Recreation Master Plan, ChenMoore provided landscape architecture and consulting arborist services. The effort included existing conditions analysis, community and stakeholder participation, needs assessment, implementation planning, a GPS inventory of approximately 7,800 trees, and a citywide canopy analysis to establish future tree canopy goals.

Environmental Science





Blue Road Park – City of Coral Gables

Blue Road Park – City of Coral Gables. For this new neighborhood park, ChenMoore is providing design, permitting, and construction administration, including landscape and irrigation design, fencing, pathways, a viewing deck, playground, furnishings, and security lighting. Additional services include public engagement, bid assistance, and a benthic survey required by FDEP and Miami-Dade RER to evaluate environmental impacts.

Commodore Trail Master Plan and Improvements – City of Miami. Spanning 3.61 miles from Cocoplum Circle to South Miami Avenue, the Commodore Trail improvements focus on creating a cohesive multimodal corridor. ChenMoore is developing a master plan featuring a protected bikeway, pedestrian walkway, landscaping, street trees, furnishings, lighting, wayfinding, and artistic features in coordination with City staff, residents, and stakeholders.

Wetland Impacts and Mitigation Assessments for White Rock Quarries – Miami-Dade County. Across approximately 112 acres of two adjacent properties in Hialeah, ChenMoore provided environmental permitting support for White Rock Quarries. Services included desktop GIS evaluations, field investigations, wetland delineations, functional evaluations, assessment reports, and on-site coordination with Miami-Dade RER to verify wetland boundaries and confirm functional scores.

Village Wide Tree Inventory – Village of El Portal. To support management of the Village's urban forest, ChenMoore completed a GPS inventory of up to 3,200 trees on public properties and rights-of-way. Work included species and condition assessments, remediation recommendations, an interactive GIS dashboard, staff training, and assistance administering an FDACS Urban Forestry Grant and documenting required milestones.

Edgewater Neighborhood Improvements – City of Miami Addressing existing and projected flooding in Miami's Edgewater neighborhood, ChenMoore serves as Lead Designer under Ric-Man Construction for this design-build project. Improvements include a stormwater pump station, deep injection wells, stormwater collection, elevated roadways, resurfacing, utility coordination, pedestrian and driveway reconstruction, signing, pavement markings, surveying, geotechnical exploration, and public involvement.

NE 26 Avenue Sidewalk and Raised Crosswalks – City of North Miami Beach. Focused on safer pedestrian mobility and reduced vehicle speeds, this project includes a new sidewalk along NE 26th Avenue between NE 164th and NE 165th Streets and four raised crosswalks. ChenMoore is responsible for project design, permitting, and limited construction services supporting implementation of the pedestrian improvements.

Jasmine Drive to Southwind Drive WM & FM Crossing of C-17 Canal – Seacoast Utility Authority. Engineering and environmental services supported force main and water main improvements crossing Northlake Boulevard and the C-17 Canal. The assignment included surveying, permitting, construction administration, and conduit for future fiber optic cables. ChenMoore also conducted a USACE-required benthic survey to identify environmentally sensitive species potentially affected by construction.

Dover Ditch Living Shoreline Project – Village of Tequesta Along a half-mile drainage canal discharging to the Loxahatchee River estuary, this living shoreline project stabilizes canal banks while enhancing water quality and habitat. ChenMoore developed civil plans and permitting documents, performed GIS evaluations, wetland delineation and tree inventories, and prepared permit applications for SFWMD and USACE.

North Community Park Wetland Planting – City of Coral Springs. Following removal of invasive vegetation from approximately one acre of littoral shelf, ChenMoore developed a native planting strategy for the lake at North Community Park. Services included evaluating existing vegetation, identifying planting areas, developing a planting palette and maintenance plan, preparing landscape plans, and developing cost estimates for bidding.

State of Florida
Department of State

I certify from the records of this office that CHEN MOORE AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on November 7, 1986.

The document number of this corporation is J41454.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on May 29, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-ninth day of May, 2026

Secretary of State

Tracking Number: 6018103770CC

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

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

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Miami-Dade County
Internal Services Department
Architecture/Engineering (A/E)
Pre-Qualification Certificate

This certificate is hereby issued to: **CHEN MOORE AND ASSOCIATES INC**
3150 SW 38th Ave, Suite 950, Miami, FL 33146

Approval Date: 08/19/2026
Expiration Date: 09/30/2027

The above name applicant is pre-qualified to provide professional A/E services for Miami-Dade County for the period indicated above. The applicant has committed its firm to comply with the specific conditions listed below:

1. Pre-Qualified to offer professional services only in the Miami-Dade County technical categories shown in the "Statement of Technical Qualifications." All technical category restrictions must be strictly adhered to.
2. Pre-Qualification Certification (PQC) consolidates the technical certification, affirmative action plan, and vendor registration into one streamlined certification process resulting in the issuance of a Pre-Qualification Certificate.
3. Report any significant changes, such as contact person, qualifier, ownership, firm address, etc., by login on the Self-Service Portal at www.miamidade.gov/vendor within 30 days of such a change. Failure to report said changes to the County may result in the immediate suspension or termination of your firm's Pre-Qualification Certification.
4. Failure to renew your firm's PQC at least thirty (30) days prior to your firm's current expiration date may result in the suspension and/or termination from County programs and current or future contracts until your firm's Pre-Qualification Certification has been properly renewed. Any lapses in the certification of any of the required PQC areas (vendor registration, affirmative action plan, or technical certification) will result in a lapse in your PQC. Firms are responsible for observing and adhering to all submission deadlines.
5. Any renewal applications and/or supporting documents submitted after the application deadline might delay the review of your firm's PQC certification to the next available Technical Certification Committee meeting. The PQC application, submission deadlines, and the Technical Certification Committee meeting calendar can be found on Procurement Management web site located at: http://www.miamidade.gov/internalservices/prequalification-certification.asp
6. Permit Miami-Dade County representatives to have access during normal business hours to audit books and records to verify information submitted with this application. This right of access shall commence on the approval date of this certificate and shall terminate on its expiration date.

Please note that if at any time Miami-Dade County's has reason to believe that any person or firm has willfully and knowingly provided incorrect information or made false statements, the County may refer the matter to the State Attorney's Office and/or other investigative agencies, initiate debarment procedures, and/or pursue sanctions or other legal remedies in accordance with Miami-Dade County policy and/or applicable federal, state and local laws.

Approved By
Technical Certification Committee
Miami-Dade County

Miami-Dade County
Internal Services Department
Statement of Technical Certification Categories

Firm: CHEN MOORE AND ASSOCIATES INC
3150 SW 38th Ave, Suite 950, Miami, FL 33146

Code	Category Description	Approval Date	Expiration Date
3.01	HIGHWAY SYSTEMS - SITE DEVELOPMENT AND PARKING LOT DESIGN	08/19/2026	09/30/2028
3.02	HIGHWAY SYSTEMS - MAJOR HIGHWAY DESIGN	08/19/2026	09/30/2028
3.02B	HIGHWAY SYSTEMS - MINOR HIGHWAY DESIGN	08/19/2026	09/30/2028
3.06	HIGHWAY SYSTEMS - TRAFFIC CALMING	08/19/2026	09/30/2028
3.09	HIGHWAY SYSTEMS - SIGNING, PAVEMENT MARKING, AND CHANNELIZATION	08/19/2026	09/30/2028
3.10	HIGHWAY SYSTEMS - LIGHTING	08/19/2026	09/30/2028
3.11	HIGHWAY SYSTEMS - SIGNALIZATION	08/19/2026	09/30/2028
4.01	AVIATION SYSTEMS - ENGINEERING DESIGN	08/19/2026	09/30/2028
5.01	PORT AND WATERWAY SYSTEMS - ENGINEERING DESIGN	08/19/2026	09/30/2028
6.01	WATER AND SANITARY SEWER SYSTEMS - WATER DISTRIBUTION AND SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEMS	08/19/2026	09/30/2028
6.01A	WATER AND SANITARY SEWER SYSTEMS - UTILITY TUNNELING FOR WATER DISTRIBUTION AND SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEMS	08/19/2026	09/30/2028
6.02	WATER AND SANITARY SEWER SYSTEMS - WATER AND SANITARY SEWAGE PUMPING FACILITIES	08/19/2026	09/30/2028
6.03	WATER AND SANITARY SEWER SYSTEMS - WATER AND SANITARY SEWAGE TREATMENT PLANTS	08/19/2026	09/30/2028
10.01	ENVIRONMENTAL ENGINEERING - STORMWATER DRAINAGE DESIGN ENGINEERING SERVICES	08/19/2026	09/30/2028
10.03	ENVIRONMENTAL ENGINEERING - BIOLOGY SERVICES	08/19/2026	09/30/2028
10.09	ENVIRONMENTAL ENGINEERING - WELLFIELD, GROUNDWATER, AND SURFACE WATER PROTECTION AND MANAGEMENT	08/19/2026	09/30/2028

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/5/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Arthur J. Gallagher Southeast Partners Insurance Services, LLC, 1317 Citizens Blvd, Leesburg FL 34748
CONTACT NAME: Patty Gianguzzi
PHONE (A/C, No, Ext): 800-845-8437
E-MAIL ADDRESS: Pgianguzzi@ecksure.com
License#: BR-1736533
CHENMOO-01

INSURED: Chen Moore & Associates, Inc., 500 W. Cypress Creek Rd #600, Fort Lauderdale FL 33309

INSURERS AFFORDING COVERAGE — NAIC #
INSURER A: The Travelers Indemnity Company — 25658
INSURER B: Travelers Casualty and Surety Company of America — 31194
INSURER C: Travelers Property Casualty Company of America — 25674
INSURER D: American Interstate Insurance Company — 31895
INSURER E: Crum & Forster Specialty Insurance Company — 44520
INSURER F: AXIS Surplus Insurance Company — 26620

COVERAGES — **CERTIFICATE NUMBER:** 30567699 — **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY — CLAIMS-MADE X OCCUR			680-A3654794	1/1/2026	1/1/2027	EACH OCCURRENCE $ 1,000,000; DAMAGE TO RENTED PREMISES (Ea occurrence) $ 1,000,000; MED EXP (Any one person) $ 5,000; PERSONAL & ADV INJURY $ 1,000,000; GENERAL AGGREGATE $ 2,000,000; PRODUCTS - COMP/OP AGG $ 2,000,000; OTHER $
B	AUTOMOBILE LIABILITY — X ANY AUTO; OWNED AUTOS ONLY; SCHEDULED AUTOS; X HIRED AUTOS ONLY; X NON-OWNED AUTOS ONLY			BA-2W150087	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000; BODILY INJURY (Per person) $; BODILY INJURY (Per accident) $; PROPERTY DAMAGE (Per accident) $
C	X UMBRELLA LIAB — X OCCUR; EXCESS LIAB — CLAIMS-MADE			CUP-A7321917	1/1/2026	1/1/2027	PIP Basic $ 10,000; EACH OCCURRENCE $ 5,000,000; AGGREGATE $ 5,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY — ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH); If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		AWWCFL3444142026	1/1/2026	1/1/2027	X PER STATUTE; OTH-ER; E.L. EACH ACCIDENT $ 1,000,000; E.L. DISEASE - EA EMPLOYEE $ 1,000,000; E.L. DISEASE - POLICY LIMIT $ 1,000,000
E	Prof Liab/Pol Invol Contr			21 CH 0861020-26 db-110011696	1/1/2026 1/1/2026	1/1/2027 1/1/2027	Aggregate $5,000,000; Each Claim /Aggregate $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
"Umbrella extends over the underlying General Liability, Automobile Liability, and Workers' Compensation per the terms and conditions of the policies.

All supporting endorsement(s) and policy form(s) attached, if any, comprise the Certificate of Liability Insurance in its entirety. Please review these endorsement(s) and policy form(s) as certain coverage provided by them may only apply when a written contract or agreement between the parties requires such coverage be provided.

The attached page(s) noting additional terms, conditions, coverage and/or comments applies.
Comprehensive Deductible $1,000 / Collision Deductible $1,000

CERTIFICATE HOLDER
–Evidence of Insurance c/o Chen Moore and Associates, Inc.
500 W. Cypress Creek Road
Suite 600
Fort Lauderdale FL 33309
USA

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: Jeremy Hunt

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THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation — HOME | CONTACT US | MY ACCOUNT

ONLINE SERVICES: Apply for a License; Verify a Licensee; View Food & Lodging Inspections; File a Complaint; Continuing Education Course Search; View Application Status; Find Exam Information; Unlicensed Activity Search; AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS — 7:23:29 AM 1/28/2026

Licensee Information
Name: CHEN MOORE AND ASSOCIATES, INC. (Primary Name)
Main Address: 500 W. CYPRESS CREEK ROAD #600, FORT LAUDERDALE Florida 33309
County: BROWARD

License Information
License Type: Engineering Business Registry
Rank: Registry
License Number: 4593
Status: Current
Licensure Date: 01/09/1987
Expires:

Special Qualifications — Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 : Email: Customer Contact Center : Customer Contact Center: 850.487.1395
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LICENSEE DETAILS — 12:25:40 AM 1/27/2026

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information
Name: CHEN MOORE AND ASSOCIATES, INC. (Primary Name)
Main Address: 500 W CYPRESS CREEK RD STE 630, FORT LAUDERDALE Florida 33309
County: BROWARD

License Information
License Type: Landscape Architecture Business Information
Rank: Business Info
License Number:
Status: Current
Licensure Date: 03/09/2011
Expires:

Special Qualifications — Qualification Effective
Corporation — 03/09/2011

Alternate Names

View Related License Information
View License Complaint

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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

MENDEZ, GREGORY A
7250 SW 141ST TERRACE
MIAMI FL 33158

LICENSE NUMBER: PE64718
EXPIRATION DATE: FEBRUARY 28, 2027
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FDOT
Florida Department of Transportation
RON DESANTIS, GOVERNOR — 605 Suwannee Street, Tallahassee, FL 32399-0450 — JARED W. PERDUE, P.E., SECRETARY

July 13, 2026

Jose L. Acosta, F. ASCE, P.E.
CHEN MOORE AND ASSOCIATES, INC.
500 W Cypress Creek Road
Suite 600
Ft. Lauderdale, FL 33309
jacosta@chenmoore.com

Dear Mr. Acosta:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design

5.4 - Bridge Load Rating

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

10.1 - Roadway Construction Engineering Inspection

13.3 - Policy Planning
13.6 - Land Planning/Engineering

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

1

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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HEKMAT, SHAHIN
5960 SW 99TH COURT
MIAMI FL 33173

LICENSE NUMBER: PE89941
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
THE LANDSCAPE ARCHITECT HEREIN WAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HARRISON, ERIC DOUGLAS
CHEN MOORE AND ASSOCIATES, INC.
2837 NE 9TH STREET
PORT ST LUCIE FL 34984

LICENSE NUMBER: LA6567329
EXPIRATION DATE: NOVEMBER 30, 2027
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ISSUED: 09/22/2025

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KAIMRAJH, PATRICK DAVENDRA
5722 SW 20TH STREET
MIAMI FL 33155

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LEHR, GREGORY BENJAMIN
2238 CYPRESS HOLLOW CT
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE38551
EXPIRATION DATE: FEBRUARY 28, 2027
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The American Institute of Certified Planners
The Professional Institute of the American Planning Association

hereby qualifies

Nilsa Cristina Zacarias

as a member
with all the benefits
of a Certified Planner and
responsibility to the
AICP Code of Ethics
and Professional Conduct.

Certified Planner Number: 022455

February 14, 2008

PRESIDENT — EXECUTIVE DIRECTOR

TAB 9

Select Accolades

ChenMoore is very proud of the awards and acknowledgmwents that we have been bestowed. These have been based on both the projects and services we have performed and the work environment we have established, not only in each office, but also the company as a whole. The following highlights some of our awards for previous similar services.

2026/2025 ENR Top 500 Design Firms
Ranked number 499. The ENR Top 500 Design Firms list is an annual ranking published by Engineering News-Record (ENR), which lists the largest design-specific firms in the U.S. The rankings are based on the revenue generated from design services in the previous year. The list serves as a benchmark for the design industry, highlighting the leading firms in terms of design-related revenue.

2025 Sun Sentinel South Florida Top Workplace
The awards recognize companies deemed by their employees to be the Top Workplace in South Florida. ChenMoore ranked 29th in the small employer group.

2025 South Florida Business Journal Business of the Year
Awarded Business of the Year in the $25 million - $50 million category. This program recognizes companies that excel in growth, service, quality, innovation, and the execution of an outstanding business strategy.

2024 ASCE Younger Member Employer Recognition Award
ChenMoore was awarded the 2024 Younger Member Employer Recognition Award by the American Society of Civil Engineers' (ASCE) Committee of Younger Members (CYM). This recognition is given to employers who support professionals early in their careers and encourage their involvement in ASCE activities.

2024 Zweig Group Best Firms to Work For Award & Hot Firm List
Ranked number 32 in the multi-discipline category and 16 for the 100-199 employees category. The award recognizes the top firms leading the way in creating a workplace that inspires, motivates and rewards employees. Ranked number 65 in the Hot Firms List. The list recognizes the 100 fastest-growing engineering, architecture, planning and environmental consulting firms in the U.S. and Canada.

2024 Sun Sentinel South Florida Top Workplace
The awards recognize companies deemed by their employees to be the Top Workplace in South Florida. ChenMoore ranked 38th in the small employer group.

2024 Jacksonville Business Journal Top Engineering Firms List
Ranked number 18. The list includes 42 engineering firms located in Duval, Clay, St. Johns, Nassau, Baker, Putnam and Flagler counties ranked in order by number of licensed engineers.

2024 ACEC-FL Honor Winner
ChenMoore was awarded the 2024 Honor Winner in the Energy Category from The American Council of Engineering Companies of Florida (ACEC-FL) for the Dames Point Bridge Electrical and Lighting project for FDOT District 2 at the 2024 ACEC Florida Engineering Excellence Awards Banquet.









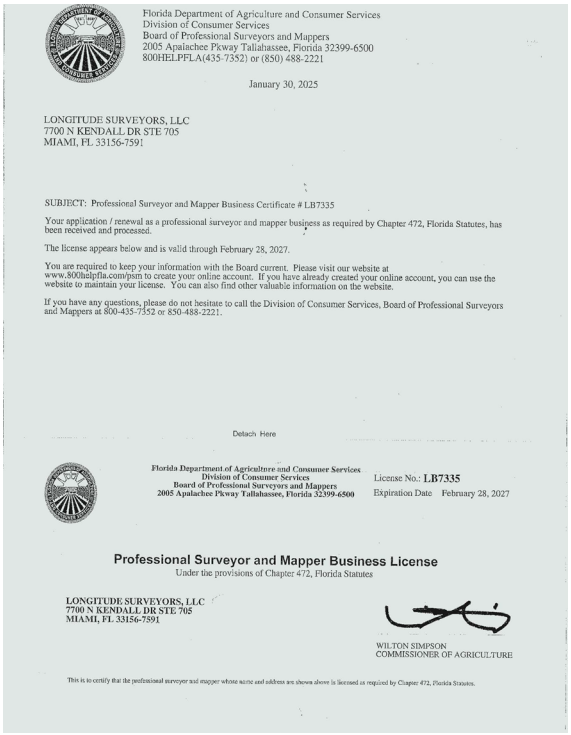
SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Surveyor	Longitude Surveyors, LLC	7700 N. Kendall Drive, Suite 705, Miami, FL 33156	305-463-0912
Geotechnical Engineering	PanGeo Consultants, Inc.	8548 State Road 84, Suite A Davie, FL 33324	(954) 200-4019
Traffic Studies, Planning, and Circulation	CALTRAN Engineering Group, Inc.	790 NW 107 Avenue, Suite 200, Miami, FL 33172	(786) 456-7700
Environmental Studies	Resource Environmental Solutions, Inc. (RES)	1031 Ives Dairy Road, Suite 250, Miami , FL 33179	954.484.8500

As per section 3.25: "The "List of Subcontractors" shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification, with all applicable licenses, registration or certification numbers noted on the Proposal Form opposite its name for each such Subcontractor, person, and organization."

Longitude Surveyors, Inc. | Surveyor



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 30, 2025

LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB7335

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

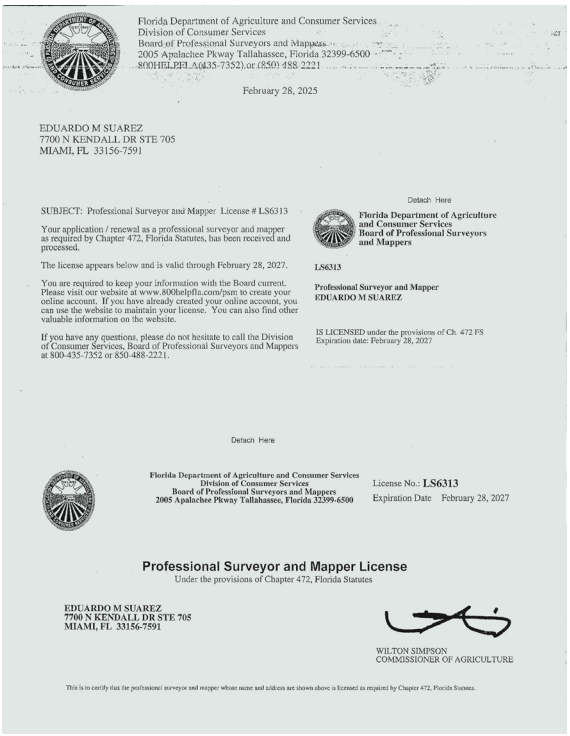
License No.: LB7335
Expiration Date February 28, 2027

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

LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 28, 2025

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper License # LS6313

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS6313

Professional Surveyor and Mapper
EDUARDO M SUAREZ

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

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

License No.: LS6313
Expiration Date February 28, 2027

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

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



State of Florida
Department of State

I certify from the records of this office that LONGITUDE SURVEYORS, LLC is a limited liability company organized under the laws of the State of Florida, filed on March 12, 2004.

The document number of this limited liability company is L04000019574.

I further certify that said limited liability company has paid all fees due this office through December 31, 2026, that its most recent annual report was filed on January 13, 2026, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of January, 2026

Secretary of State

Tracking Number: 9258883387CC

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As per section 3.25: "The "List of Subcontractors" shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification, with all applicable licenses, registration or certification numbers noted on the Proposal Form opposite its name for each such Subcontractor, person, and organization."

PanGeo Consultants, Inc. | Geotechnical Engineering

Florida dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS 8:20:29 AM 4/16/2026

Licensee Information

Name:	PAN GEO CONSULTANTS, LLC (Primary Name)
Main Address:	2109 SW 10TH AVENUE FORT LAUDERDALE Florida 33315
County:	BROWARD
License Mailing:	8258 WEST STATE ROAD 84 DAVIE FL 33324
County:	BROWARD

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	32088
Status:	Current
Licensure Date:	05/08/2017
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
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CATLEDGE, PAUL C.
8258 WEST STATE ROAD 84
DAVIE FL 33324

LICENSE NUMBER: PE68448
EXPIRATION DATE: FEBRUARY 28, 2027
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BROWARD COUNTY FLORIDA

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

July 29, 2026

ANNIVERSARY DATE: June 27th

Mrs. Angelina Lopez Catledge
PAN GEO CONSULTANTS, LLC
8258 West State Road 84
Davie, FL, 33324

Dear Mrs. Catledge:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE)** and **Small Business Enterprise (SBE)** certifications have been renewed.

Please note: your certifications are continuous but are contingent upon your firm verifying annually its eligibility in each of the two programs. Each year, on the anniversary of the date you were awarded certification, you **must submit to OESBD** a Personal Net Worth Worksheet, a copy of the previous year's Business Tax Return, copies of the current professional licenses, and County and local business tax receipts. As a courtesy, OESBD will notify you in advance of your obligation to provide the continuing eligibility documents. **However, the responsibility to ensure continued certification is yours.**

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **BPRO, powered by Bonfire.** All vendors must complete the vendor registration process in Broward County's **BPRO** system. It is free to do so. Information on how to register with your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing. Alternatively, you may use your camera to scan the QR code in this letter.

To review current Broward County Government bid opportunities visit: www.broward.org/Purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in **BPRO** to ensure you have added all appropriate classification codes. Bid opportunities over $3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is: **Architecture & Engineering.** You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located at: https://broward.gob2g.com/ and click on "Search Certified Directory".

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

State of Florida
Department of State

I certify from the records of this office that PAN GEO CONSULTANTS, LLC is a limited liability company organized under the laws of the State of Florida, filed on February 6, 2017, effective February 6, 2017.

The document number of this limited liability company is L17000028972.

I further certify that said limited liability company has paid all fees due this office through December 31, 2026, that its most recent annual report was filed on February 20, 2026, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of April, 2026

Secretary of State

Tracking Number: 4660706787CU

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As per section 3.25: "The "List of Subcontractors" shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification, with all applicable licenses, registration or certification numbers noted on the Proposal Form opposite its name for each such Subcontractor, person, and organization."

CALTRAN Engineering Group, Inc. | Traffic Studies, Planning, and Circulation



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

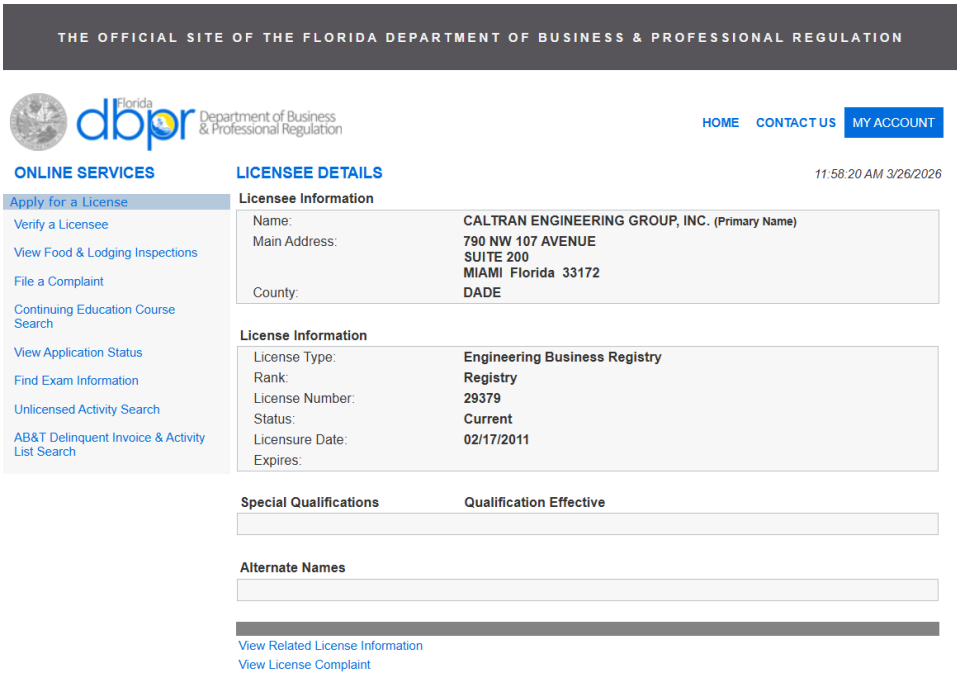
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CALDERON, JUAN S.
790 NW 107 AVE
SUITE 200
MIAMI FL 33172

LICENSE NUMBER: PE58569
EXPIRATION DATE: FEBRUARY 28, 2027
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- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

11:58:20 AM 3/26/2026

Licensee Information

Name:	CALTRAN ENGINEERING GROUP, INC. (Primary Name)
Main Address:	790 NW 107 AVENUE SUITE 200 MIAMI Florida 33172
County:	DADE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	29379
Status:	Current
Licensure Date:	02/17/2011
Expires:	

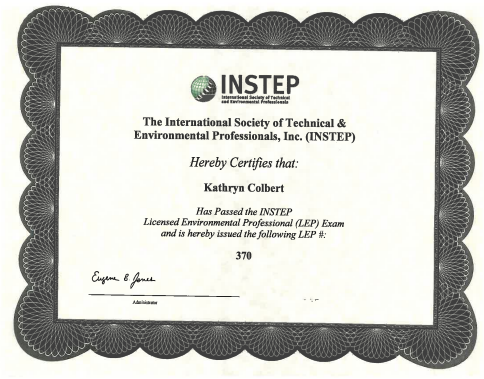
Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
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As per section 3.25: "The "List of Subcontractors" shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification, with all applicable licenses, registration or certification numbers noted on the Proposal Form opposite its name for each such Subcontractor, person, and organization."

Resource Environmental Solutions, Inc. | Environmental Studies



INSTEP

The International Society of Technical & Environmental Professionals, Inc. (INSTEP)

Hereby Certifies that:

Kathryn Colbert

Has Passed the INSTEP Licensed Environmental Professional (LEP) Exam and is hereby issued the following LEP #:

370



Florida dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS

1:52:25 PM 2/21/2025

Licensee Information

Name:	RES FLORIDA CONSULTING, LLC (Primary Name)
	E SCIENCES (DBA Name)
Main Address:	34 EAST PINE STREET ORLANDO Florida 32801
County:	ORANGE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	8691
Status:	Current
Licensure Date:	10/10/2000
Expires:	2/27/2027

Print

Licensee

Name:	**RES FLORIDA CONSULTING, LLC**	License Number:	
Rank:	**Geology Business Information**	License Expiration Date:	
Primary Status:	**Current**	Original License Date:	**11/22/2002**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
PG1593	Current, Active	PETERS, JEFFREY JOHN	Professional Geologist	04/20/2026	Professional Geologist	07/31/2028



State of Florida
Department of State

I certify from the records of this office that RES FLORIDA CONSULTING, LLC is a limited liability company organized under the laws of the State of Florida, filed on January 19, 2022, effective August 29, 2000.

The document number of this limited liability company is L22000019779.

I further certify that said limited liability company has paid all fees and penalties due this office through December 31, 2026, that its most recent annual report was filed on April 1, 2026, and that its status is active.

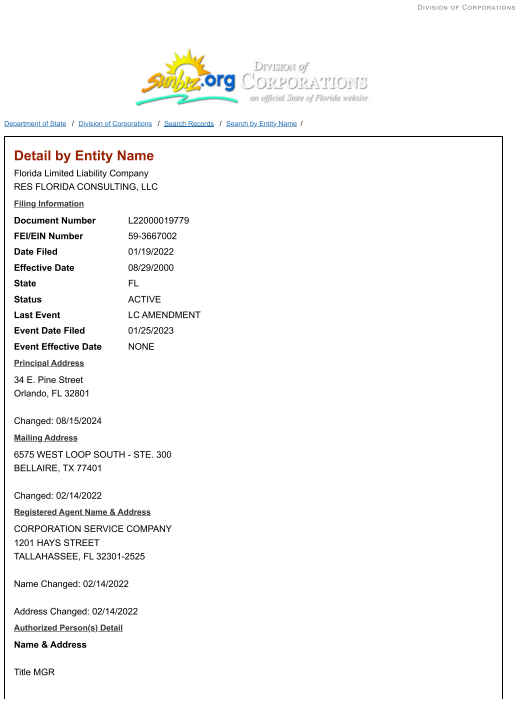
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Ninth day of July, 2026

Secretary of State

Tracking Number: 257617031SCU

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Division of Corporations

Sunbiz.org Division of Corporations an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
RES FLORIDA CONSULTING, LLC

Filing Information

Document Number	L22000019779
FEI/EIN Number	59-3667002
Date Filed	01/19/2022
Effective Date	08/29/2000
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/25/2023
Event Effective Date	NONE

Principal Address

34 E. Pine Street
Orlando, FL 32801

Changed: 08/15/2024

Mailing Address

6575 WEST LOOP SOUTH - STE. 300
BELLAIRE, TX 77401

Changed: 02/14/2022

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 02/14/2022

Address Changed: 02/14/2022

Authorized Person(s) Detail

Name & Address

Title MGR

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Chen Moore and Associates, Inc. (ChenMoore)

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Coral Gables - Blue Road Park
Design, permitting, and construction administration of the improvements at Blue Road Park, which include playground, pathways, site amenities, landscape, lighting, and water access to the Coral Gables Waterway.

Initial Value of Contract: $87,910.00 Final Value of Contract: $167,930.36

Length of Contract: 2022- 2026 (4 years)

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Coral Gables

Name of Individual completing this form: Jean Solari, MBA

Signature: Jean Solari Digitally signed by Jean Solari Date: 2026.09.14 13:27:41 -04'00' Title: Project Manager - Capital Improvements

Telephone: 305-460-5053 Email: jsolari@coralgables.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Chen Moore and Associates, Inc. (ChenMoore)

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Engineering Consultant Continuing Services

Initial Value of Contract: _____ Final Value of Contract: _____

Length of Contract: Two Years with three One year extentions.

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

CMA is one of the Engineering Consultants the Town of Bay Harbor Island uses the most. Proffessional, responsive, diligent.

Name of Public Entity/Company: Town of Bay Harbor Island

Name of Individual completing this form: Sam Zamacona E.I.

Signature: _____ Title: Capital Improvement Program Director

Telephone: 786-239-9214 Email: szamacona@bayharborislands-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Chen Moore and Associates, Inc. (ChenMoore)

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Engineering design including underground investigation, surveying, reviewing and approving As-built plans, and inspections as required. (See Comments)

Initial Value of Contract: $1.5 Million Final Value of Contract: $1.5 Million

Length of Contract: 7 YEARS

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

✓ Yes ____ No

If you responded no to any of the above please provide details:

(None)

Comments:

Projects: Approximately 15,000 feet HDD water mains range in sizes 8 inches ø to 20 inches ø. Water services to meters for approximately 220 homes. Stormwater pump station upgrade ~ new pumps & motors, new electrical and new diesel generator, and force main pipes.

Name of Public Entity/Company: Bal Harbour Village

Name of Individual completing this form: Michael (Mike) Alvarez

Signature: Mike Alvarez Title: Director, Infrastructure Operations and Compliance.

Telephone: 786-566-3462 Email: MAlvarez@balharbourfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Chen Moore and Associates, Inc. (ChenMoore)

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Miami Shores Village Bayfront Park
Design, permitting, and construction administration of the reconstruction of approximately 900 linear foot of seawall. The scope included raising the seawall approximately 2-feet to address and incorporating a living seawall to improve sustainability and resiliency.

Initial Value of Contract: $245,602.91 Final Value of Contract: $326,470.41
Length of Contract: 2023- 2026 (3 years)
Would you enter into a contract with the Company in the future? ✓ Yes ____ No
Were the services provided acceptable and of quality standards: ✓ Yes ____ No
Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No
If you responded no to any of the above please provide details:

Comments:

Chen Moore has always demonstrated a willingness to work with us in resolving problems. They provide reasonable technical solutions to issues but remain aware that the client may or may not agree; they remain respectful of the client's desire.

Name of Public Entity/Company: Miami Shores Village
Name of Individual completing this form: Delroy Peters
Signature: _____ Title: Public Works Director
Telephone: 305.795.2210 Email: PetersD@msvfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	Chen Moore and Associates, Inc.
General Civil Engineering	Chen Moore and Associates, Inc.
Roadway Traffic & Transportation Planning and Engineering Services	Chen Moore and Associates, Inc.
General Urban Planning Services	Chen Moore and Associates, Inc.
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	Chen Moore and Associates, Inc.
Fire Protection	
Plumbing	
***Please check mark the area of your specialty/ies**	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

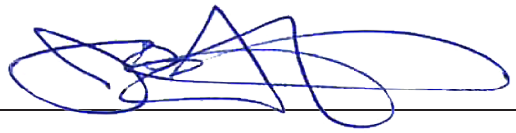
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Chen Moore and Associates, Inc.

Date Addendum Received August 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Jose Luis Acosta, PE, F.ASCE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

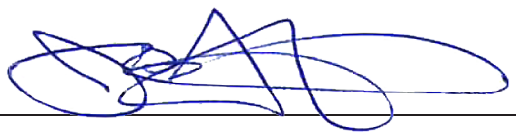
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Chen Moore and Associates, Inc.

Date Addendum Received August 19, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Jose Luis Acosta, PE, F.ASCE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

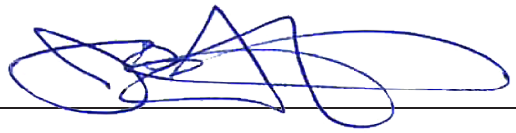
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Chen Moore and Associates, Inc.

Date Addendum Received August 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Jose Luis Acosta, PE, F.ASCE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

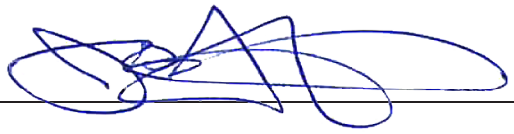
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Chen Moore and Associates, Inc.

Date Addendum Received September 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Jose Luis Acosta, PE, F.ASCE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

PROFESSIONAL CONSULTING SERVICES ON CONTINUING AGREEMENT BASIS FOR ROADWAY TRAFFIC & TRANSPORTATION PLANNING & ENGINEERING SERVICES, & GENERAL URBAN PLANNING SERVICES

SEPTEMBER 18, 2026







VILLAGE OF PALMETTO BAY • 2026-11-015

PREPARED BY:

CORRADINO

4055 NW 97TH AVENUE, SUITE 200 • DORAL, FL 33178
305.594.0735 • CORRADINO.COM



TAB 1

LETTER OF INTENT

September 18, 2026

Alessia Bencomo, Procurement Specialist
Village of Palmetto Bay - Finance Department, Procurement Division
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

RE: RFQ No. 2026-11-015 • Professional Consulting Services on Continuing Agreement Basis • Discipline Areas: General Urban Planning Services; Roadway Traffic and Transportation Planning and Engineering Services

Dear Ms. Bencomo:

The Corradino Group, Inc. (Corradino) is pleased to submit this Statement of Qualifications for RFQ No. 2026-11-015 for General Urban Planning Services and Roadway Traffic and Transportation Planning and Engineering Services. Corradino will serve as the Prime Consultant, supported by KEITH and Associates, Inc., AREHNA Engineering Inc., and Valle Valle, Inc. (Valle Valle & Partners) as subconsultants. All work will be assigned, coordinated, and administered through Corradino in its role as Prime Consultant. Joseph M. Corradino, AICP, will serve as Principal-in-Charge and Contract Manager, providing overall contract oversight and coordination, with Kathryn Lyon, AICP, CFM, serving as Project Manager for General Urban Planning Services and Eric Czerniejewski, PE, ENV SP, serving as Project Manager for Roadway Traffic and Transportation Planning and Engineering Services.

Corradino is a Miami-based engineering and planning firm dedicated exclusively to serving government clients. Our relationship with the Village is both longstanding and extensive. Since 2017, Corradino has served as the Village's General Planning Consultant, providing a broad range of planning, zoning, community development, and related professional services. Our experience with the Village has also included serving as Interim Planning and Zoning Director and Interim Community and Economic Development Director.

During this time, Corradino has completed numerous significant initiatives for the Village, including the Bicycle and Pedestrian Master Plan Update, Safe Routes to School Plan, Downtown Zoning District Code Rewrite, and Evaluation and Appraisal updates to the Village's Comprehensive Plan. Corradino has also worked collaboratively with the Village and other project partners on Community Rating System (CRS) services and the Village's Floodplain Management Plan.

Through these assignments, Corradino has developed extensive first-hand knowledge of the Village's Comprehensive Plan, Land Development Code, development review processes, transportation and mobility needs, and long-term planning objectives. This institutional knowledge, combined with our integrated planning and transportation capabilities, enables our team to address assignments that cross traditional disciplinary boundaries and respond efficiently to the Village's needs from day one.

Corradino is seeking selection for both disciplines with a team that combines long-standing Village knowledge with demonstrated experience delivering comprehensive planning, multimodal planning, municipal traffic engineering, roadway design, and continuing-services assignments throughout South Florida. The personnel proposed for these disciplines meet the applicable professional qualification, experience, licensure, and certification requirements identified in the RFQ.

Corradino is committed to inclusion and diversity within our workplace, project teams, and professional partnerships, including opportunities for small, minority-owned, women-owned, and other diverse firms. Arehna and KEITH are two of our subconsultants and both are majority woman owned companies. We respectfully request the Village's consideration for both disciplines and look forward to continuing our support of Palmetto Bay. Should you have any questions, please contact the undersigned at (305) 594-0735 or jmcorradino@corradino.com.

Sincerely,

Joseph M. Corradino, AICP - President and CEO
The Corradino Group, Inc.

Doral Office
4055 N.W. 97th Avenue · Suite 200
Miami, FL 33178
P. 305.594.0735 | F. 305.594.0755

CORRADINO.COM

CORRADINO GROUP



TAB 2

TABLE OF CONTENTS

VILLAGE OF PALMETTO BAY • 2026-11-015
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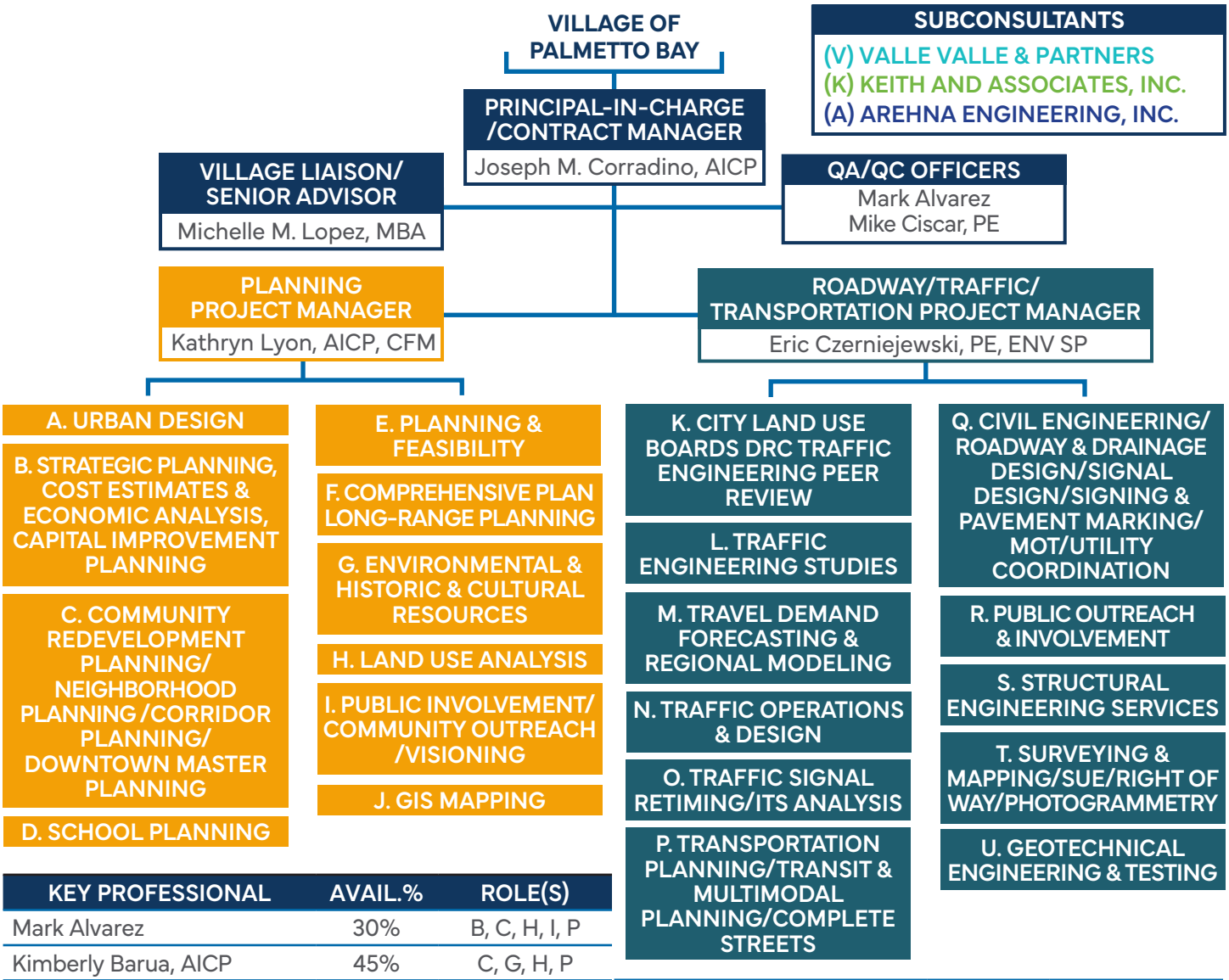
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TAB 3

ORGANIZATIONAL CHART



KEY PROFESSIONAL	AVAIL.%	ROLE(S)
Mark Alvarez	30%	B, C, H, I, P
Kimberly Barua, AICP	45%	C, G, H, P
Gerald Bolden, PE, PTOE	50%	K, L, N, O, Q
Mike Ciscar, PE	50%	N, P, Q
Joseph M. Corradino, AICP	25%	I, P
Gorky Charpentier, PE	70%	N, Q
Eric Czerniejewski, PE, ENV SP	70%	K, L, N, O, P, Q
Scarlet Hammons, AICP CTP	30%	D, E, F, G, H, P
Madison Hermida	70%	E, F, H, I, J
Renee Kissane	35%	I
Francisco Leon, PE	70%	Q
Michelle M. Lopez, MBA	45%	B, D, E, F
Kathryn Lyon, AICP, CFM	60%	B, E, F, G, H
Bruce Mahlie, PE	60%	S
Edward Ng, AICP	30%	B, E, F, G, H, I, P
Eddy P. Nuñez	15%	C, H
Andrea Pacini	60%	I, R

KEY PROFESSIONAL	AVAIL.%	ROLE(S)
James "Mark" Rinehart, RSP[1]	50%	J, P
Jerome "Jeb" Ross	50%	F, G
Ryan Solis-Rios, PE, PTOE	60%	L, N
Vanessa Spatafora, PE	60%	K, L, N, P
Srin Varanasi	60%	M
Diana White, PE, PTOE, RSP[1]	70%	K, L, N, O, P, Q
Michael Wills, PE	70%	Q
Matt Wojciechowski, AICP	40%	B, C, E, H
Erick Valle (V)	25%	A, C, I
Estela Valle (V)	50%	C, I
Yukai Hsiung (V)	50%	A, C, H
Noriette Alvarez, PSM (K)	55%	T
Victor Herrera, PE (K)	40%	Q
Angela L. Alba, PE (A)	70%	U



TAB 4

HISTORY OF CONSULTANT(S)

THE CORRADINO GROUP, INC.

The Corradino Group, Inc. (Corradino) was incorporated on December 29, 1970, in Louisville, Kentucky, and has been licensed to practice in the State of Florida since January 13, 1997. Corradino is a C Corporation with more than 200 employees located across offices in Florida, Indiana, Kentucky, and Tennessee. The firm works exclusively with public-sector clients, providing professional services in planning, civil and transportation engineering, and program management. With more than 55 years of corporate history and nearly 30 years of experience practicing in Florida, Corradino significantly exceeds the RFQ's five-year minimum business history requirement.

Corradino's Planning Department has extensive experience providing municipal planning services. More than 25 years ago, the firm developed a dedicated municipal planning model designed to provide cities with responsive technical planning expertise and support. Corradino's planners possess extensive knowledge of municipal planning practices and procedures applicable to local governments, Miami-Dade County, and the State of Florida, enabling the firm to provide practical, technically sound solutions responsive to local needs and applicable requirements.

KEITH AND ASSOCIATES INC. (KEITH)

KEITH is a 60+ year-old, majority woman-owned, Florida-based multidisciplinary firm with more than 200 professionals. The firm provides planning, civil and transportation engineering, surveying and mapping, subsurface utility engineering, landscape architecture, and construction management services. KEITH has collaborated with more than 75 local governments throughout Florida, providing integrated technical and planning solutions to support community infrastructure and development.

AREHNA ENGINEERING, INC.

AREHNA Engineering, Inc. (AREHNA) was founded in 2009 and is a woman-owned geotechnical engineering and construction materials testing firm serving public-sector clients throughout Florida. The firm has supported thousands of projects involving roadway improvements, stormwater and drainage systems, bridge replacements, complete streets, parks, trails, bicycle and pedestrian facilities, and safety improvements. AREHNA's public-sector experience includes assignments for Miami-Dade County, FDOT District Six, municipalities, counties, and other public agencies throughout Florida.

VALLE VALLE & PARTNERS

Valle Valle & Partners was founded in 1996 and provides town planning and architectural design services with an emphasis on walkable, compact, diverse, and environmentally responsible communities. The firm brings three decades of experience in urban design and community planning and has earned professional recognition for its work, including the 2025 Award of Excellence from the APA Florida Gold Coast Section for "Creating Great Communities for All."









TAB 5
RESUMES

GENERAL URBAN PLANNING SERVICES



Joseph M. Corradino, AICP | Principal-in-Charge/Contract Manager | CORRADINO

President and CEO • 31 years of experience, 28 with the firm • MA, Community Planning, University of Cincinnati • BA, Geography, Villanova University • AICP No. 012032

Mr. Corradino oversees Corradino's urban planning operations serving local governments with land use, transportation, management, and staffing services. His experience spans strategic and comprehensive plans, land development regulations, multimodal transportation master plans, and municipal staffing from zoning administration through development services leadership. For more than three decades, he has advanced the integration of transportation and land use while helping communities preserve character and improve quality of life. His public-sector perspective includes nearly two decades as an appointed and elected official, and his municipal planning clients include Palmetto Bay, Homestead, Cutler Bay, South Miami, Miami, Miami Beach, Aventura, Sunny Isles Beach, Doral, Miami Gardens, and Hialeah.



Kathryn Lyon, AICP, CFM | Project Manager - General Urban Planning Services | CORRADINO

25 years of experience, 6 with the firm • MBA, Environmental Management, Florida Atlantic University • BA, Geography, University of Florida • AICP No. 026921 • Certified Floodplain Manager • Florida Licensed Real Estate Agent No. SL3265451

Ms. Lyon has 25 years of experience in land use, zoning, comprehensive planning, transportation planning, and development review in Miami-Dade and Broward Counties. She has managed municipal planning assignments for Palmetto Bay, Cutler Bay, Doral, North Miami Beach, Hialeah, and other communities, including Evaluation and Appraisal Reports, comprehensive plan amendments, vulnerability assessments, transportation and mobility planning, land development regulations, and development review. She served as Project Manager and led the Town of Cutler Bay Transportation Master Plan Update, evaluating level-of-service determinations, intersection analyses, truck routing, transit, pedestrian, and bicycle facilities, with the final project list incorporated into the Town's Capital Improvements Program. She previously served as Planning & Zoning Director for Cutler Bay and as an in-house Senior Planner for the Village of Palmetto Bay Building Department.



Mark Alvarez | QA/QC Officer | CORRADINO

34 years of experience, 8 with the firm • Master of City & Regional Planning and MS, Civil Engineering, The Ohio State University • BS, Operations Management, The Ohio State University • Commercial Real Estate Analysis, MIT School of Architecture & Planning

Mr. Alvarez integrates land development controls, transportation planning, and infrastructure programming to develop practical long-term solutions. His specialties include transit-oriented development, zoning and code rewrites, first- and last-mile mobility, micromobility, bicycle and pedestrian planning, and capital improvement programming. He has supported comprehensive planning, development review, redevelopment, and stakeholder coordination for municipalities including Palmetto Bay and South Miami. His recent work includes transit-oriented development planning in North Miami Beach, planning and zoning consulting for South Miami and West Miami, and St. Lucie County's countywide Sustainable Mobility Infrastructure Plan.



Michelle M. Lopez, MBA | Village Liaison/Senior Advisor | CORRADINO

Technical Vice President, Planning Division Manager • 20 years of experience, 12 with the firm • MBA, Business Administration, Florida International University • BA, Public Administration, Florida International University • Florida Real Estate Sales Associate No. SL3143948

Ms. Lopez has more than 20 years of land use planning, transportation, and real estate development experience across the public and private sectors. As a General Planning Consultant, she provides land use and transportation expertise to municipal clients and has directly managed more than 250 development and entitlement applications. Her experience includes comprehensive and long-range planning, land development regulations, zoning regulations and ordinances, site planning, entitlement review, transportation master plans, code interpretation, and technical staff recommendations. She previously served as Deputy Director of Development Services for Homestead and as Interim Planning Director for Doral, where she continues as General Planning Consultant.



Erick Valle | Urban Design/Town Planning | VALLE VALLE & PARTNERS

Master of Architecture and Bachelor of Architecture, University of Miami • Bachelor of Design, University of Florida • Urban Land Institute, Congress for the New Urbanism, American Institute of Architects • Associate Professor and Visiting Professor in Practice, University of Miami

Mr. Valle is President and Principal Architect of Valle Valle & Partners, the town planning and architectural design firm he co-founded in 1996. His three decades of practice focus on walkable, compact, diverse, and environmentally responsible communities. His expertise includes visual preference surveys, community visioning sessions and public workshops, regional and master planning, comprehensive plan amendments, form-based codes, architectural design guidelines, and pattern books. His planning approach integrates environmental stewardship, water conservation, alternative energy, Smart City strategies, and authentic civic engagement. The firm received the 2025 APA Florida Gold Coast Section Award of Excellence for Creating Great Communities for All.

| ROADWAY, TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES



Eric Czerniejewski, PE, ENV SP | Project Manager - Roadway, Traffic & Transportation | CORRADINO

Director of Traffic Engineering • 29 years of experience • Florida Professional Engineer No. 58002 • Envision Sustainability Professional • BS, Civil Engineering, Southern Illinois University

Mr. Czerniejewski has 29 years of transportation engineering, traffic engineering, and transportation planning project management experience spanning corridor, impact, mobility, and parking studies; signalization and roadway design; and management, design, permitting, and construction support for transportation infrastructure. For the projects highlighted in this proposal, he served as Project Manager for the City of Cooper City Hiatus Road and NE Lake Boulevard Roundabout Improvements and as Traffic Engineer for the Town of Cutler Bay Transportation Master Plan Update. He also serves as Project Manager for the City of South Miami Sunset Drive Corridor Roadway Beautification Improvements and City of Miami Beach General Traffic Engineering Consultant Services contract. His previous Project Manager assignments include the Fort Lauderdale Citywide Mobility Plan, Broward County Mast-Arm Conversions, Miami-Dade TPO South Dade Transitway Corridor, and Broward County Adaptive Signal-Control Corridors. All these projects are examples of Eric's project management experience similar to the scope of services in this Village RFQ.



Diana White, PE, PTOE, RSP$_1$ | Traffic Engineering/Transportation Planning | CORRADINO

Senior Project Manager • 19 years of Florida experience • BS, Civil Engineering, Florida Atlantic University, 2006 • Florida Professional Engineer No. 74567 • PTOE No. 5707 • RSP1 No. 1824 • Advanced MOT Certification No. 645427

Ms. White is a traffic operations engineer with extensive experience in traffic-signal and roundabout analysis and design, intelligent traffic operations, roadway safety, multimodal mobility, corridor studies, signal retiming, and traffic studies. She has substantial continuing-services experience and has supported Broward MPO CSLIP, Broward County Surtax, and SS4A assignments. For the Palmetto Bay proposal projects, she served as Traffic Engineer for the City of Cooper City Hiatus Road and NE Lake Boulevard Roundabout Improvements and worked on the City of South Miami Sunset Drive Corridor Roadway Beautification Improvements. She also serves as Lead Traffic Engineer for the City of Miami Beach General Transportation Planning and Traffic Engineering continuing-services contract, which includes safety analyses, corridor studies, traffic calming, speed and crash evaluations, and design services.



Vanessa Spatafora, PE | Traffic Engineering/Transportation Planning | CORRADINO

Project Development Engineer • 17 years of experience • BS, Civil Engineering, University of Florida, 2009 • Florida Professional Engineer No. 77741

Ms. Spatafora has 17 years of engineering experience with roadway design, traffic management, plan production, specifications, cost estimating, transportation planning, development review, crash-data analysis, and safety evaluation. Her experience includes FDOT, Miami-Dade TPO, and municipal procedures, as well as Long-Range Transportation Plan, SMART Program, Municipal Grants, and Development Review Committee assignments. She provides direct continuity with the Village: she served as Traffic Engineer for the Village of Palmetto Bay Bicycle & Pedestrian Master Plan Update and as Traffic Engineer for the Town of Cutler Bay Transportation Master Plan Update. She has also worked on the City of Miami Beach General Traffic Engineering Consultant Services contract. Other municipal experience includes Homestead, Aventura, North Miami Beach, and Fort Lauderdale.



Gorky Charpentier, PE, CGC | Roadway/Civil Engineering | CORRADINO

Design Manager • 36 years of experience • BS, Civil Engineering, Catholic University of Ecuador, 1987 • Florida Professional Engineer No. 47523 • Certified General Contractor No. CGC061113 • FDOT Approved Temporary Traffic Control: Advanced Course No. 633054

Mr. Charpentier has more than 36 years of experience in the design and management of transportation and municipal projects from design through construction. His FDOT and municipal background includes leading technical teams for complex roadway projects and coordinating roadway, drainage, traffic-control, utility, permitting, and construction considerations. For the projects highlighted in this proposal, he served as Engineer of Record for the City of Cooper City Hiatus Road and NE Lake Boulevard Roundabout Improvements and worked on the City of South Miami Sunset Drive Corridor Roadway Beautification Improvements. His additional municipal experience includes serving as Civil Engineer of Record for the City of Hollywood Johnson Street Bridge Replacement and Project Manager for multiple City of Hialeah roadway reconstruction assignments. His work includes roadway reconstruction, drainage, lighting, signing and pavement markings, ADA facilities, roundabout geometry, and utility relocation design.



Angela L. Alba, PE | Chief Geotechnical Engineer | AREHNA

28 years of experience, 12 with the firm • MS, Civil Engineering (Geotechnical), Massachusetts Institute of Technology • BS, Civil Engineering, University of Puerto Rico • Florida Professional Engineer No. 58538

Ms. Alba has 28 years of geotechnical engineering experience supporting roadway, bridge, drainage, railway, and municipal infrastructure projects. She served as geotechnical Discipline Lead for the I-595 Corridor Improvement project and has provided geotechnical engineering for roadway widening and bicycle-lane improvements on SW 136th Street, the Broad Causeway Drawbridge replacement, NE 151st Street/ Bay Vista Road improvements, City of Hollywood continuing roadway engineering services, and Miami-Dade County infrastructure projects. Her expertise includes geotechnical exploration and analysis, foundations, retaining walls, drainage structures, ground improvement, and construction materials testing.



Victor Herrera, PE | Civil Engineering | KEITH

23 years of experience • BS, Civil Engineering, Florida State University • Florida Professional Engineer No. 71164 • Pipeline Assessment Professional (PACP) No. 06-16991 • ACEC-FL, Florida Engineering Society

Mr. Herrera is an engineering and construction-management leader with 23 years of experience delivering municipal infrastructure, mobility, and pedestrian-safety projects. His expertise includes roadway reconstruction, ADA improvements, stormwater design, multi-purpose trail systems, permitting, and management of multidisciplinary design teams. Representative experience includes serving as Lead Civil Engineer and Deputy Project Manager for the approximately $5 million South Pointe Park Pier project in Miami Beach; Engineer of Record and Lead Civil Engineer for the Arthur Snyder Tennis Complex in North Miami Beach; Civil Engineer for Mishcon Park Phase I in North Miami Beach; and Project Manager for Biscayne Landing in North Miami, a 184-acre mixed-use redevelopment that included approximately 4,300 linear feet of new spine road and associated utility improvements.





TAB 6

CURRENT AND RECENTLY COMPLETED PRIVATE AND PUBLIC SECTOR CLIENTS

CLIENT	SCOPE OF SERVICES	ACCOMPLISHMENTS	CONTACT
Village of Palmetto Bay 2017-Present Continuing Professional Services	General Planning Services/Roadway Traffic & Transportation Planning and Engineering Services	General Planning Services since 2017, including service as Interim Planning and Zoning Director, Interim Community and Economic Development Director, and Transportation Consultant.	Nick Marano, Village Manager 305.259.1234 nmarano@palmettobay-fl.gov
Town of Cutler Bay 2005-Present Work Order Based	Continuing Professional Planning Services/Roadway Traffic & Transportation Planning and Engineering Services	Corradino has acted as the Town's initial Planning Director, Planning Staff, and Transportation Consultant. Corradino developed the Town of Cutler Bay Comprehensive Plan, Land Development Regulations, Bicycle and Pedestrian Master Plan, Transportation Master Plan, and Complete Streets Corridor Analysis, among other studies.	Rafael Casals, Town Manager 305.234.4262 rcasals@cutlerbay-fl.gov
City of South Miami 1999-Present Work Order Based	General Planning Contract	Corradino served as the Interim Planning Director in 2022 and has since continued as a planning and zoning consultant to the Director. During this time, we completed the Evaluation and Appraisal Report-based Comprehensive Plan update and implemented several amendments.	Genaro "Chip" Iglesias, City Manager 305.668.2510 chip@southmiamifl.gov
City of Doral 2025-Present Continuing Professional Services /Work Order Based	General Planning and Zoning Consulting Services/Roadway Traffic & Transportation Planning and Engineering Services	Current work includes the 2025 Evaluation and Appraisal Report (EAR), EAR-Based Comprehensive Plan Amendments, and Water Supply Facilities Work Plan, addressing land use, transportation and mobility, housing, infrastructure, resiliency, parks and recreation, and economic development.	Carlos Arroyo, Public Works Director 305.593.6740 Ext. 6000 carlos.arroyo@cityofdoral.com
City of North Miami Beach 2015-Present Work Order Based	General Planning Services/Roadway Traffic & Transportation Planning and Engineering Services	Corradino provides general planning and engineering services, transportation planning, in-house support staff, and a transportation consultant.	Jackie Genard, City Planner Community Development Department 305.948.2966, Ext. 31504 Jackie.Genard@citynmb.com
City of Sunny Isles Beach 2022-Present Work Order Based	General Planning Services/Roadway Traffic & Transportation Planning and Engineering Services	Corradino provides general planning services as well as transportation planning services.	Amy Canales, Planning and Zoning Director 305.792.1757 acanales@sibfl.net
Miami Shores Village 2024-Present Professional Services	Interim Planning Services and Code Rewrite/Roadway Traffic & Transportation Planning and Engineering Services	Corradino is responsible for the overall administration, management, and operations of the Village's Planning, Zoning, and Resiliency Department.	Esmond K. Scott, Village Manager 305.762.4851 scotte@msvfl.gov

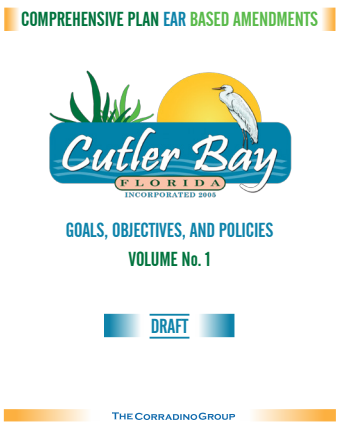
CLIENT	SCOPE OF SERVICES	ACCOMPLISHMENTS	CONTACT
Village of Key Biscayne 2015-Present Work Order Based	General Planning Services/Roadway Traffic & Transportation Planning and Engineering Services	Provide planning review services and traffic impact analysis as needed.	Steven C. Williamson, Village Manager 305.365.5514 swilliamson@keybiscayne.fl.gov
City of Fort Lauderdale 2022-2024 Fixed Fee	Central City CRA Rezoning	The rezoning work provided analysis of existing conditions and policy/legal constraints, as well as extensive outreach and input with the CRA board and neighborhood associations.	Cija Omengebar, CRA Planner 954.828.4776 COmengebar@fortlauderdale.gov
City of Homestead 2007-2024 Continuing Professional Services /Work Order Based	General Planning Services/Roadway Traffic & Transportation Planning and Engineering Services	Amendments to the future land use plan map, rezoning of city-owned properties in downtown Homestead, and revisions to the zoning code by in-house staff.	Crystal Ollivierre, Assistant City Manager 305.224.4841 collivierre@homesteadfl.gov
City of Homestead 2023-2024 Professional Services **Subconsultant Project - Valle Valle & Partners**	Community visioning; master planning; mixed-use planning; infrastructure assessment; zoning and comprehensive plan updates; form-based codes; and design guidelines	Engaged 100+ residents and stakeholders to develop a community-driven vision for revitalizing Homestead's historic core.	Dr. Nzeribe (Zerry) Ihekwaba, City Manager 305.224.4401 nihekwaba@homesteadfl.gov
City of Sunny Isles Beach 2021-2026 Work Order Based **Subconsultant Project - KEITH**	Geospatial engineering, planning, civil engineering, landscape architecture, surveying, utility engineering, and construction management	Delivered multidisciplinary planning, design, and engineering services for multiple City park improvement projects.	Ben Hogarth, Assistant City Manager 305.792.1917 bhogarth@sibfl.net
Town of Bay Harbor Islands Broad Causeway Bridge Replacement PD&E 2022-2023 Design-Bid-Build **Subconsultant Project - AREHNA**	AREHNA geotechnical engineering services for the Broad Causeway Bridge Replacement PD&E and 30% Concept Plans, including subsurface exploration, foundation evaluation, and associated roadway improvements.	Supported the replacement concept for the approximately 1,630-foot bridge, including evaluation of subsurface and foundation conditions, vibration mitigation measures, and feasible ground-improvement techniques.	David Konz, PE, SE, Technical Manager - Structures, AtkinsRéalis 813.281.5458 David.Konz@atkinsrealis.com



TAB 7

PROJECTS COMPLETED ON TIME AND IN BUDGET

Corradino's recent municipal planning and transportation work demonstrates disciplined delivery against established schedules and budgets. The following Florida assignments were completed after December 31, 2021, and demonstrate performance directly relevant to the Village's continuing services needs. Together, they show our ability to manage planning studies, multimodal transportation assignments, technical analysis, public and agency coordination, and implementation-focused recommendations while maintaining control of scope, schedule, and budget.



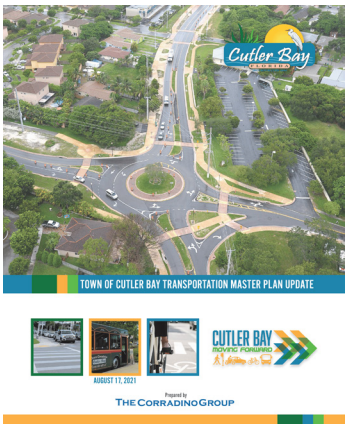
Town of Cutler Bay | Evaluation & Appraisal Report & EAR-Based Amendments

Planning • Completed 2022 • $55,000

Performance: Completed within the project schedule and budget.

Corradino supported the Town's Evaluation and Appraisal Report and subsequent EAR-Based Comprehensive Plan amendments, including review of the Growth Management Plan's goals, objectives, and policies for consistency with current State requirements and local priorities. The assignment required careful coordination of policy review, amendment development, and the formal local and State review process.

Kathryn Lyon, AICP, CFM, served as Senior Project Manager. The Town adopted the EAR-Based amendments in September 2022, and State review subsequently found the amendments in compliance. The completed assignment illustrates Corradino's ability to carry a municipal planning effort through defined review milestones and adoption while maintaining continuity between technical analysis, policy recommendations, and required deliverables.



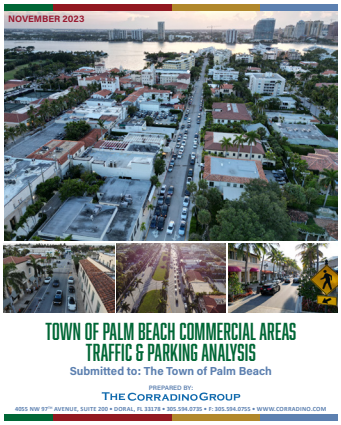
Town of Cutler Bay | Transportation Master Plan Update

Transportation Planning • 2021-2022 • $125,000

Performance: Completed on schedule and within the authorized budget.

Corradino updated the Town's Transportation Master Plan through data collection at 50 locations and evaluation of roadway, transit, bicycle, and pedestrian conditions. The work also included public involvement, travel-demand forecasting, level-of-service analysis, and alternatives evaluation, bringing multiple technical and community inputs into a single municipal transportation-planning effort.

The assignment produced a prioritized project list for consideration in the Town's Capital Improvement Program. That implementation focus required the team to move efficiently from existing-conditions analysis through evaluation and prioritization while keeping the work aligned with the authorized scope and available budget. For a continuing-services client, this same discipline is important when individual work orders must advance quickly without losing sight of overall municipal priorities.



Town of Palm Beach | Commercial Areas Traffic & Parking Analysis

Traffic Engineering/Transportation Planning/Urban Planning
11/2022-6/2024 • $450,000

Performance: Completed on schedule and within budget.

Corradino evaluated traffic and parking conditions in the Town's commercial areas using turning-movement counts, StreetLight InSight data, Highway Capacity Manual methods, and Synchro analysis. The assignment included travel-pattern analysis, intersection capacity and queueing evaluation, bridge-opening impacts, and coordination with Palm Beach County and FDOT.

The work combined traffic engineering, transportation planning, and urban planning considerations in a high-profile municipal setting. Managing several analytical components and outside-agency coordination within one assignment required close attention to sequencing, technical dependencies, and the efficient use of project resources. Completion on schedule and within budget demonstrates the project-control discipline Corradino brings to complex, multidisciplinary municipal assignments.

| HOW CORRADINO MAINTAINS SCHEDULE AND BUDGET

These examples reflect a consistent delivery approach: establish the scope and required milestones at the outset; organize technical activities around those milestones; coordinate promptly with the client, agencies, and other stakeholders; and keep recommendations tied to the authorized assignment. This structure helps the project manager identify issues early, maintain progress across disciplines, and avoid unnecessary effort outside the approved scope.

For the Village of Palmetto Bay, Corradino will apply the same disciplined approach to continuing-services work orders. Each assignment will be managed as a defined commitment of scope, schedule, and budget, with coordination scaled to the task and with clear attention to the deliverable needed by the Village. The three completed assignments above demonstrate that this approach has supported successful delivery across both planning and transportation work.





TAB 8

PROJECTS PROVIDING SERVICES OVER THE LAST FIVE YEARS

LOCAL EXPERIENCE: PLANNING + MOBILITY

VILLAGE OF PALMETTO BAY | BICYCLE AND PEDESTRIAN MASTER PLAN UPDATE

Same-Client Experience • 2022-2023

Team on This Project: Kathryn Lyon, AICP, CFM - Project Manager; Vanessa Spatafora, PE - Traffic Engineer; Madison Hermida, MURP - Planner

Corradino has served as the Village's Planning Consultant under a General Planning Services contract since 2017 - direct, ongoing experience with this same client. The 2023 Master Plan Update built a multi-level bicycle and pedestrian network linking Village generators to the Miami-Dade County Greenway system along Palmetto Bay's east and west boundaries.

- Basic Pedestrian Network
- Local Connectivity
- Commuter Access
- Greenways
- Commercial Connectors
- Policy



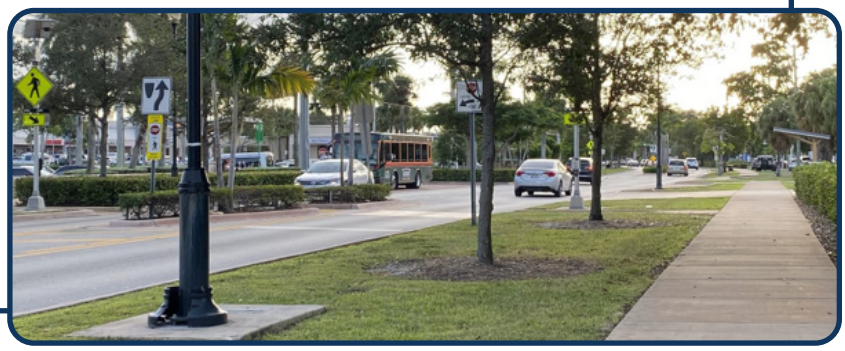
TOWN OF CUTLER BAY | TRANSPORTATION MASTER PLAN UPDATE

Comparable South Miami-Dade Municipality • 2021-2022

Team on This Project: Kathryn Lyon, AICP, CFM - Project Manager; Eric Czerniejewski, PE, ENV SP - Traffic Engineer; Vanessa Spatafora, PE - Traffic Engineer; Mark Alvarez - Senior Planner

Corradino has served Cutler Bay as the Town's Planning Director, Planning Staff, and Transportation Consultant since its 2005 incorporation. For this update, Corradino collected data at 50 locations and evaluated roadway, transit, and bicycle/pedestrian conditions, then built community consensus around a prioritized Capital Improvement Program.

- Public Involvement
- Data Collection (50 Locations)
- Travel Demand Forecasting
- LOS Determination
- Alternative Analysis
- CIP Prioritization



GENERAL URBAN PLANNING: FEATURE PROJECT

CITY OF DORAL | 2050 COMPREHENSIVE PLAN UPDATE/EAR

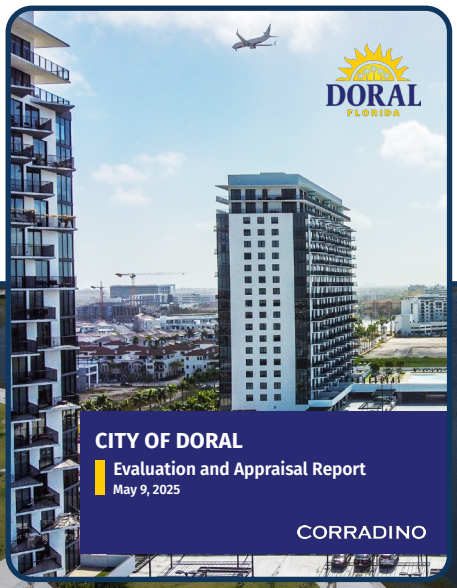
Comprehensive Planning • EAR • Policy • Resiliency • Ongoing Since 2025

Team on This Project: Michelle Lopez, MBA - Contract Manager/City Liaison Kathryn Lyon, AICP, CFM - Project Manager; Madison Hermida, MURP - Planner; Diana White, PE, PTOE, RSP_1 - Traffic Engineer

Corradino is assisting the City of Doral with its 2025 Evaluation and Appraisal Report (EAR), EAR-based Comprehensive Plan Amendments, and Water Supply Facilities Work Plan — a current, comprehensive planning assignment covering the full range of General Urban Planning services the Village is pursuing.

The EAR evaluated Doral's Comprehensive Plan for consistency with current statutory requirements, updated data, and changing local conditions, then translated those findings into 2050-horizon amendments spanning Future Land Use, Transportation and Mobility, Housing, Infrastructure, Conservation and Resiliency, Parks and Recreation, and a new Economic Development Element. Corradino is supporting the City through State Coordinated Review, public hearings, agency coordination, and adoption.

- 2025 Evaluation & Appraisal Report
- State Coordinated Review (Ch. 163, F.S.)
- EAR-Based Comprehensive Plan Amendments
- Public Outreach & Agency Coordination
- Water Supply Facilities Work Plan
- Public Hearings & Adoption Support



MUNICIPAL TRAFFIC ENGINEERING: BROAD SERVICES + PROJECT DELIVERY

CITY OF MIAMI BEACH | GENERAL TRAFFIC ENGINEERING CONSULTANT SERVICES

Ongoing Municipal On-Call Services • Since 2021

Team on This Project: Eric Czerniejewski, PE, ENV SP; Diana White, PE, PTOE, RSP_1; Vanessa Spatafora, PE

Corradino serves as Traffic Consultant/Engineer of Record on Miami Beach's continuing traffic engineering services contract, delivering task work orders across the City on demand - the same on-call consulting relationship Palmetto Bay is seeking.

- Intersection & Signalization Analysis
- Roundabout Analysis & Design
- Roadway LOS Analysis
- Traffic Calming & Mitigation
- FDOT/Miami-Dade DTPW Coordination
- Development and Redevelopment Traffic Study and Parking Evaluation Peer Review Services



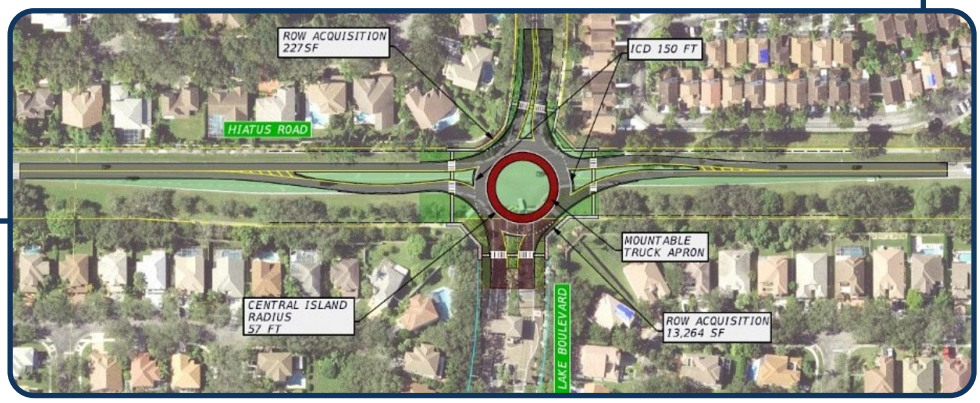
CITY OF COOPER CITY | HIATUS ROAD & NE LAKE BOULEVARD ROUNDABOUT IMPROVEMENTS

Recent Municipal Engineering • 2024-2025

Team on This Project: Eric Czerniejewski, PE, ENV SP - Project Manager; Gorky Charpentier, PE, CGC - Engineer of Record; Diana White, PE, PTOE, RSP_1 – Traffic Engineer; Mike Ciscar, PE - QA/QC

Cooper City engaged Corradino to address traffic congestion and crash history at Hiatus Road and NE Lake Boulevard through a new roundabout — full intersection reconstruction with new drainage, signage, and landscaping, coordinated with the City, FDOT, Broward County, and adjacent residents.

- Roundabout Design
- Roadway Reconstruction
- Traffic Analysis
- Construction Documents
- Permitting & Public Engagement



MULTIMODAL CORRIDOR/COMPLETE STREET EXPERIENCE

CITY OF SOUTH MIAMI | SUNSET DRIVE CORRIDOR ROADWAY BEAUTIFICATION IMPROVEMENTS

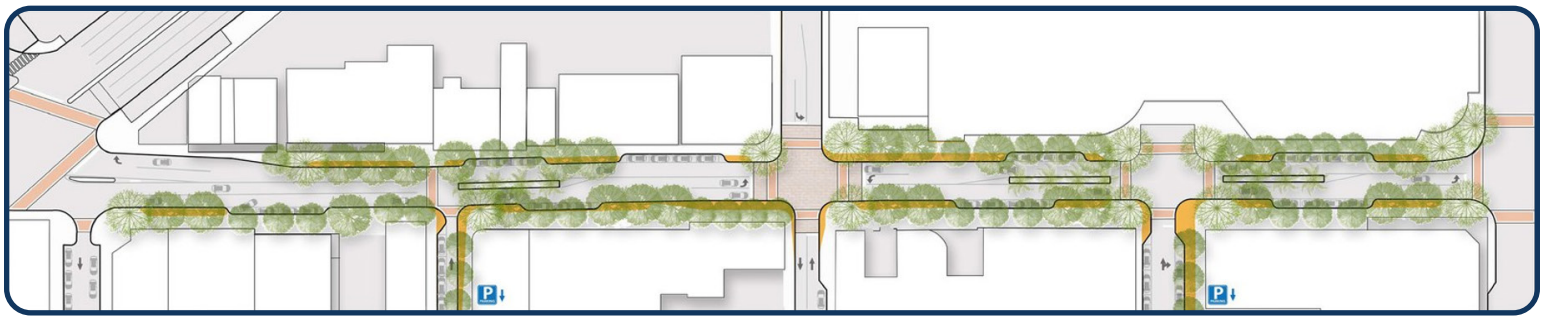
FDOT LAP Project • Multimodal Corridor • Ongoing Since 2024

Team on This Project: Eric Czerniejewski, PE, ENV SP - Project Manager; Gorky Charpentier, PE, CGC - Roadway Design Lead/Engineer of Record; Diana White, PE, PTOE, RSP_1 - Lead Traffic Design Engineer; Mike Ciscar, PE - Quality Assurance/Quality Control

Corradino is providing traffic and roadway engineering services in support of construction documents along the half-mile Sunset Drive corridor - an FDOT Local Agency Program project that pairs civil/roadway engineering with multimodal, complete street design. The work shows that Corradino's transportation practice extends beyond technical analysis to attractive, community-oriented corridor design, coordinated with the City, FDOT, and Miami-Dade DTPW.

- Civil & Roadway Engineering
- Traffic Engineering & MOT
- Drainage & Lighting Design
- Utility Coordination
- Signalization Design
- Environmental Permitting





RELEVANT EXPERIENCE. PROVEN PEOPLE. DIRECT MUNICIPAL UNDERSTANDING.

Project	General Urban Planning	Multimodal/ Bike-Ped	Traffic Engineering	Roadway/ Design	Municipal On-Call	Proposed Team
Palmetto Bay Bike/Ped	☑	☑	☑	–	☑	☑
Cutler Bay Transportation Master Plan	☑	☑	☑	–	☑	☑
Doral 2050 Comprehensive Plan /EAR	☑	–	–	–	–	☑
Miami Beach General Traffic Engineering	–	–	☑	–	☑	☑
Cooper City Hiatus Road Roundabout	–	–	☑	☑	☑	☑
South Miami Sunset Drive	–	☑	☑	☑	☑	☑

CORRADINO BRINGS PALMETTO BAY VILLAGE WIDE TRAFFIC CIRCULATION AND OPERATIONS UNDERSTANDING:

- Direct Village experience
- Extensive South Miami-Dade municipal experience
- Current comprehensive planning and EAR expertise
- Bicycle, pedestrian and multimodal planning
- Municipal traffic engineering and development review
- Roadway and roundabout engineering
- Complete Streets/corridor improvement experience
- Public involvement and stakeholder coordination
- FDOT and Miami-Dade County coordination
- A proposed team with demonstrated experience working together

PROPOSED TEAM — VERIFIED PROJECT CONNECTIONS

PROJECT	GENERAL URBAN PLANNING
Kathryn Lyon, AICP, CFM	Doral, Cutler Bay, Palmetto Bay
Madison Hermida, MURP	Doral, Palmetto Bay
Michelle Lopez, MBA	Doral, Palmetto Bay
Eric Czerniejewski, PE, ENV SP	Cutler Bay, Miami Beach, Cooper City, South Miami
Diana White, PE, PTOE, RSP$_1$	Doral, Miami Beach, Cooper City, South Miami
Mike Ciscar, PE	Cooper City, South Miami
Gorky Charpentier, PE	Cooper City, South Miami
Vanessa Spatafora, PE	Palmetto Bay, Cutler Bay, Miami Beach

SIX PROJECTS. ONE PROPOSED TEAM. DIRECT PALMETTO BAY RELEVANCE.





TAB 9

PRESS ARTICLES, PROFILES, COMMENDATIONS, AWARDS, AND LICENSES

| AWARDS - CORRADINO

CORRADINO HAS RECEIVED NUMEROUS AWARDS ON GROUNDBREAKING EFFORTS.

The following provides a sample of our awards:

- **2025** Gold Coast Award of Excellence, City of Hialeah 2050 Master Plan - Innovation in Sustaining Places
- **2023** Doral Legacy Award
- **2022** Award of Excellence - Best Plan, Report or Study for West Grove Affordable Housing Blueprint (APA FL, Florida Chapter Gold Coast)
- **2022** Excellence Award as the Number One Family-Owned Business from Chamber SOUTH and Miami-Dade County
- **2020** Environmental Social & Government Performance of the Year. Winner: Windsor Detroit Bridge Authority and the Gordie Howe Int. Bridge
- **2020** Best Operational Transport Project. Winner: I-595 Corridor Improvements Project, USA
- **2020** Best Road Project. Finalist: I-95 Express Lanes Extension, USA
- **2019** ACEC-FL | FDOT Outstanding Project Award, Design-Build Project I-75 Express Lanes
- **2014** Outstanding Design Award of Excellence North Miami Downtown Concept Plan (APA Gold Coast Section)
- **2012** INDOT's Business Practices Major Engineering Awards, I-69 Table Kitchen Meetings
- **2011** Construction tech 2011 Vision Awards Engineering Silver Awarded to The Corradino Group
- **2009** American Association of State Highway and Transportation Officials (AASHTO)'s People's Choice Award for I-95 Express Lanes
- **2009** Outstanding Smart Growth Project Award of Excellence for the City of Hialeah Automated Concurrency Management System (APA, Gold Coast Section)
- **2009** Outstanding Transportation Study Award of Excellence Palmetto Bay Bicycle and Pedestrian Master Plan (APA Gold Coast Section)
- **2009** TEAMFL Chairman's Award (most innovative and creative transportation project in the state of Florida) for I-95 Express Lanes Project
- **2006** Florida Transportation Monthly (magazine), "Top 20 Consulting Firms in Florida". Corradino ranked 3rd in PD&E Contracts, and 1st in CEI Contracts
- **2004** Florida's Best in Construction Bridge Project, Krome Avenue & Tamiami Trail in Miami-Dade County
- **2004** Roy Kenzie Award Management Programs & Creative Partnerships Hialeah Concurrency Management Plan (Florida Redevelopment Association)
- **2004** Outstanding Transportation Study First Place Village of Palmetto Bay (APA Gold Coast Section)
- **2002** Phoenix Award, Recognition of Excellence in Brownfield Development, A Riverfront Reclaimed
- **2001** Award for Outstanding Mobility Planning Project, Alton Road Traffic Calming Study for the City of Miami Beach (APA Gold Coast Section)
- **2001** Planning Award for Outstanding Strategic Planning Project for the Miami Beach, Transportation Concurrency Management Areas to the City of Miami Beach (APA, Gold Coast Section)
- **2000** Award of Excellence for Clearwater, "One City One Future" (APA, Florida Chapter)
- **2000** Award of Excellence for Miami Beach, Municipal Mobility Plan to City of Miami Beach (APA, Florida Chapter)

AWARD - VALLE VALLE & PARTNERS



APA FL

American Planning Association
Florida Chapter
Gold Coast
Creating Great Communities for All

2025 AWARD OF EXCELLENCE

Public Outreach
Presented to:

City of Homestead

for

The Citizen's Master Plan

Jared Beck
Section Chair

Christina Miller
Awards Committee Chair

November 13, 2025



FIRM CREDENTIALS/LICENSES

Licensee

Name:	**THE CORRADINO GROUP, INC.**	License Number:	**7665**
Rank:	**Registry**	License Expiration Date:	
Primary Status:	**Current**	Original License Date:	**03/07/1997**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
36146	Current, Active	PEREZ DE MORALES, EDUARDO	Registry		Professional Engineer	02/28/2027

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

License No.: **LB6860**
Expiration Date February 28, 2027

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

KEITH AND ASSOCIATES INC
301 EAST ATLANTIC BLVD
POMPANO BEACH, FL 33060-6643

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

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- File a Complaint
- Continuing Education Course Search
- View Application Status
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- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

6:13:41 PM 3/13/2026

Licensee Information

Name:	KEITH AND ASSOCIATES, INC. (Primary Name)
Main Address:	301 EAST ATLANTIC BOULEVARD POMPANO BEACH Florida 33060
County:	BROWARD

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	7928
Status:	Current
Licensure Date:	04/03/1998
Expires:	

State of Florida

Woman Business Certification

AREHNA Engineering, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
06/30/2025 to 06/30/2027

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES SUPPLIER DEVELOPMENT

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

FDOT CERTIFICATIONS

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 05, 2026

Frederick P'Pool, Chief Operating Officer
THE CORRADINO GROUP, INC.
4055 NW 97th Avenue
Suite 200
Miami, FL 33178
fppool@corradino.com

Dear Mr. P'Pool:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design

6.1 - Traffic Engineering Studies
6.2 - Traffic Signal Timing
6.3.1 - Intelligent Transportation Systems Analysis and Design
6.3.3 - Intelligent Transportation Traffic Engineering Systems Communications

7.1 - Signing, Pavement Marking and Channelization
7.3 - Signalization

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection
10.4 - Minor Bridge & Miscellaneous Structures CEI
10.5.1 - Major Bridge CEI - Concrete
10.5.2 - Major Bridge CEI - Steel
10.5.3 - Major Bridge CEI - Segmental
13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
159.59%	117.18%	0.197%	Reimbursed	2.96%	7.07%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Sherod Sutton
Professional Services Qualification Administrator
SS

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 16, 2026

Jessica McRory, President
AREHNA ENGINEERING INC.
5012 W Lemon Street
Tampa, FL 33609
jmcrory@arehna.com

Dear Ms. McRory:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.1 - Soil Exploration
9.2 - Geotechnical Classification Lab Testing
9.3 - Highway Materials Testing
9.4.1 - Standard Foundation Studies
9.4.2 - Non-Redundant Drilled Shaft Bridge Foundation Studies
9.5 - Geotechnical Specialty Lab Testing

10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
180.21%	128.51%	2.180%	Reimbursed	4.59%	5.73%	Yes

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Sherod Sutton
Professional Services Qualification Administrator
SS



TAB 10

SUBMITTAL FORMS AND DISCIPLINE FORM

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Surveying and Mapping,Geospatial and SUE Services Civil Engineering Design support	Keith and Associates Inc.	5805 Blue Lagoon Drive Suite 218 Miami, FL 33126	Phone: 305.667.5474
Geotechnical Engineering Services	AREHNA Engineering, Inc.	1031 Ives Dairy Road Suite 228 Miami, FL 33179	Phone: 954.495.1710 Fax: 813.944.4959
Urban Design, Community Redevelopment Planning, Public Involvement	Valle Valle, Inc.	770 Ponce de Leon Boulevard Suite 308 Coral Gables, FL 33134	Phone: 305.476.9212

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: The Corradino Group, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: 51 Street Greenway Design – design and preparation of construction plans to fill gaps in the City's bicycle network, including traffic calming, reduced posted speed limit, and sharrows.

Initial Value of Contract: $54,055 Final Value of Contract: $54,055

Length of Contract: 07/29/2025–04/01/2026

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

Corradino Group is consistently well-prepared, professional, and staffed with highly skilled team members. The firm is proactive, collaborative and valued partner in successfully delivering projects.

Name of Public Entity/Company: City of Miami Beach

Name of Individual completing this form: Ghassan Choueiry, PE, TE

Signature: Signed by: Ghassan Choueiry, PE, TE 7D39A292BF4C4E1... Title: Senior Transportation Engineer

Telephone: 305.673.7000 Ext. 26064 Email: GhassanChoueiry@miamibeachfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least *three (3)* references, which shall include all the information requested below. The Village should not be listed as one of the references provided.

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: The Corradino Group, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Project: City of Hialeah Vulnerability Assessment. Vulnerability assessment and planning to analyze potential impacts of flooding and sea-level rise, including sea-level-rise and storm-surge vulnerability analysis to support risk-based infrastructure planning and decision-making.

Initial Value of Contract: $389,200 Final Value of Contract: $389,200

Length of Contract: 18 months

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Hialeah

Name of Individual completing this form: Jose Sanchez

Signature: _____ Title: Streets Division Director

Telephone: 305.687.2611 Email: josanchez@hialeahfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: The Corradino Group, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Transportation planning and traffic engineering for the Hiatus Road/NE Lake Boulevard Roundabout, including traffic analysis, construction documents, permitting, public engagement, roadway reconstruction, signing/pavement markings, drainage, and landscaping.

Initial Value of Contract: $250,000 Final Value of Contract: $250,000
Length of Contract: 04/2024–12/2025 (approximately 20 months)
Would you enter into a contract with the Company in the future? X Yes ____ No
Were the services provided acceptable and of quality standards: X Yes ____ No
Was the Company responsive to your requests and resourceful with the task? X Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No
If you responded no to any of the above please provide details:

Comments: Excellent customer service

Name of Public Entity/Company: City of Cooper City
Name of Individual completing this form: D. Akin Ozaydin, PE, GC
Signature: D AKIN OZAYDIN Title: Utilities Director / City Engineer
Telephone: 954.434.4300 Ext. 111 Email: aozaydin@coopercity.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: The Corradino Group, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Sunset Drive Beautification – traffic and roadway engineering and preparation of construction documents, including roadway, drainage, lighting, signalization, maintenance of traffic, utility coordination, and environmental permitting.

Initial Value of Contract: $733,000 Final Value of Contract: N/A – Ongoing

Length of Contract: 01/2024–Present

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

The Corradino Group has played a key role in translating the vision for Sunset Drive—shaped through Plusurbia's planning and community engagement efforts with the City and local stakeholders—into construction documents, while coordinating closely with the landscape architects, the City, and relevant agencies.

Name of Public Entity/Company: Plusurbia Design, LLC

Name of Individual completing this form: Manuel de Lemos

Signature: _____ Title: Lead Urban Designer / Project Manager

Telephone: 305-444-4850 Email: manuel@plusurbia.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least *three (3)* references, which shall include all the information requested below. The Village should not be listed as one of the references provided.

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: The Corradino Group, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: General Planning Services

Initial Value of Contract: $260,000 Final Value of Contract: N/A – Ongoing

Length of Contract: 04/2024 – Present

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

The Corradino Group has supported the City's Planning and Zoning Department with special projects, staff augmentation, and the Comprehensive Plan update. The firm also provided departmental leadership, serving in the capacity of Department Director for approximately two years. Throughout these engagements, their profession

Name of Public Entity/Company: City of Doral

Name of Individual completing this form: Frank J. Rios

Signature: Francisco Rios (CM) Digitally signed by Francisco Rios (CM) Date: 2026.09.10 14:25:17 -04'00' Title: Deputy City Manager

Telephone: (305) 593-6690 Email: Francisco.Rios@cityofdoral.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: The Corradino Group, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: General planning and traffic/transportation engineering services, including comprehensive planning, land development regulations, transportation planning, and related on-call municipal services.

Initial Value of Contract: N/A – Work-Order Based Final Value of Contract: N/A – Work-Order Based

Length of Contract: 2005–Present

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

N/A

Comments:

Consultant is very knowledgable and responsive. Firm has great relationships with Miami-Dade County and State of Florida staff

Name of Public Entity/Company: Town of Cutler Bay

Name of Individual completing this form: Rafael G. Casals, ICMA-CM, CFM

Signature: Rafael Casals Title: Town Manager

Telephone: 305.234.4262 Email: RCasals@cutlerbay-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company The Corradino Group, Inc.

Date Addendum Received August 14th, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Joseph M. Corradino, AICP – President and CEO

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
General Civil Engineering	
Roadway Traffic & Transportation Planning and Engineering Services ✓	The Corradino Group, Inc. Keith and Associates Inc. AREHNA Engineering, Inc.
General Urban Planning Services ✓	The Corradino Group, Inc. Valle Valle & Partners
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company The Corradino Group, Inc.

Date Addendum Received August 18th, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Joseph M. Corradino, AICP – President and CEO

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company The Corradino Group, Inc.

Date Addendum Received August 26th, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Joseph M. Corradino, AICP – President and CEO

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company The Corradino Group, Inc.

Date Addendum Received September 9th, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Joseph M. Corradino, AICP – President and CEO

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

Village of Palmetto Bay, Florida
Professional Consulting Services on Continuing Agreement Basis for Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical Engineering, Structural Engineering, Environmental Engineering, Fire Protection and Plumbing
(RFQ NO.: 2026-11-015)

SECTION 3.0: TERMS AND CONDITIONS FOR RECEIPT OF PROPOSALS

3.24 LITIGATION

Proposers shall describe any prior or pending litigation or investigation, either civil or criminal, involving a governmental agency **[SEE BELOW]** *or which may affect the performance of the services to be rendered* **[NONE]** *in which the Proposer, any of its employees, or subcontractors has been involved in within the last three (3) years.*

Any questions on prior or pending litigation or investigation, either civil or criminal, involving a governmental agency within the last three (3) years or other legal matters should be referred to Corradino's in-house General Counsel, Burt J. Deutsch, Esq. (800.880.8241; 502.587.7221; bdeutsch@corradino.com).

PENDING LITIGATION:

- Gulf Coast Utility Contractors, LLC, Plaintiff, v. The City of Panama City Beach, FL v. The Corradino Group, Inc., et al. (two in all), Defendants; Case #25000940CA; in the 14th Judicial Circuit Court, Bay Co., FL; First Amended Third-party Complaint against Corradino filed 10/27/25; Count I: Professional Negligence, Count II: Contractual Indemnity, and Count III: Breach of Contract in authorizing mobilization of contractor without appropriate permitting, preparation, or first consulting the City for approval. Project: Program management support services, Alf Coleman Rd. and Front Beach Rd. Development Projects, Panama City Beach, FL. Corradino challenged the third-party claim against Corradino by the City. Corradino filed a $2,500 Proposal for Final Settlement (PFS) with the City, which the City has let expire. A Motion for Summary Judgment for Sovereign Immunity was filed by the City of Panama City Beach. Corradino has been advised that GCUC intends to file a motion to amend its Complaint against the City and bring its claim under a "delay damage" theory, which would potentially avoid the City's "sovereign immunity" defense as the contract between GCUC and the City has provisions authorizing claims for delay damages. The proposed amendment to assert the delay damage claim could adversely affect the City's third-party complaint against Corradino. Plaintiff presented a confidential settlement demand on 7/24/26 to the City; currently awaiting response from The City of Panama City Beach.

- Christopher Hargis and Rachel Meadows, Plaintiffs, v. Corradino, LLC, et al. (nine in all), Defendants; Cause #41D02-2312-CT-000250; in the Johnson Superior Court 1, Johnson Co., IN; Second Amended Complaint filed 06/04/25, copy delivered to Corradino's Indianapolis office

08/23/25; Fourth Cause of Action against Corradino LLC for negligence in maintenance and management of the roadway while the roadway was under construction, resulting in injury accident on 09/04/23. Project: CEI Svcs., I-69 near SR 144, Johnson Co., IN. Corradino is challenging the claim.

PREVIOUS LITIGATION:

- Janine Mamazza-Holmes and Ryan Holmes, Plaintiffs, v. The Corradino Group, Inc., et al. (20 in all), Defendants; Case #2023-CA-000094; in the 19th Judicial Circuit, Martin Co., FL; Third Amended Complaint and Demand for Jury Trial, e-filed 09/12/24, copy delivered to Corradino's Miami office 09/19/24; Count XXIII against Corradino for general negligence in failing to design and implement resurfacing and roadside improvement plans and to inspect the roadways resulting in injury accident on 06/08/20; Count XXIV against Corradino for loss of consortium. Project: CEI Services, State Road 91 (Florida Turnpike) between mileposts 117 and 138, Martin County, FL. Corradino's ONLY role on this project was to provide CEI Services as a subconsultant to another defendant, Creative Engineering Group, Inc. Corradino challenged the claim; Voluntary Dismissal with Prejudice as to Corradino, 08/08/25.

- Diane M. Lybarger, as Personal Representative for the Estate of the decedent, Marissa Lybarger, Plaintiff, v. The Corradino Group, Inc., et al. (27 in all), Defendants; Case #2019-CA-010699-0; in the Ninth Judicial Circuit, Orange County, FL; Second Amended Complaint deemed filed on 04/21/20; copy left at Corradino's office 05/18/20; Counts XLV and XLVI against Corradino for negligence in maintaining highway in a safe condition resulting in the death of Marissa Lybarger. Project: CEI services, "I-4 Ultimate" reconstruction and widening, Orlando, FL. Corradino challenged the claim, filing an Answer and Affirmative Defenses on 06/12/20 and a Motion for Summary Judgment on 09/15/21; Motion for Summary Judgment granted as to Corradino, 05/02/24.

There is no other prior or pending litigation or investigation, either civil or criminal, involving a governmental agency within the last three (3) years.

CORRADINO

4055 NW 97TH AVENUE, SUITE 200 • DORAL, FL 33178
305.594.0735 • CORRADINO.COM



VILLAGE OF PALMETTO BAY, FL

Professional Consulting Services
on Continuing Agreement Basis
Landscape and Architectural Design
RFQ NO# 2026-11-015

09/18/2026

CURTIS+ROGERS
DESIGN STUDIO

TAB 1

LETTER OF INTENT

LETTER OF INTENT

CURTIS
+
ROGERS
DESIGN
STUDIO
INC.

Landscape
Architecture

September 18, 2026

Village of Palmetto Bay
c/o Village Clerk's Office
Attn: Alessia Bencomo, Procurement Specialist
9705 E. Hibiscus Street
Palmetto Bay, Florida 33157

Re: RFQ No. 2026-11-015 - Professional Consulting Services:
Landscape Architecture

Dear Ms. Bencomo and Members of the Evaluation Team:

Curtis + Rogers Design Studio, Inc. (C+R), a Landscape Architecture firm registered in the State of Florida and certified with FDOT and Miami-Dade County, is pleased to submit this Letter of Intent to provide LANDSCAPE ARCHITECTURAL services for the above-referenced request for qualifications. We look forward to serving and collaborating with the Village of Palmetto Bay as a long-term municipal partner in the planning, design, development, preservation, and maintenance of Village parks, streetscapes, paths, urban interfaces, open spaces, and recreational facilities creating an attractive, resilient, and sustainable Village. We also look forward to enhancing the Village's districts and environment with feasibility and environmental analysis, tree risk and hazard assessment, Geographic Information System inventory & analysis with a goal to identify opportunities, risks, and threats to develop and plan for a prosperous and enduring Village.

Qualifications and Relevant Experience

7520
S. RED
ROAD
SUITE M
SOUTH
MIAMI
FLORIDA
33143
TELEPHONE
305-442-1774
FACSIMILE
305-445-9488
LLC. LC 000241
www.curtisrogers.com

Since Curtis + Rogers' inception, more than 34 years ago, the firm has dedicated its practice to working with municipalities on public projects. C+R has 5 registered landscape architects on staff, 2 certified LIAF landscape inspectors, 3 ISA certified arborists, 1 LEED accredited professional, 1 Envision Sustainability Professional, 2 SITES accredited professionals, and 3 WEDG Associates. Having worked with numerous municipalities and successfully implemented a variety of projects throughout South Florida is a testament to the quality of work effort that exemplifies the firm. In the 34 years of Curtis + Rogers existence, the firm has not been subject to any claims or lawsuits.

Curtis + Rogers has collaborated with the Florida Dept. of Transportation (FDOT), City of Miami, City of Coral Gables, City of South Miami, City of Miami Beach, Town of Cutler Bay, North Bay Village, Miami-Dade County Parks, Recreation and Open Spaces (PROS), Miami-Dade Water & Sewer Dept., Miami-Dade Dept. of Transportation and Public Works (DTPW), Miami-Dade County Schools, and numerous other local entities in miscellaneous projects (planning, design & post design) and studies. Curtis + Rogers has experience in the complete development of projects from conceptual designs, through implementation and close-out. Some of our projects include the following: Parks for the City of Miami which included large-scale park master planning such as in **Margaret Pace Park,** or **Lockhart Park** with the City of Fort Lauderdale; Streetscapes such as the redevelopment of **Flagler**

LETTER OF INTENT

Street in Downtown Miami into a thriving pedestrian-friendly festival street, naturalizing **Palmetto Expressway Interchanges** that created biodiverse plant communities and littoral shelfs within FDOT limited access right-of-way and **Overseas Highway** in the Village of Islamorada another FDOT project that started from a PD&E study that transformed into full landscape design and highway enhancements; or City of Miami's **Southwest Streetscapes Street Tree Masterplan,** a thorough assessment and planning which was formally adopted by the City Commission; The **South Dade Transit Operations Center** for DTPW, a first of its kind facility in Miami-Dade County; and the **Miami Beach Promenade** a feasibility study and comprehensive master plan with extensive public engagement re-envisioning a historic promenade on the beach. Curtis + Rogers has also worked on the award winning ***USACE Engineers Back Bay Study*** a collaboration with the City of Miami DDA and the United States Army Corps of Engineers. We have provided continuing contract services to Miami-Dade Parks, City of Miami, City of South Miami, Florida Department of Transportation and Miami Dade Expressway Authority among others. Our history and relationship with our recurring clients is a testament to our integrity and service.

Curtis + Rogers is known for developing innovative, environmentally sound projects. This commitment to client service and excellence in design led to our firm being honored as **Firm of the Year** in 2025 by the Florida Chapter of the American Society of Landscape Architects.

We look forward to discussing further our credentials, experience and methodology in servicing the Village of Palmetto Bay.

Please feel free to contact me at (305) 442-1774 or via email at ralph@curtisrogers.com.

Sincerely,



Ralph J. Ferrer, RLA, ASLA, ENV SP
Principal

TAB 2

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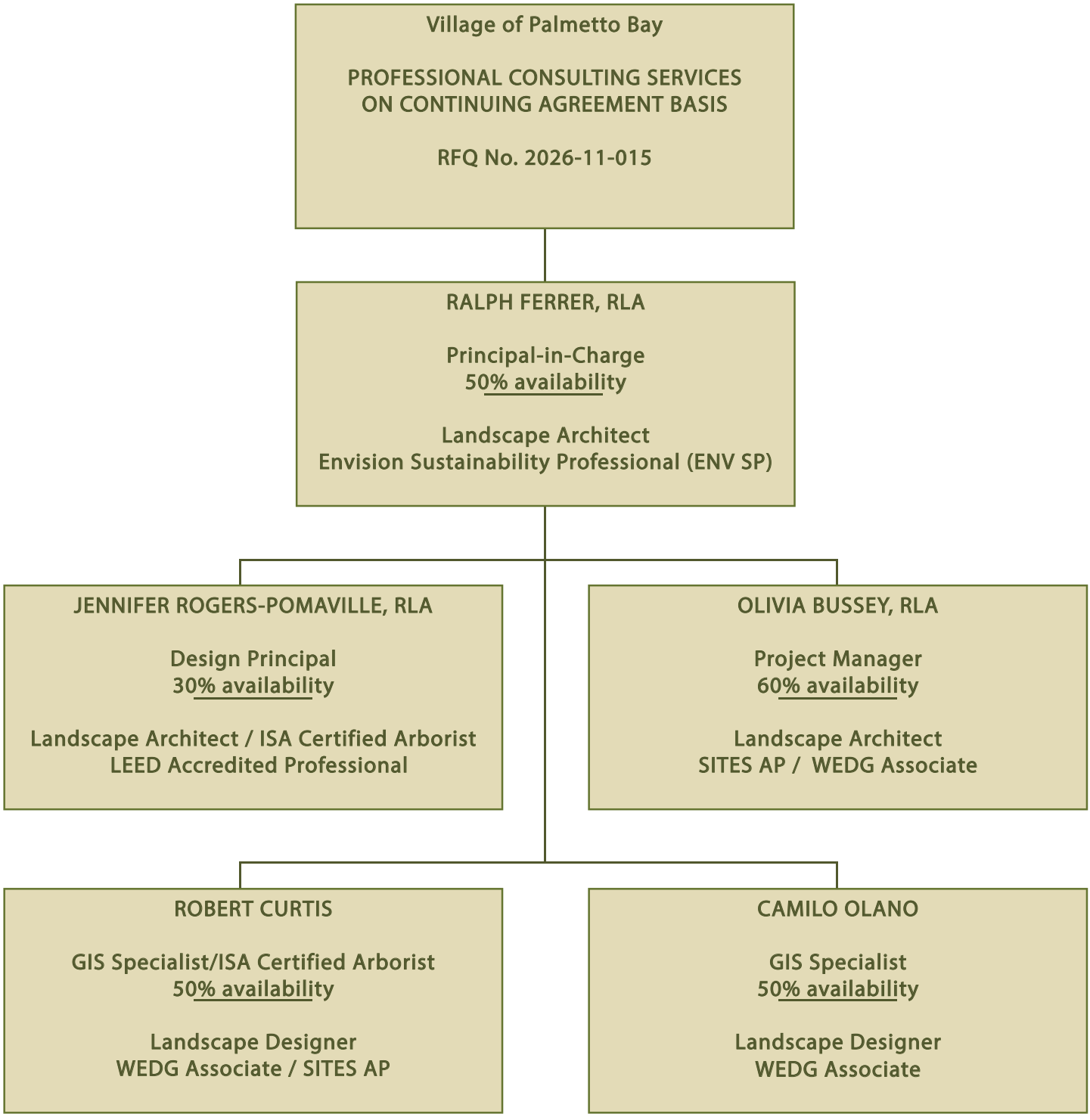
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TAB 3

ORGANIZATIONAL CHART

ORGANIZATIONAL CHART



TAB 4

FIRM PROFILE

Curtis + Rogers Design Studio, Inc
Firm Profile

Curtis + Rogers Design Studio was established in 1991 to provide exceptional landscape architecture and planning services. Founded by Aida M. Curtis and Richard Rogers and joined by partners Jennie Rogers in 2016 and Rafael Ferrer in 2020, the firm represents over 150 years of collective professional experience. Curtis + Rogers Design Studio was formed with the purpose of providing quality Landscape Architecture / Planning Services. Commitment to producing quality projects and providing client satisfaction forms the foundation of our fine reputation.

We design environments using a process that emphasizes creativity and innovation within the context of rational and resilient problem-solving. Cultural, economic, environmental, social forces, sustainability and current climate change dynamics are strong determinants of design.

Design Collaboration

Our practice is founded on a collaborative approach which stresses interaction between clients, fellow design professionals and Curtis + Rogers.

Design Expression

Our inspiration for design expression grows from an appreciation for context, and an understanding of climate change stressors and vulnerability. Context includes the understanding of the influences of a physical setting, the history and culture of an area, and from particular opportunities and constraints that grow from the program. Our expression is a direct result of trying to maximize the social benefits and at the same time minimizing the imposition of the man-made environment on the natural setting. We care deeply about building quality projects that last and serve those who entrust us to provide these services.



Alice Wainwright Park Baywalk
Miami, Florida



Margaret Pace Park
Miami, Florida

Team

Our in-house team includes 7 trained landscape architects, 4 of them registered, 2 of them LEED accredited professionals, 3 of them certified arborists, and 2 of them Certified Landscape Inspectors and 6 of them WEDG certified (Watrefront Edge Design Guidelines). Our philosophy is centered in problem-solving our clients concerns. We believe in a proactive approach to client services.

Experience

Our practice has allowed us to serve a variety of clients in South Florida. We have provided continuing consulting services for the City of Coral Gables, City of Miami, City of South Miami, Miami Dade County and various private clients throught the tri-county area. .

Built Projects

Curtis + Rogers has and is continuing to influence the Florida landscape and its adaptation to the changing enviroment through such projects as: Jose Marti Adaptive Redesign, Morningside Park Watrefront Improvements, Alice Wainwright Park Baywalk and Upland Improvements, Dinner Key Breakwater and Spoil Islands Resiliency Improvements, Miami Marine Stadium, Hollywood Tidal Flood Mitigation Project, Holland Park Tidal Flooding Mitigation Improvements, and Flagler Streetscape in downtown Miami. Projects throughout the State include: numerous Florida Transportation Projects, Fort Pierce Federal Courthouse, the Broward Courthouse, Broward Children's Museum and Reading Center, the FBI Federal Office Building in Miramar, and several projects for Broward College. We have been honored to be selected as Landscape Architects of the Year, by the Miami Chapter of the American Institute of Architects, a testament to our work product and collaborative effort.

TAB 5

RESUMES



Ralph J. Ferrer, RLA, ASLA, ENV SP
Principal-in-Charge

Mr. Ferrer has over 20 years of multi-disciplinary experience working on various types of projects. Those projects have included private and public-sector projects that have achieved successful completion and client satisfaction at all levels. He possesses a knowledge and understanding of the analysis, planning, and design for a broad range of scales that include site, community, urban, and regional. Along with that knowledge he has a thoughtful design process and awareness that considers precedents, history, context/environment, climatic and temporal factors, character, culture, and client needs. Paired with those qualities, Mr. Ferrer's strong leadership skills, attention to detail, and amiable personality have allowed him to establish positive and enduring relationships with his clients, project managers, and other sub-consultants. With a diverse background and education, Mr. Ferrer has a thorough grasp on communicating and conveying holistic design solutions that prioritize environmental, social, and economic improvements.

Registration

(RLA) Registered
Landscape Architect in the State of Florida
LA 6667366

Certifications

Envision Sustainability Professional (ENV SP) - Institute for Sustainable Infrastructure

(LIAF) Landscape Inspectors Association of Florida, L.A.A. - Certification # 2016-0163

Affiliations

Member - (ASLA) American Society of Landscape Architects

Member - Florida Native Plant Society

Education

Florida International University, Master of Landscape Architecture

Miami-Dade College Associates in Arts-Architecture

Employment

2015 - Present
Curtis + Rogers Design Studio, Inc.

2000-2015
JRA, Inc.
engineers-planners
Miami, Florida

2013-2014 (Consulting)
MAKwork
Landscape Architecture

Streetscapes + Transportation Experience

Broward County MAP Low Stress Multimodal Mobility Master Plan; Broward, Florida
Coconut Grove Business Improvement District Streetscape; Coconut Grove, Florida
FDOT - Golden Glades Interchange (GGI), Miami-Dade County, Florida
FDOT - I-95, Phase 3B-1- from SW 10th Street to Glades Road
FDOT - I-95, Phase 3B-2- from Glades Road to Linton Boulevard
FDOT - Sawgrass Expressway Widening, Broward County, Florida
FDOT-SR 826-NW 31 Street to NW 74 Street - Naturalized Roadways; Miami-Dade, Florida
Golden Glades Multimodal Transit Facility; Miami-Dade, Florida
MDX - SR 874-10; Miami, Florida
Miami Beach Promenade; Miami Beach, Florida
Miami Dade Transit at Aventura Mall; Aventura, Florida
NE 79 St/John F Kennedy Cswy - North Bay Village/FDOT Beautification; North Bay Village, Florida
Overseas Highway/SR 5 Jerome Avenue to Smuggler's Cove; Islamorada, Florida
Ponce De Leon Blvd Improvements - Menores Ave to Antiquera Ave; Coral Gables, Florida
South Corridor (South Dade Transitway) Bus Rapid Transit Stations; Miami-Dade, Florida
SW 84th Street Median; South Miami, Florida
SW 136th Street Improvements - US 1 to Old Cutler Rd; Miami-Dade, Florida
West Hillsboro Blvd Improvements - W/O NW 79 Dr to SR 7/US 441; Broward, Florida

Infrastructure Experience

Florida Power & Light - MAV Transmission Mitigation & Restoration; Miami Beach, Florida
Florida Power & Light - Ft Lauderdale Riverwalk Mitigation & Restoration; Ft Lauderdale, Florida
Florida Power & Light Solar Center Pollinator Habitat; Miami-Dade, Florida
Miami Dade Water & Sewer Dept. - Alexander Orr Water Treatment Plant; Miami Dade, Florida
Miami Dade Water & Sewer Dept. - Pump Station 0616; Miami Dade, Florida
Moody Drive,West Little River, & West Perrine - Trash & Recycling Centers; Miami Dade, Florida
South Dade Transit Operations Center; Miami-Dade, Florida
South Miami Pump Station; South Miami, Florida

Civic Experience

City of Pembroke Pines Civic Center and City Hall; Pembroke Pines, Florida
Miami-Dade Police Academy; Miami, Florida
Monroe County Courthouse & Detention Facility; Plantation Key, Florida

Educational Experience

Broward College South Campus Retention Ponds; Broward County, Florida
Plantation Key School; Tavernier, Florida

Residential/Commercial Experience

Evergreen Domes; Ft. Lauderdale, Florida
Miramar Megacenter; Miramar, Florida
Redwood Housing - Civic Towers Affordable Housing; Miami, Florida
Royal Caribbean Cruises Innovation Lab; Port of Miami, Florida
Senator Villas; Miami, Florida



Jennie Rogers, RLA
Design Principal

Ms. Rogers has been with C+R since 2005, and became a partner in 2016. She earned her Master's Degree in Landscape Architecture following a notable career as a nationally certified fine arts teacher of 16 years, and has been managing projects at C + R for over 10 years. Ms. Rogers has worked on many projects types such as parks/recreation, transportation, civic, educational, commercial, and residential. Ms. Rogers has also been an adjunct professor at the FIU College of Architecture. Since joining the C + R family, Ms. Rogers has served in all areas of work from design to construction administration for multiple high-profile projects. She contributes her expertise in habitat and urban design as a Registered Landscape Architect, an ISA Certified Arborist, and extensive experience with LEED design.

Registration
Registered Landscape Architect in the State of Florida
LA 6667093

Certifications
ISA Certified Arborist
#FL-6795A

ISA TRAQ Certified

LEED Accredited Professional

Affiliations
Member -The American Society of Landscape Architects

International Society of Arboriculture
Certified Arborist

International Society of Arboriculture
Tree Risk Assessment

Awards
FLASLA Certificate of Honor

Nationally Certified Art Teacher; Florida

Education
Florida International University
Master of Landscape Architecture
Master of Art Education

Skidmore College
Bachelor of Science in Studio Art

Employment
2005 – Present
Curtis + Rogers Design Studio, Inc.

Streetscapes + Transportation
Coconut Grove Streetscapes; Miami, Florida
Coral Gables Tree Succession Project; Coral Gables, Florida
Design District Streetscape; Miami, Florida
Flagler Streetscape; Miami, Florida
Martin Luther King Jr Boulevard Street Enhancement; Miami, Florida
NE 39th Street Improvements; Miami, Florida
Miami Beach Promenade; Miami Beach, Florida
NW 12 Street Linear Park; Miami, Florida
NW 3rd Avenue Street Improvement; Miami, Florida
Ponce de Leon Streetscape, Coral Gables, Florida
Shenandoah Mini Park Street Improvements, Miami, Florida
South Miami Placemaking & Urban Design Services; South Miami, Florida
Southwest Streetscape & Street Tree Master Plan; Miami, Florida
S.W. 84th Street Median; South Miami, Florida
Swannanoa Mini Park Street Improvements, Miami, Florida

Park Experience
Bayfront Park Capital Improvement Plan; Miami, Florida
Camp Matecumbe Park; Miami-Dade, Florida
Gibson Park; Miami, Florida
MDPROS Nature-Based Playgrounds Design Criteria; Miami-Dade, Florida
MDPROS Ruben Dario Park Nature- Based Playground; Miami, Florida
MDPROS Deerwood Bonita Lakes Park - Nature Based Playground; Miami, Florida
MDPROS Kendale Park - Nature Based Playground; Miami, Florida
MDPROS Bird Lakes Park - Nature-Based Playground; Miami, Florida
MDPROS JL and Enid W. Demps Park - Nature Based Playground; Miami, Florida
MDPROS Rocky Creek Park - Nature Based Playground; Miami, Florida
Murray Park Aquatic Center; South miami, Florida
Holiday Park Playground & Splash Pad, Ft. Lauderdale, Florida
West End Park, Miami, Florida

Civic Experience
Benjamin P. Grogan and Jerry L. Dove Federal Building; Miramar, Florida
Broward County Courthouse; Fort Lauderdale, Florida
Broward Health Coral Springs Expansion; Coral Springs, Florida
City of Homestead Police Facility; Homestead, Florida
Doral Police Substation; Doral, Florida
Ft. Lauderdale/Hollywood International Airport Terminal 1; Ft. Lauderdale, Florida
Hialeah Gardens Brach Library; Hialeah, Florida
Jackson Hospital North - Master Plan & Various Improvements
Jackson Memorial Hospital South Expansion; Miami, Florida
Key Biscayne Library, Key Biscayne, Florida
Little Haiti Cultural Center; Miami, Florida
Miami Dade Mental Health Diversion Facility; Miami, Florida
Pinecrest Community Center Expansion; Pinecrest, Florida
Pompano Beach Library, Pompano Beach, Florida
South Florida Water Management Homestead Field Station, Homestead, Florida



Olivia C. Bussey, RLA
Project Manager / Landscape Architect

Ms. Bussey is a highly organized and detail oriented Landscape Architect. Her work has earned her a national Award of Honor from the Florida Chapter of ASLA as well as awards of distinction from her university for both her academic and design work. Born and raised in South Florida, she brings her passion for the surrounding community and environment to every project.
Since joining the Curtis + Rogers Design Studio team in 2019, she has contributed to the designs for park, commercial, educational and streetscape projects. Ms. Bussey has worked in multiple areas of landscape design ranging from conceptual design to construction documentation. She is proficient in AutoCAD, Adobe Photoshop, Illustrator, InDesign, and ArcGIS blending her design knowledge and technical skill towards the production of analytical and illustrative graphics.

Registration
Registered Landscape Architect in the State of Florida
LA 6667691

Certifications
(LIAF) Landscape Inspectors Association of Florida, L.A.A. - Certification # 2024-0308

Sites AP
#00006067

Affiliations
Member - The American Society of Landscape Architects

Member- National Association of Minority Landscape Architects

Member- Black Landscape Architects Network

WEDG Associate-Waterfront Alliance
2021-2025

Climate Speaker- Cleo Institute

Awards
Landscape Architectural Foundation - Innovation and Leadership Fellow
2021-2022

2019 Florida Chapter ASLA Award of Honor

2019 Faculty Award for Master's Project

Landscape Architecture Foundation
2019 Olmsted Scholar

Education
Florida International University
Master of Landscape Architecture

Employment
2019 – Present
Curtis + Rogers Design Studio, Inc.

Park Experience
1320 Mini Park; Miami, Florida
Culmer Gardens; Miami, Florida
Holiday Park; Fort Lauderdale, Florida
Jose Marti Park Adaptive Redesign; City of Miami, Florida
Legion Park; Miami, Florida
Lockhart Park; Fort Lauderdale, Florida
MDPROS Nature-Based Playgrounds Design Criteria; Miami-Dade, Florida
MDPROS Ruben Dario Park - Nature Based Playground; Miami, Florida
MDPROS Deerwood Bonita Lakes Park - Nature Based Playground; Miami, Florida
MDPROS Kendale Park - Nature Based Playground; Miami, Florida
MDPROS Bird Lakes Park - Nature-Based Playground; Miami, Florida
MDPROS JL and Enid W. Demps Park - Nature Based Playground; Miami, Florida
MDPROS Rocky Creek Park - Nature Based Playground; Miami, Florida
MDPROS Arvida Park - Nature Based Playground; Miami, Florida

Transportation Experience
Cutler Bay Roundabout; Cutler Bay, Florida
FDOT - SR826-3B2; Miami, Florida
Flagler Streetscape; Miami, Florida
FPL MAV Transmission; Miami Beach, Florida
Southwest Streetscape and Street Tree Master Plan; City of Miami, Florida
Port of Miami Terminal F, Miami, Florida
SW. 84th Street Median; South Miami, Florida
Hollywood Swales: Hollywood Stormwater Masterplan; Hollywood, Florida
Low Stress Multimodal Mobility Transportation System Master Plan; Broward County, FL

Civic Experience
Broward County Cultural Center; Davie, Florida
Broward County Government Complex; Fort Lauderdale, Florida
Fort Lauderdale Airport - Terminal 5; Fort Lauderdale, Florida
Miami International Airport - Parking garage 6; Miami, Florida

Infrastructure Experience
MDWASD Pump Station; Miami, Florida

Residential + Commercial Experience
FPL Stewardship Plan; Miami, Florida
Sanchez Residence, Key Largo, Florida
Evergreen Domes; Broward County, Florida



Robert Curtis
Arborist / Landscape Designer

With a background in environmental studies and history, Roberts expertise is applied through assessing landscape design issues and solutions through a historic lens; specifically looking at the temporal evolution of urban landscapes, the relationship between socioeconomic conditions and sustainable design practices, and ultimately understanding the ways in which communities interact and connect with their surroundings, both natural and built.

Robert develops the foundational research that goes into desgining a resilient landscape. From gathering and synthesizing historic information on a site, to mapping data on current contextual conditions, his work provides the basis for developing a landscape design that seamlessly weaves into the surrounding environment while also providing services that enhance the resiliency of urban spaces.

As a skilled writer, Robert also assists in the development of narratives that translate the technical language frequently used in the field of urban design into a more palatable format; useful when conveying complex ideas to broad audiences. Through this, he seeks to bridge divide between the designers and users of urban landscapes.

As a lead in community engagement for Curtis + Rogers Design Studio, Robert Curtis brings a hands-on and empathetic approach to connecting people with place. He guides the public outreach process for major park and resilience projects—organizing bilingual workshops, surveys, and on-the-ground observations that reveal how spaces are truly used and valued. Through this work, Robert translates community input into actionable design strategies that balance everyday needs with long-term ecological resilience, ensuring that each project reflects the voices and character of the people it

Civic Experience
City of Miami Arborist Services; Miami, Florida
Fort Lauderdale Riverwalk Arborist Services; City of Fort Lauderdale, Florida
Hobie Beach / Virginia Key Restoration; Miami, Florida
South Miami Arborist Services; City of South Miami, Florida
WASD South Miami Pump Station; South Miami, Florida

Parks Experience
Alice Wainwright Park; City of Miami, Florida
Jose Marti Park Adaptive Redesign; City of Miami, Florida
Merrie Christmas Park; City of Miami, Florida
Morningside Park; City of Miami, Florida

Streetscape + Transportation Experience
Low Stress Multimodal Mobility Transportation System Master Plan; Broward County, Florida
Miami Beach Promenade; Miami Beach, Florida
Southwest Streetscape and Street Tree Master Plan; City of Miami, Florida

Sustainability and Resiliency
Boynton Beach Climate Adaptation Plan, Boynton Beach, Florida
Dinner Key Breakwater and Resilience Improvements; City of Miami, Florida

Education Experience K-12
Dr. Frederica S. Wilson/Skyway Elementary School

Certifications

Certified Arborist
International Society of Arboriculture
#FL-9891A

ISA TRAQ Certified

Certified Landscape Inspector
Landscape Inspectors Assocation of Florida
#2025-318

WEDG Associate
Waterfront Alliance

Sites AP
#00003632

Climate Speaker
CLEO Institute

Affiliations

Member
The American Society of Landscape Architects

Board Member
Landscape inspectors Association of Florida

Education

Bachelor of Arts
Environmental Studies
Oberlin College

Bachelor of Arts
History
Oberlin College

School for Field Studies
Sustainable Development Program
Atenas, Costa Rica

Employment

Curtis + Rogers Design
June 2019 -Present



Camilo Olano
Landscape Designer

Camilo brings a dynamic, multidisciplinary foundation in architecture, construction project management, and engineering, offering a comprehensive and strategic approach to landscape architecture. His diverse experience spans urban design, project management, and landscape architecture across the United States and Colombia, with deep expertise rooted in the South Florida context.

At Curtis + Rogers, Camilo contributes to a broad portfolio of work ranging from waterfront parks and streetscapes to large-scale master plans and infrastructure projects. He is actively engaged throughout the full project lifecycle—leading efforts in conceptual design, stakeholder coordination, and visualization, while also supporting permitting, construction documentation, and interdisciplinary collaboration with architects, engineers, and public agencies.

Driven by a strong commitment to sustainable land development and resilient design, Camilo integrates innovative technologies and forward-thinking strategies into his work. He is dedicated to creating high-performing landscapes that thoughtfully balance human experience with the protection, restoration, and enhancement of natural systems.

Camilo utilizes Geographic Information System (GIS) tools to manage, analyze, and visualize geospatial data, perform spatial analyses, and produce maps that support planning and

Certifications
BIM Coordinator Advanced Technologies. Autodesk

BIM Revit, Architecture. Autodesk

WEDG Associate. Waterfront Alliance

Education
Florida International University, Master in Landscape Architecture, 2024

Universidad de los Andes, Master in Civil Engineering, 2019

Universidad de los Andes, Bachelor of Architecture, 2016

Employment
2023-Present
Curtis + Rogers Design Studio

2020-2022
Inversoria SAS, Bogota, Colombia

2018-2020
Secretaria Distrital de Seguridad Convivencia y Justicia, Bogota, Colombia

Awards
Awarded a Latin America and Caribbean (LAC) Graduate Fellowship for the 2023 - 2024 academic year at FIU.

Kimley-Horn x FIU Design Collab winning team. Spring 2023

Streetscapes + Transportation
City of Miami - City Wide Streetscape; Miami, Florida
City of South Miami; South Miami, Florida
Miami Beach Promenade; Miami Beach, Florida
North Bay Village Streetscape Improvements; North Bay Village, Florida

Civic Experience
Broward County Courthouse; Fort Lauderdale, Florida

Park Experience
Florida Power and Light - Underline; Miami, Florida
John Pennekamp Coral Reef State Park, Monroe, Florida
Legion Park; Miami, Florida
Margaret Pace Park; Mimi, Florida
MDPROS Claire Rosichan Park; Miami-Dade, Florida

Sustainability and Resiliency
City of Miami - City Wide Streetscape; Miami, Florida
City of South Miami; South Miami, Florida
Haulover Park Western Shoreline; Haulover Beach, Florida
Margaret Pace Park; Miami, Florida
Miami Beach Living Shorelines; Miami Beach , Florida

Educational Experience Colleges/Universities
Florida International University - Chapel Lake Litoral ; Miami, Florida

Infrastructure Experience
Miami-Dade Water & Sewer Dept. - Alexander Orr Water Treatment Plant; Miami, Florida

TAB 6

PROJECT(S) TABLE

Current Projects

Project Information	Contract Length	Services Provided	Contract Type	Accomplishments
Margaret Pace Park 1745 N. Bayshore Drive Miami, Fl 33132 **Reference:** City of Miami Jorge Zurita **Office:** 305 416 1022 **E-mail**: jzurita@miamigov.com	2025- TBD	**Landscape Architecture:** Master Planning Waterfront Park Design Coastal Resilience Shoreline Stabilization Nature Based Solutions Public Engagement	Project Based Fee	**The project accomplishment:** Tidal Flooding , Shoreline Erosion, Baywalk Improvements, Native Planting, Expand Shade, Shoreline Enhancement
Miami Beach Promenade Pedestrian Pathway– 24 to 29 St. **Reference:** City of Miami Beach Predrag Kosovac **Office:** 305 673 7071 **E-mail:** predragkosovac@miamibeachfl.gov	2025 - TBD	**Landscape Architecture:** Feasibility Study, Master Planning, Resilient Design	Project Based Fee	**The project accomplishment:** Circulation, connectivity, provide shade for pedestrians, drainage, lighting, CCTV, signage& wayfinding
Joe & Enid Demps Park 11350 SW 216 Street, Miami, Fl 33170 **Reference:** Miami Dade County Hongbum Yun **Office:** 305 755 7922 **Email:** hongbum.yum@miamidade.gov	2020 - 2027	**Landscape Architecture:** Landscape, Hardscape and Irrigation	Project Based Fee	**The project accomplishment:** Slash pine Habitats, Butterfly Gardens, Organic Play Forms, encourage children to connect with nature
SOMI Placemaking Sunset Streetscape Sunset Drive – SW 57 Ave. to SW 62Ave., SW 58 ct., SW 58 Ave., SW57ct. **Reference:** City of South Miami Genaro Iglesias **Office:** 305 668 2510 **E-mail: Chip.Iglesias@SoMiFL.gov**	2024 – 2027 (est.)	**Landscape Architecture:** Tree Survey, Illustrative Concept plans, Public engagement, Construction Documents for Hardscape, Planting & Irrigation.	Project Based Fee	**The project accomplishment:** Developed alternatives and came to a consensus through public meetings and charrettes with public and City Commission on design plan for redevelopment. Currently working on Construction Documents for the streets that includes participation in an FDOT LAP grant.

Recently Completed Projects

Project Information	Contract Length	Services Provided	Contract Type	Accomplishments
Flagler Streetscape Five Block corridor – Biscayne to West 1st Avenue **Reference:** City of Miami Hector Badia **Office:** 305 416 1236 **E-mail:** HBadia@miamigov.com	2010 -2025	**Landscape Architecture:** Landscape Resilience Design, Design Documents, Construction Documents, Construction Administration	Project Base Fee	**The project accomplishment:** Tree growth, Stormwater Management, Pedestrian Friendly, Festival Street, Economic Catalyst
Southwest Streetscape & Street Tree Master Plan 6.7 sq mi in the Southwest portion of the city **Reference:** City of Miami David Snow **Office:** 305 416 1474 **E-mail:** dsnow@miamigov.com	2018 - 2021	**Landscape Architecture:** Master Planning, Public Engagement, Resilient Design, Stormwater Management	Project Base Fee	**The project accomplishment:** Enhance Urban Tree Forest Typology Approach Heat & Canopy Coverage
Bird Lakes Park Playground 14365 SW 48 Lane, Miami, Fl 33175 **Reference:** Miami Dade County Hongbum Yun **Office:** 305 755 7922 **E-mail:** hongbum.yun@miamidade.gov	2020 - 2025	**Landscape Architecture:** Landscape, Hardscape, Irrigation	Project Base Fee	**The project accomplishment:** Nature inspired enhancements, Playground, Birdhouse, Insect motel, outdoor exploration, environmental learning
North Bay Village Streetscape Improvements **Reference: North Bay Village** Marlon Lobban **Office: 305 756 7171** **E-mail: mlobban@nbvillage.com**	Jan 2022 – May 2022	**Landscape Architecture:** Sea Level Rise Adaptation, Storm Surge Protection, Resilient landscape Design	Project Base Fee	**The project accomplishment:** Curb management, Litter filtration, Velocity reduction, aeration, biological digestion, natural infiltration, Overflow management

TAB 7

PROJECT NARRATIVE AND BUDGET

Narrative to Providing the Scope of Services and Adherence to Time and Budgetary Schedules

Curtis + Rogers utilizes a team approach to achieve optimum solutions. This team approach brings together the client, consultants, users, and others, according to the needs of the projects, in intense work sessions to focus on identifying the individual problems and requirements that are unique to the project. This process is designed to illicit communication of important data known only by each team member regarding goals, facts and needs of the project. This information is then focused into a concentrated problem solving session to better meet the needs of the project. Once the project goals are defined, alternatives are explored and solutions developed in order to make recommendations for the feasibility of the proposed project.

Management

Curtis + Rogers' management approach includes the direct involvement of Principals of the firm throughout all aspects of the project, from goal formulation to final project turnout.

Project Scheduling

Curtis + Rogers Design Studio believes that a systematic communication process is essential to maintaining the project schedule. At each initial project kick-off meeting, the project scope, schedule and personnel roles are established. Following this meeting, a series of coordination meetings or conference calls with the client are established to review the work in progress, and to ensure that the project is proceeding according to the scope, desires of the client group and in accordance to the established schedule.

In addition, the Curtis + Rogers managing principal and project manager will organize the work into a series of critical tasks. These tasks are evaluated as to the level of effort required, the available data and the anticipated scheduling impacts. This work effort is distributed to all team members, and tracked periodically- with completion dates, anticipated delays or additional tasks needed. The project manager will continually update the task list and track the scope and schedule modifications. The managing principal is in constant contact with all team members to ensure that they have all the data needed to complete their scope and time-frame.

Budget Control

In general, our projects are brought in on budget. We prepare cost estimates from schematic design and throughout the process we continuously update them and back check them to reflect current market conditions and trends. At the end of each design stage- we review project budget vs. program to make sure our original assumptions and program have not been altered to affect the final outcome. During the construction documentation process, the C+R team will submit updated cost estimates with all progress submittals, as well as a final bid tabulation set. We continuously hold a percentage of the budget as a contingency during all estimates which begins at 20% during schematic design and is progressively reduced as elements and construction documents are developed. In addition, we generally recommend a series of additive alternates, so that if the bids come in more favorably, more elements can be added to the project. We maintain a database of projects recently bid so we can continuously compare and update our cost assumptions. Lastly, our quality control process focuses on eliminating omissions and confusion within the construction documentation process, thereby minimizing addendums and change orders during bidding and construction.

Our approach has allowed for the success of on time and in budget projects such as the South Dade Transit Operations Center (SDTOC) which was completed and permitted on a critical fast-track, the Miami Beach Promenade which is ongoing but has exceeded project schedule, and the North Bay Village landscape beautification of 79 St Cswy which met the schedule requirements of an FDOT beautification grant awarded to Village.

TAB 8

PROJECT DESCRIPTIONS

GREEN INFRASTRUCTURE PROJECTS

Nature as an Infrastructure System at Different Scales

City Scale

NATURALIZED HIGHWAYS
- Provides Wildlife Habitats and Corridors
- Improvement of Air and Water Quality
- Resilient and Adaptive Landscapes

HOLLYWOOD FLOOD MITIGATION
- Prevents Coastal Erosion
- Protection Against Flooding
- Stormwater management
- Provides Wildlife Habitat
- Resilient and Adaptive Native Landscapes

SOUTHWEST STREETSCAPE
- Reduction of Excessive Urban Heat
- Resilient and Adaptive Landscapes
- Protection Against Flooding
- Stormwater Management
- Improvement of Air and Water Quality

District Scale

NORTH BAY VILLAGE STREETSCAPE
- Provides Pollinator Habitats
- Resilient and Adaptive Native Landscapes
- Reduction of Excessive Urban Heat
- Protection Against Flooding
- Stormwater Management
- Improvement of Water Quality

FLAGLER STEETSCAPE
- Reduction of Excessive Urban Heat
- Stormwater Management

HOLLYWOOD SWALES
- Protection Against Flooding
- Stormwater Management
- Improvement of Water Quality

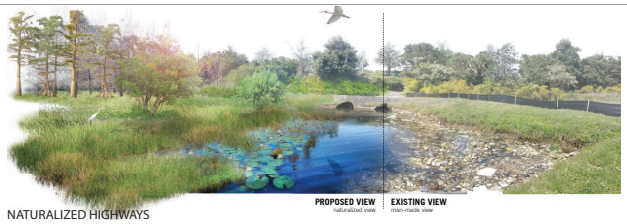
Community Scale

JOSE MARTI PARK
- Restores Terrestrial and Aquatic Ecosystems
- Prevents Coastal Erosion
- Protection Against Flooding
- Stormwater Management
- Resilient and Adaptive Native Landscapes
- Improvement of Air and Water Quality
- Reduction of Excessive Urban Heat

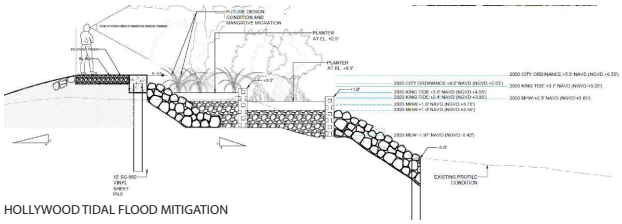
MARINE STADIUM
- Reduction of Excessive Urban Heat
- Stormwater Management
- Resilient and Adaptive Native Landscapes

ALICE WAINWRIGHT PARK
- Prevents Coastal Erosion
- Provides Wildlife Habitats
- Resilient and Adaptive Native Landscapes


NATURALIZED HIGHWAYS

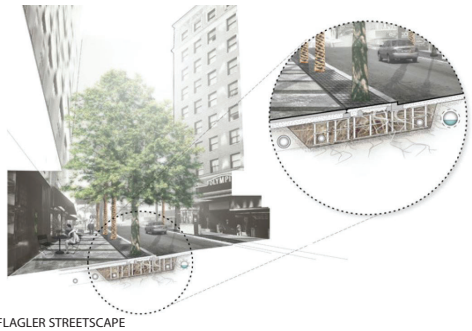


NATURALIZED HIGHWAYS


HOLLYWOOD TIDAL FLOOD MITIGATION



NORTH BAY VILLAGE STREETSCAPE


FLAGLER STREETSCAPE


ALICE WAINWRIGHT PARK



JOSE MARTI PARK

Bird Lakes Playground

Miami Dade County, FL



Services: Landscape
Hardscape
Irrigation

References: Hongbum Yun, PLA
Landscape Architect 3
275 N.W. 2nd Street,
Miami, FL 33128
305 755 7922
Hongbum.Yun@miamidade.gov

Start Date: 2020

Completion Date: 2025

Project Budget: $ 250,000

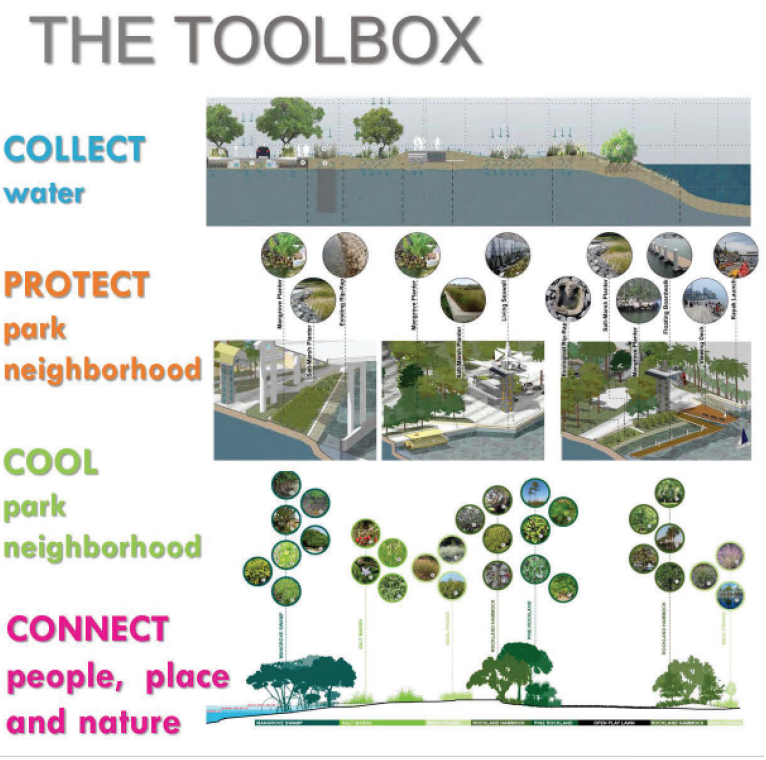
C+R Contract Fees: $ 50,000

Curtis + Rogers Design Studio, Inc. was retained by Miami Dade Parks, Recreation and Open Spaces (PROS) to design four Nature-Based Playgrounds. Bird Lakes was the first one completed. Using the Design Criteria that C+R developed, this replacement playground was designed to keep the existing canopy trees on either side, while engaging with an existing Picnic Shelter and lighting. The Center of the playground contains a Slide mound with PIP and climbing holds and ropes on the front, and oolite climbing boulders and a grass rolling hill on the back. C+R incorporated Vestre's Insect Hotels and Bird House into the design to accompany our custom play panels that show playful pollinators, trees and their leaves that can be found in the park, and migratory birds that can be spotted here (along with toy binoculars for viewing).

Jose Marti Park Adaptive Redesign

City of Miami, FL





Services:	Adaptive Redesign, Coastal and Stormwater Adaptation, Toolbox, Agencies Approval, Grant application assistance
References:	Keith A. Ng, CFM, Project Manager City of Miami, OCI keithng@miamigov.com (305) 416-1298
Start Date:	November , 2019
Completion Date:	December, 2023
Project Budget:	26 Millions
C+R Contract Fees:	$623,000.00

The Jose Marti Park Project, an intradisciplinary design collaboration, utilizes a design first of its kind in Miami. A design that incorporates a gradient of green-gray hybrid infrastructure to make the water's edge adaptive. This means protecting the park by retrofitting portions of the existing seawall to 6FT (NAVD88), constructing sections of new seawall, and constructing living shorelines/living seawalls. The project connects users through a floating boardwalk with viewing platforms and a riverwalk; collects water through a parking lot with pervious pavement and underground water retainment infrastructure, sculpted uplands to create bioswales, rain gardens, exfiltration trenches, raised berms and integrated native tree canopy with proper substructures to maximize the capture and filtration of water into the river/water table.

All these solutions form part of what C+R has termed an "Adaptation Toolbox". The toolbox is organized into 4 distinct categories (Collect, Protect, Cool, and Connect) that when combined, form a systems level approach towards climate adaptation.

Margaret Pace Park

City of Miami, FL











Services:	Master Planning Waterfront Park Design Coastal Resilience Shoreline Stabilization Nature-Based Solutions
References:	Jorge Zurita Project Manager City of Miami 305 416 1022 jzurita@miamigov.com
Start Date:	June, 2025
Completion Date:	TBD
Project Budget:	$27,645,135.08
C+R Contract Fees:	$5,299,921.20

Curtis + Rogers Design Studio developed a comprehensive master plan for Margaret Pace Park, a key waterfront open space in Miami's Edgewater neighborhood and an important connection to Biscayne Bay. The phased plan establishes a long-term vision for the park's renewal, balancing recreation, public access, and ecological resilience.

Addressing challenges such as tidal flooding, shoreline erosion, and limited tree canopy, the master plan incorporates shoreline enhancements, baywalk improvements, native planting, expanded shade, green infrastructure, and upgraded recreational amenities. Implementation begins along the waterfront and will continue through future phases, creating a more resilient, accessible, and climate-ready public park.

Reimagining a vital waterfront park through ecological restoration and climate adaptation.

Miami Beach Promenade Feasibility Study & Master Plan

Miami Beach, FL



Services: Prime Consultant
Feasibility Study
Master Planning
Resilient Design

References: Predrag Kosovac
Senior Project Manager
City of Miami Beach
Office of Capital Improvement
305 673 7071 x26122
predragkosovac@miamibeachfl.gov

Start Date: 2025

Completion Date: Ongoing

Project Budget: N/A

C+R Contract Fees: $ 233,000

Curtis + Rogers Design Studio, Inc. was engaged by the City of Miami Beach Office of Capital Improvement Projects to lead an assessment, feasibility study, and comprehensive master plan for the **Miami Beach Promenade**. This unique corridor—positioned between Collins Avenue and the Beachwalk, from 24th to 29th Streets—functions as a shared pedestrian passage that traverses private property, connecting beachfront hotels and residential buildings to their eastern amenity decks and service areas. Our study provided a thorough evaluation of existing **infrastructure, hardscape, landscape, stormwater management, environmental conditions, circulation patterns, and public amenities** within this historically designated area. This work establishes a strong foundation for a resilient, accessible, and context-sensitive Master Plan that supports both community needs and long-term environmental stewardship.

Guided by extensive community input, the project approach focuses on enhancing the Promenade's **aesthetics, flood resilience, shade, functionality, and overall user experience.** The resulting feasibility study and master plan identify critical challenges, outline strategic design solutions, and provide preliminary funding estimates to advance the Promenade's redevelopment. Together, these efforts aim to transform the Miami Beach Promenade into a more welcoming, sustainable, and high-performing public space—one that enriches daily life for residents and visitors while respecting the cultural and environmental character of Miami Beach.

North Bay Village Streetscape Improvements

North Bay Village, FL



Services:	Sea Level Rise Adaptation, Storm Surge Protection, Resilient Landscape Design
References:	Marlon Lobban, PE, Public Works Director North Bay Village 1666 Kennedy Causeway, Ste 300 North Bay Village, FL 33141 mlobban@nbvillage.com 1.305.756.7171
Start Date:	January, 2022
Completion Date Concept:	May, 2022
Project Budget:	$11,000,000
C+R Contract Fees:	$49,500

The North Bay Village Streetscape Improvements Project represents a collaborative effort that intersects with the development of the Village's Stormwater Master Plan. The primary objective of this design is to integrate green-gray hybrid infrastructure solutions to mitigate flooding in vulnerable areas while also adapting to the island's coastal conditions, creating a more sustainable environment for local wildlife.

Our proposal entails the transformation of residential streets by incorporating water filtration planters. This initiative aims to enhance pedestrian friendliness and safety of the streets while serving as an innovative stormwater management and purification system or stormwater treatment train. Here's how it would work:

Curb Management: Curbs are strategically designed to channel polluted stormwater from the streets into specially constructed curb cuts, allowing the water to enter the linear treatment train.

Litter Filtration: Within this treatment train, dense reed planting acts as an effective litter filter, capturing and preventing debris from progressing further in the system.

Velocity Reduction: The inclusion of stones within the treatment train helps reduce stormwater velocity, preventing erosion and prolonging filtration time.

Aeration: The stones also serve to aerate the stormwater, supplying essential oxygen to bacteria responsible for breaking down chemical pollutants.

Biological Digestion: Stormwater then passes through the plant roots, where beneficial bacteria digest pollutants, transforming them into safe compounds.

Natural Infiltration: On higher elevations, a portion of the treated water would infiltrate underground. Simultaneously, plants contribute to evapotranspiration, releasing water vapor into the atmosphere.

Overflow Management: Any excess, purified stormwater is channeled into an overflow structure located at the end of the treatment train. From there, it is safely discharged into the surrounding environment, contributing to overall ecosystem health.

CURTIS+ ROGERS DESIGN STUDIO INC.

TAB 9

PROJECTS IN THE PRESS







Design Awards

Year	Award	Project
2026	MidBeach Neighborhood Association Miami Beach – Contractor of the Year	Miami Beach Promenade
2026	ASLA – Design Award of Merit	
2025	ASLA – Firm of the Year	
2024	ASLA -Design Award of Honor	
2016	Florida Chapter American Society Landscape Architecture – Merit Award	Garden of the Arts (Hialeah)
2015	Florida Chapter American Society Landscape Architecture – Award of Excellence	FDOT Naturalized Roads
2015	Florida Chapter American Society Landscape Architecture - Merit Award	Mayan Preschool (Honduras)
2009	AIA – South Florida Chapter	Landscape Architects of the Year
2004	FNGLA – Landscape Award Winner New Installation (Florida Nursery, Growers & Landscape Association)	The Grand Flamingo
2004	FNGLA – Landscape Award Winner New Installation (Florida Nursery, Growers & Landscape Association	Metro Zoo Aviary
2003	APA- Planning Award Research/Publication	Deering Estate General Plan Update
2002	AIA –South Florida's Chapter	Landscape Architect of the Year
2001	AIA- South Florida Chapter	Landscape Architect of the Year
2000	Florida Chapter American Society Landscape Architecture - Merit Award	Carnival Cruise Lines Headquarters
1998	Florida Chapter American Society Landscape Architecture – Award of Excellence	Sheraton Bal Harbor

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

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

FERRER, RAFAEL JUAN
7520 S. RED ROAD, SUITE M
SOUTH MIAMI FL 33143

LICENSE NUMBER: LA6667366
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/21/2023
Do not alter this document in any form.

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

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

BUSSEY, OLIVIA
3305 MERRICK LANE
MARGATE FL 33063

LICENSE NUMBER: LA6667691
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/23/2024
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

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

ROGERS-POMAVILLE, JENNIFER JOAN

CURTIS & ROGERS DESIGN STUDIO
345 CADIMA AVE
CORAL GABLES FL 33134

LICENSE NUMBER: LA6667093
EXPIRATION DATE: NOVEMBER 30, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/21/2025

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FDOT
Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

November 12, 2025

Aida M. Curtis, President
CURTIS & ROGERS DESIGN STUDIO, INC.
7520 S Red Road
Suite M
South Miami, FL 33143
aida@curtisrogers.com

Dear Ms. Curtis:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until November 12, 2026, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/NE

TAB 10

SUBMITTAL FORM & DISCIPLINE FORM

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
	N/A		

SUBMITTAL

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Curtis + Rogers Design Studio, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information: Jose Marti Park

Scope of Work: Preparation of master planning, construction documents for Jose Marti Park. Scope includes: developing a resilient and ecologically minded park. Create a tool box of ideas that can be replicated throughout the city. Extensive community outreach and coordination.

Initial Value of Contract: $ 1,523,219 Final Value of Contract: $ 2,231,210

Length of Contract: 9 years

Would you enter into a contract with the Company in the future? X Yes ____ No Definitely

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No Extremely

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

The firm has provided excellent services as a landscape architect/ Prime consultant on this project. They have been very professional, responsive and proactive. They have handled and expedited unforeseen issues above expectations.

Name of Public Entity/Company: City of Miami - Office of Capital Improvements

Name of Individual completing this form: Hector Badia, PE - Assistant Director Capital Improvements

Signature: Hector Badia Title: Assistant Director Capital Improvements

Telephone: (305) 416-1280 Email: HBadia@miami.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Page 28 of 70

SUBMITTAL

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

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Was the Company responsive to your requests and resourceful with the task? X Yes ____ No Extremely

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

The firm has provided excellent services as a landscape architect/ Prime consultant on this project. They have been very professional, responsive and proactive. They have handled and expedited unforeseen issues above expectations.

Name of Public Entity/Company: City of Miami - Office of Capital Improvements

Name of Individual completing this form: Hector Badia, PE - Assistant Director Capital Improvements

Signature: Hector Badia Title: Assistant Director Capital Improvements

Telephone: (305) 416-1280 Email: HBadia@miami.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Page 28 of 70

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Curtis + Rogers Design Studio, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information: S.W. Streetscape & Street Tree Master Plan

Scope of Work: To perform a full range of urban planning and design, landscape architecture and engineering services to create a Master Plan and schematic design for the distinct neighborhoods and commercial corridors within the southwestern municipal boundaries of the City of Miami.

Initial Value of Contract: $610,227.77 Final Value of Contract: $776,699.18

Length of Contract: 5 years

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Miami

Name of Individual completing this form: David Snow

Signature: David Snow Title: Planning Director

Telephone: 305-416-1474 Email: dsnow@miamigov.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

SUBMITTAL

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	Curtis + Rogers Design Studio, Inc. Landscape Architecture
General Civil Engineering	
Roadway Traffic & Transportation Planning and Engineering Services	
General Urban Planning Services	
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
***Please check mark the area of your specialty/ies**	

SUBMITTAL

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Curtis + Rogers Design Studio, Inc.

Date Addendum Received August 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Ralph Ferrer

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Curtis +Rogers Design Studio, Inc.

Date Addendum Received August 18, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Ralph Ferrer

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Curtis + Rogers Design Studio, Inc.

Date Addendum Received August 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Ralph Ferrer

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

SUBMITTAL

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Curtis +Rogers Design Studio, Inc.

Date Addendum Received September 09, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Ralph Ferrer

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.





VILLAGE OF PALMETTO BAY

Professional Consulting Services on Continuing Agreement Basis

September 18, 2026





RFQ 2026-11-015

EAC Consulting, Inc.

EAC Consulting, Inc.

TITLE PAGE

Request For Qualifications:

Village of Palmetto Bay

RFQ No.: 2026-11-015

Professional Consulting Services on Continuing Agreement Basis for Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical Engineering, Structural Engineering, Environmental Engineering, Fire Protection and Plumbing

Submitted by:

EAC Consulting, Inc.
5959 Waterford District Drive, Suite 410
Miami, FL 33126

Primary Contact:

Michael Adeife, PE, ENV SP
bd@eacconsult.com
305-265-5471

Due Date:

Friday, September 18, 2026



TAB 1:
Letter of Intent

EAC Consulting, Inc.
eacconsult.com

RFQ 2026-11-015

EAC Consulting, Inc.

September 18, 2026

Village of Palmetto Bay Municipal Center
ATTENTION TO THE VILLAGE CLERK
9705 E. Hibiscus Street,
Palmetto Bay, Florida 33157

Re: Request for Qualifications (RFQ) No. 2026-11-015 Professional Consulting Services on Continuing Contract Basis

Submitting Statement of Qualifications for:

- ✓ General Civil Engineering
- ✓ Roadway Traffic & Transportation

In response to the Village of Palmetto Bay's RFQ No. 2026-11-015, **EAC Consulting, Inc. (EAC)** is pleased to submit this Letter of Intent and Statement of Qualifications to provide General Civil Engineering and Roadway Traffic & Transportation Planning and Engineering Services on a continuing contract basis. EAC, a State of Florida certified Minority Business Enterprise (MBE) engineering firm, will serve as the Prime Consultant for this contract.

EAC understands the importance of these services to the Village's infrastructure, mobility, public safety, and overall quality of life. **As the Village's original consultant when Palmetto Bay was incorporated in 2002, EAC is proud to return with essentially the same experienced team that helped advance the Village's successful stormwater initiatives.** We are also proud of our prior work with the Village on Roadways and Complete Infrastructure Improvements Franjo Road Streetscape Improvements Project, and we look forward to continuing our long-term, responsive partnership with the Village. Our ongoing familiarity with the Village's standards, priorities, and community needs, combined with our proven local experience, makes the EAC Team uniquely qualified for award of this continuing services contract.

EAC has assembled a team of qualified subconsultants to supplement our in-house capabilities and provide the specialized expertise needed to successfully deliver assignments under this contract. Each subconsultant will serve under a standard Prime Consultant/ subconsultant agreement with EAC, through which EAC will remain contractually responsible to the Village for the team's performance, coordination, quality, schedule, and delivery.

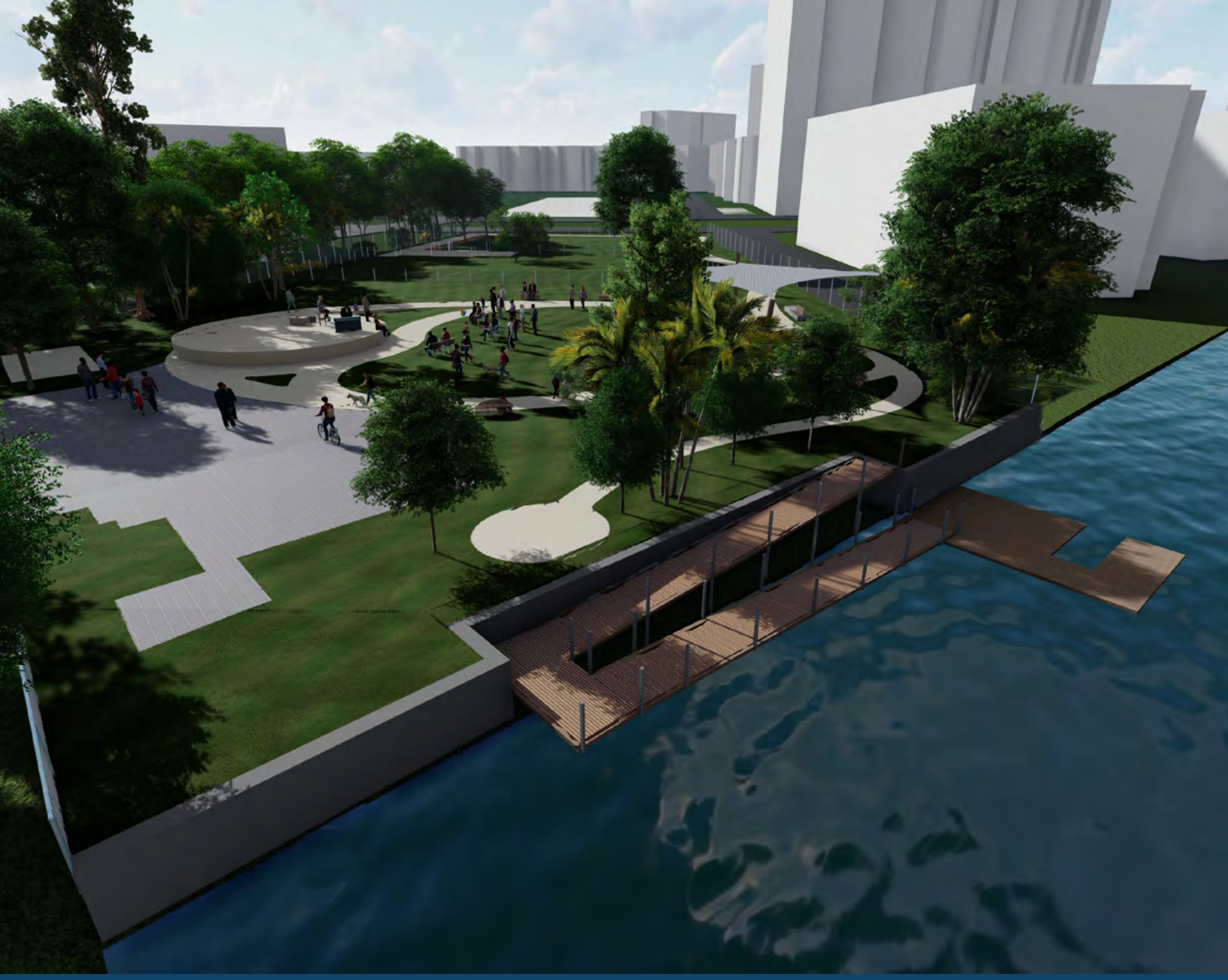
Name	Service(s)
CXV Engineering, Inc.	Traffic Engineering
Geosol, Inc.	Geotechnical
J. Bonfill & Associates, Inc.	Survey, SUE
RES Florida Consulting, LLC	Permitting, Environmental, H&H Modeling

Our Team offers the Village a strong combination of local knowledge, multidisciplinary technical resources, and a proven commitment to quality, responsiveness, budget control, and schedule management. Michael Adeife, PE, ENV SP will lead the EAC Team for the Civil and Transportation Engineering categories and will provide senior oversight to ensure timely, coordinated, and high-quality delivery of assigned projects.

EAC should be selected because our team brings the Village established project familiarity, relevant continuing services experience, responsive leadership, and the depth of resources necessary to address a broad range of civil, transportation, permitting, environmental, geotechnical, electrical, survey, and subsurface utility engineering needs. We appreciate the opportunity to submit our qualifications and look forward to the opportunity to continue serving the Village of Palmetto Bay with engineering excellence and exceptional client service.

Sincerely,
EAC Consulting, Inc.

Michael Adeife, PE, ENV SP
Senior Vice President



TAB 2:
Table of Contents

Table of Contents

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Tab 8: Relevant Projects 23

Tab 9: Awards & Commendations 29

Tab 10: Required Forms 33



TAB 3:
Organizational Chart

TAB 3: ORGANIZATIONAL CHART

◆ Key Personnel



Principal-In-Charge

◆ Huntley Higgins, PE, PMP EAC

Project Manager

◆ Michael Adeife, PE, ENV SP EAC

Quality Control / Quality Assurance

◆ Andrew Pierce, PE, PMP EAC
◆ Harold Desdunes, PE EAC

General Civil Engineering

TASK LEADER: ◆ Evelyn Rodriguez, PE, ENV SP EAC

Site Civil
Alexia Thompson, PE, ENV SP EAC
Kelly Carpenter, PE EAC

Utilities
Stephen McGrew, PE, PMP EAC
Rory Carpenter, EI EAC

Roadways / Pavements
Matheus Dutra, PE EAC
Tatiana Bulla EAC

Stormwater/ Drainage
◆ Marcel Dulay, PhD, PE EAC
Gregg Dubinksy, PE EAC

Master Planning and Studies
Elias Guevara, PE EAC
Andrea Rivera EAC

Roadway, Traffic & Transportation Planning and Engineering

TASK LEADER: ◆ Rick Crooks, PE EAC

Roadways / Pavement
◆ Dania Castillo, PE EAC
Fritz Fenelus, PE EAC

Transportation Planning
Andrea Rivera EAC

MOT
William Munshaw, PE EAC
Matthew Greene, EI EAC

Signalization
Girish Thallapragada, PE EAC
Patrick Marchant, PE EAC

Traffic Engineering
Carlos X. Valentin, PE CXV
Rosangeles Fernandez CXV

Support Services

Geotechnical Engineering
Oracio Riccobono, PE GEO
Adnan Ismail, PE GEO

Environmental Engineering
Mechelle Kerns, PhD, PMP RES
Kathryn D. Eisnor, LEP RES

Surveying
Jacqueline Bonfill, RA JBON
Waldo Paez, PSM JBON

Construction Engineering and Inspection (CEI) Services
Pete McRae, PE EAC
Bruno Boero, PE EAC

EAC Consulting, Inc.	CXV Engineering, Inc.	Geosol, Inc.	J. Bonfill & Associates, Inc.	RES Florida Consulting, LLC
EAC	CXV	GEO	JBON	RES



TAB 4:
Consultant(s) History

EAC Consulting, Inc.
eacconsult.com

RFQ 2026-11-015

Specialized Firms Supporting Comprehensive Project Delivery

EAC has assembled a complementary consultant team with established Florida experience. The firms bring focused capabilities in traffic engineering, geotechnical engineering, land surveying and mapping, environmental services, ecological restoration, and regulatory support. Together, their histories demonstrate long-standing technical practice, local familiarity, and the ability to support assignments from planning and field investigation through design and construction.

EAC Consulting, Inc.
Prime Consultant

History: Established in Florida in 1994, EAC Consulting, Inc. is a full-service, multidisciplinary engineering consulting firm supporting infrastructure improvement and development projects for public- and private-sector clients throughout Florida. Headquartered in Miami, EAC has built its reputation on responsive client service, technical excellence, practical solutions, and dependable delivery across planning, design, permitting, construction, and program management assignments.

Firm Facts: EAC is a Florida corporation founded September 6, 1994, with offices in Miami, Fort Lauderdale, West Palm Beach, and Orlando. The firm provides services through four primary practice areas: Civil Engineering, Transportation Engineering, Construction Management, and Program Management.

Core Services: Civil Engineering • Transportation Engineering • Highway and Bridge Design • Water, Wastewater, and Stormwater Infrastructure • Construction Management and CEI • Program Management

CXV Engineering, Inc.
Traffic Engineering

History: Built to provide traffic engineering solutions for public- and private-sector clients, supported by collaboration with developers, local governments, regulatory stakeholders, and multidisciplinary professionals.

Firm Facts: Florida-based consulting firm with more than 16 years of specialized traffic engineering experience.

Core Services: Traffic Studies and Operations • Safety and Traffic Calming • Signal Analysis and Design • Work-Zone Traffic Control • Data Collection • Simulation and Modeling

J.Bonfill & Associates
Surveying and Mapping

History: Incorporated in Florida in 1980 the firm has developed extensive experience supporting public facilities, transportation, aviation, education, and municipal assignments across South Florida.

Firm Facts: Over 45 years under continuous family ownership and operation in Miami-Dade County. FDOT Certified.

Core Services: Control Surveying • Design, Right-Of-Way, and Construction Surveying • Right-Of-Way Mapping • Aerial Photogrammetry • Underground Utility Location • Hydrographic Surveys

Geosol, Inc.
Geotechnical Engineering

History: Integrated geotechnical practice with in-house engineering, exploration, laboratory, testing, and inspection capabilities. The firm supports transportation and infrastructure projects throughout South Florida.

Firm Facts: Established April 2000 headquartered in Miami Lakes. SBE, DBE, and FDOT certified.

Core Services: Geotechnical Engineering • Subsurface Exploration • Construction Materials Testing • Inspection • Design and Construction-Phase Support

RES Florida Consulting, LLC
Environmental and Ecological Services

History: RES Florida environmental, ecological, and engineering expertise within RES, a nature-based solutions company.

Firm Facts: The organization has expanded through organic growth and acquisitions while maintaining an emphasis on local expertise and full-lifecycle delivery. FDOT Certified.

Core Services: Environmental Consulting • Stormwater and Water Quality • Ecological and Habitat Restoration • Flood Resilience • Engineering and Permitting • Cultural Resources

Our combined team offers discipline-specific knowledge, local and regional project familiarity and a coordinated foundation for responsive delivery across the project lifecycle.



TAB 5:
Resumes

EAC Consulting, Inc.
eacconsult.com



EXPERIENCE WITH PALMETTO BAY

EXPERIENCE WITH FDOT

Michael Adeife, PE, ENV SP

Project Manager

32 YEARS OF EXPERIENCE

- MS Civil Engineering
- Professional Engineer Florida 56094
- Envision Sustainability Professional

Michael Adeife, PE, ENV SP, brings over 30 years of experience in infrastructure design and will serve as the Project Manager for this contract. His expertise spans multiple disciplines, including transportation, utilities, urban planning, stormwater and hydraulics design, and land development. **His experience includes overseeing largescale infrastructure projects, coordinating multidisciplinary teams, and ensuring compliance with regulatory standards.** Mike's strong leadership skills, diverse engineering background, and dedication to delivering high-quality projects on time and within budget make him exceptionally well-suited for this role. He is a certified professional engineer and project manager with a proven ability to manage complex projects efficiently while maintaining cost control and quality assurance. His strategic approach to problem solving, combined with his commitment to innovation and sustainability, ensures effective project execution and long-term infrastructure success.

Relevant Projects

- Village of Palmetto Bay — Roadways and Complete Infrastructure Improvements Franjo Road (D-B)
- Drainage Improvements related to Hurricane Irene and the No-name Storm
- Village of Key Biscayne — Stormwater Improvement Implementation Plan
- Town of Medley — NW South River Drive Roadway, Drainage and Watermain Improvements
- City of Miami Beach — Biscayne Point Neighborhood ROW Improvements
- City of Hallandale Beach — Feasibility Study for Conversion of One Way Street to Two Ways (NE 8th Ave - NE 10th Ave)



EXPERIENCE WITH PALMETTO BAY

EXPERIENCE WITH FDOT

Huntley Higgins, PE, PMP

Principal - in - Charge

31 YEARS OF EXPERIENCE

- MS Civil / Environmental Engineering
- Professional Engineer Florida 60726
- Project Management Professional

Huntley Higgins, PE, PMP is the proposed Principal in Charge, bringing over 30 years of infrastructure design experience. He has served as a Project Manager on multiple continuing services contracts for South Florida municipalities. A licensed Professional Engineer in Florida and a certified Project Management Professional (PMP), Huntley has extensive expertise in planning, design, and construction across various disciplines, including general civil engineering, site development, water and sewer utilities, water resources, stormwater management, and drainage hydraulic and hydrologic analysis. **One of his most recent projects involved conducting hydraulic and hydrologic analyses for North Miami Beach's Highland Village neighborhood. His evaluation of existing and proposed stormwater infrastructure focused on mitigating tidal flooding and excessive flooding during major storm events.**

Relevant Projects

- City of North Miami Beach — Washington Park Master Plan
- City of Hollywood — Water Main Replacement Project (Taft Street to Hollywood Blvd and FL Turnpike to N. 56 Avenue)
- FDOT D6 — SW 1st St / SR 968 Reconstruction (from SW 17th Ave to SW 6th Ave)
- City of South Miami — Palmer Park Site & Parking Lot Improvements
- City of Miami — Omni Area Utility Improvements
- City of North Miami — Pavement Evaluation Study
- City of North Miami Beach — Highland Village Water Main Replacement Improvements
- City of Miramar — Police Headquarters



EXPERIENCE WITH PALMETTO BAY

EXPERIENCE WITH FDOT

Evelyn Rodriguez, PE, ENV SP

Task Leader — Civil Engineering

16 YEARS OF EXPERIENCE

- MS Engineering Management
- Professional Engineer Florida 78548
- Envision Sustainability Professional

Evelyn Rodriguez, PE, ENV SP, has over 16 years of experience in general civil engineering design. She has worked on a variety of land development, civil, and utility projects across the Tri-County area. Her expertise includes designing potable water mains, sanitary sewer extensions, and storm sewer systems for both private and public projects. She also has experience in water resources, including control gate structure facilities, and has been involved in pump station design. Additionally, Evelyn has contributed to project cost estimates, permitting, and construction administration services. **Throughout her career, she has managed various project tasks during the pre-design, design, and post design phases.** Evelyn is well-versed in the permitting process and has worked closely with regulatory agencies in Miami-Dade County.

Relevant Projects

- Village of Palmetto Bay — Roadways and Complete Infrastructure Improvements Franjo Road (Design-Build)
- Town of Medley — NW South River Drive Roadway, Drainage and Watermain Improvements
- North Bay Village — Civic Park on East Drive
- City of South Miami Parks and Recreation — South Miami Park New Restroom Building
- City of North Miami — MOCA Museum Civic Plaza
- City of South Miami — SW 64th Avenue (Twin Lakes Drive) Drainage Improvement
- City of Opa-locka — Stormwater Master Plan
- Monroe County — Lake Surprise Estates Roadway and Drainage Improvements
- City of South Miami — Dorn Avenue (SW 59 Avenue) Drainage Improvements



EXPERIENCE WITH PALMETTO BAY

EXPERIENCE WITH FDOT

Rick Crooks, PE

Task Leader — Roadway Engineering

35+ YEARS OF EXPERIENCE

- Master of Business Administration
- Professional Engineer Florida 42528

Rick Crooks, PE, will serve as Roadway Engineering Task Leader for this contract. With over 35 years of diverse experience, Rick has held roles ranging from design engineer to project manager, giving him a comprehensive understanding of all aspects of professional engineering. **He has significant expertise in planning, designing, and managing major highway projects, including both major reconstruction and new construction. As the Engineer of Record (EOR) for several roadway and bridge projects, Rick has led the development of PD&E studies.** His experience spans all project delivery methods, including Design-Build.

Relevant Projects

- Village of Palmetto Bay — Roadways and Complete Infrastructure Improvements Franjo Road (Design-Build)
- City of Miami Beach — Biscayne Point Neighborhood ROW Improvements
- City of Miami — NE 39th & NE 4th Street Streetscape Improvements
- City of Miami Beach — 41st Street Beautification Bridge Rehabilitation
- FDOT D6 — US-1 / Big Pine Key - Key Deer Improvements
- FDOT D4 — Miramar Parkway Widening
- FDOT D6 — Meridian Avenue Over Collins Canal
- City of Florida City — East Palm Drive Phase II Canal Culverting and Roadway Design (from SW 172 Ave to East of SW 167 Ave)



EXPERIENCE WITH FDOT

Marcel Dulay, PhD, PE

Lead Drainage Engineer

30 YEARS OF EXPERIENCE

- PhD Public Policy
- Professional Engineer Florida 70382

Dr. Dulay is a drainage engineer focused on conveying, attenuating, and treating stormwater runoff for airports and highways. **He has experience in planning and design services, focusing on modeling, data analytics, statistics, and permitting. He has modeled drainage systems in low-lying areas, including pumping systems, exfiltration trenches, gravity wells, and swales.** He has been the Engineer of Record for drainage systems and approved construction submittals and permit closure documents. With over 30 years of experience, he has authored over 40 studies/designs. He is also a professor engaged in research on the socio-economic impact of infrastructure. He is active in the local community by serving on various boards. To date, he has 32 publications and 12 invited talks.

Relevant Projects

- Florida's Turnpike — SR 821 Homestead Extension of Florida's Turnpike
- Florida's Turnpike — Widening (SR-91) ramps and the mainline over canals
- FDOT D5 — State Road 414 Expressway Extension
- City of Jacksonville — Broward Road Pedestrian Bridge and Scour Counter Measures
- City of Peterborough — Citywide Integrated Stormwater and Flood Model
- City of Neptune Beach — Stormwater Asset Evaluation
- City of Austin — Watershed Protection Department - Drainage Infrastructure Geodatabase and Hydraulic Modeling
- City of Austin — Upper Cibolo Creek Watershed Protection Plan
- City of Austin — Barton Creek Section of the Edwards Aquifer
- USMC Base Finegayan — Drainage and Flood Control Master Plan



EXPERIENCE WITH FDOT

Dania Castillo, PE

Lead Roadway Engineer

11 YEARS OF EXPERIENCE

- MS Engineering Management
- Professional Engineer Florida 86855

Dania Castillo, PE, will serve as one of our Highway Design Leads for this contract. With a decade of technical experience in transportation design, engineering analysis, and consulting, she has built strong client relationships while successfully supporting and delivering projects for agencies such as Miami-Dade County, FDOT, Broward County, Monroe County, Florida Turnpike Enterprise, and the National Park Service. **Her expertise includes preparing engineering reports such as Resurfacing, Restoration, and Rehabilitation (RRR) Scoping Reports, Existing Roadway Condition Assessment Reports (ERCAR), Typical Section Packages, Pavement Design Packages, and Design Variation Reports.** Additionally, she is certified in Temporary Traffic Controls, further enhancing her qualifications in roadway safety and project management.

Relevant Projects

- North Bay Village — Sidewalk and ADA Improvements Phase 3
- City of Weston — Indian Trace from Saddle Club Rd. to SW 160th Ave.
- Miami-Dade County — Venetian Causeway Design
- City of Florida City — East Palm Drive Phase II Canal Culverting and Roadway Design from SW 172 Ave to East of SW 167 Ave.
- FDOT D6 — SR 860 / Miami Gardens Drive from West of NW 2 Avenue to West of NE 5 Avenue
- FDOT D4 — SR 710/Beeline Highway (Northlake Blvd to SR 708 / Blue Heron Blvd)



EXPERIENCE WITH PALMETTO BAY

EXPERIENCE WITH FDOT

Harold Desdunes, PE

Quality Assurance / Quality Control

35+ YEARS OF EXPERIENCE

- BS Civil Engineering
- Professional Engineer Florida 43916

Harold Desdunes, PE is one of the proposed Quality Assurance/Quality Control for this contract. With over 35 years of experience in civil engineering and transportation infrastructure management, he is a seasoned transportation executive with expertise in program management, transportation planning, public involvement, transit, project development, environmental management, roadway design, traffic operations, and right-of-way activities. **Formerly, Harold held the role of Director of Transportation Development for the Florida Department of Transportation (FDOT) District 6.** Harold has also managed numerous highway projects for FDOT, the Greater Miami Expressway Agency (GMX), and various counties and municipalities. Harold is well-versed in Miami-Dade Department of Transportation and Public Works (DTPW) design standards and criteria.

Relevant Projects

- Village of Palmetto Bay — Franjo Road Complete Infrastructure & Streetscape Improvements (Design-Build)
- Miami-Dade County — NW 17th Ave Bridge Over Miami River PD&E
- Toll Pavement Rehabilitation at Toll Zones 129 & 180 (NW 32 Ave) and 140 & 160 (NW 17 Ave)
- GMX — Project Management for SR-924 Operational Improvements
- FDOT D6 — Krome Avenue Reconstruction from the City of Homestead to Okeechobee Road
- City of Doral — NW 41st Street - 100% Design Plans Roadway Improvements
- GMX — I-395 Reconstruction, I-95 Express Lanes
- Monroe County — 1st Street / Bertha Street Roadway Reconstruction Project



EXPERIENCE WITH FDOT

Andrew Pierce, PE, PMP

Quality Assurance / Quality Control

35+ YEARS OF EXPERIENCE

- Master of Business Administration
- Professional Engineer Florida 50271
- Project Management Professional

Andrew Pierce, PE, PMP is one of the proposed Quality Assurance/Quality Control for this contract. Mr. Pierce has 40 years of civil engineering experience in transportation projects and has established outstanding working relationships with the governmental permitting agencies throughout South Florida. **He is an accomplished transportation and construction management executive with over 30 years of diverse experience in the areas of program management, civil design and construction, project planning, quality control and project management.** He has been responsible for the overall management, staff direction, and technical guidance for large-scale transportation facilities, projects and programs including design and construction management services for the last 20+ years. Projects and programs he has supervised have included heavy highway and bridge, toll facility, environmental, and facilities construction and design.

Relevant Projects

- Village of Key Biscayne — Collection System Study and Design of Sanitary Sewer System
- City of Miami Beach — Star Island Infrastructure Improvements
- City of Aventura and Key Biscayne — Drainage Improvements Lehman Causeway North Access Road, Mashta Bridge D/B Replacement
- Miami-Dade County — Larchmont Pump Station
- Miami-Dade County – Hialeah Campus Mix Use Parking Garage
- Miami-Dade Water and Sewer Department — Improvements to NW 7th Avenue
- City of Coconut Grove — Carrolton School of Scared Heart
- City of Miami — Water Main System Betterment



TAB 6:
Client Contracts

EAC Consulting, Inc.
eacconsult.com

Name	Length of Contract	Scope of Services	Type of Contract	Contact
Prime Consultant Projects				
North Bay Village General Architect & Engineering	5 Years	Engineering and Architectural Services	Project-Based Fee	Roger Hogg, PE 786-877-2855 RHogg@nbvillage.com
City of Dania Beach Engineering Consulting Services	4 Years	Architecture, Landscape Architecture, and Engineering Consulting Services	Project-Based Fee	Elora Riera (954) 924-9800 eriera@daniabeachfl.gov
City of Hallandale Beach Continuing Professional A/E Services	5 Years	Architectural & Engineering Services and other services.	Project-Based Fee	Robert Lawler, P.E. (954) 457-3045 RLawler@hallandalebeachfl.gov
City of Miramar Architectural & Engineer Services	3 years + 1 Renewal	Professional engineering services	Project-Based Fee	Dr. Roy Virgin 954-602-3120 rvirgin@miramarfl.gov
Yaeger Plaza Partners, LLC Yeager Plaza	2 Years	Civil Engineering Services for new construction of Yaegar plaza site - Mixed Use Multifamily Housing	Project-Based Fee	Kareem Brantley kbrantley@integral-online.com
FDEP Continuing Services Contract	5 Years + 5 Year Renewal	Civil Engineering Professional Services	Project-Based Fee	Laurinda Micheels 850-245-2781 Laurinda.Nicheels@FloridaDEP.gov
FDOT D4 CEI Services TWO2	5 Years	This scope of services describes and defines the Construction Engineering and Inspection (CEI)	Project-Based Fee	Maritza Lastra (305) 446-2323 mlastra@consoreng.com
FDOT D6 SR 922 / NE 123 St W. Biscayne	3 Years	Roadway mill and resurfacing of the existing pavement. Pavement reconstruction, reconstruction of existing substandard sidewalks. Signing and Pavement Markings and Signalization	Project-Based Fee	Paola Martinez, PE 305-470-5210 paola.martinez@dot.state.fl.us
Seacoast Utility Authority General Engineering Services	2 years + 2 Renewal	Civil Engineering Services	Project-Based Fee	Rim Bishop (561) 844-3866 rbishop@sua.com
FDOT D6 SR 934/NE 79 St from W of Pelican Harbor	4 Years	Roadway widening, new bicycle lanes, new sidewalk, drainage improvements and four existing bridges replacement.	Project-Based Fee	Paola Martinez, PE 305-470-5210 paola.martinez@dot.state.fl.us

Name	Length of Contract	Scope of Services	Type of Contract	Contact
FDOT D6 Districtwide Traffic Operations Studies	5 Years	Districtwide Traffic Operations Studies Consultant	Project-Based Fee	Diana Iglesias 305-640-7308 Diana.Iglesias@dot.state.fl.us
Seminole Tribe of Florida Seminole Pedestrian Bridge	2 Years	Pedestrian Bridge design and permitting	Project-Based Fee	Adebayo Coker, PE 305-232-7932 aCoker@hbcengineeringco.com
MDAD MIA VICC Building Maneuverability Analysis	1 month	Civil (Roadway Layout) consulting services for MIA VICC	Project-Based Fee	Jaime Ruiz, AIA 305-444-4545 jaimer@perezperez.com
FDOT D6 Continuing Services for MEI & Design Plans Review	5 Years	Continuing Services for MEI & Design Plans Review	Project-Based Fee	Diana Peralta 305-470-5363 Diana.peralta@dot.state.fl.us
FDOT D4 Regional Transportation Management Center	3 Years	Roadway Analysis and Utilities Services	Project-Based Fee	Namri Vera 615-770-8183 namri.vera@greshamsmith.com
Subconsultant Projects				
RES Florida Consulting, LLC: **City of Miami Beach**	Multiple Contract Terms starting in 2011 – Ongoing	Environmental Engineering Services	Project-Based Fee	Samantha Tiffany, Environmental Resources Manager (305) 673-7000 Ext. 26032 | SamanthaTiffany@miamibeachfl.gov
Geosol, Inc.: **FDOT D6 SR 90/Tamiami Trail, Design-Build, 2.6-Mile Bridging**	Nov 2018-Dec 2022	Geotechnical Engineering Services for 2 new 2-lane bridges and associated Mechanically Stabilized Earth (MSE) walls	Project - Based Fee	Elisa Riverol, PE 305-470-5105 elsa.riverol@dot.state.fl.us
CXV Engineering, Inc.: **North Bay Village**	21 Months (Mar 2023 - Dec 2024)	Traffic Impact Study, data collection and signal design	Project-Based Fee	Natalia Livian, AIA 727-310-0596 Natalia.Livian@wjarc.com
J Bonfill and Associates, Inc.: **City of Homestead**	3 years, with yearly renewal option	Land Surveying & Mapping Services	Continuing Services Contracts	Pedro Reynaldos, CPRP Director of Operations 305-224-4786 egonzalez@homesteadfl.gov



TAB 7:
Narrative

EAC will manage each assignment through a coordinated framework that aligns quality assurance and quality control, schedule management, resource planning, and cost oversight. The approach establishes clear responsibilities, measurable checkpoints, and documented reviews so that project decisions remain timely, transparent, and aligned with the Village's requirements. This integrated system also applies to subconsultants, whose work will be reviewed and incorporated into the same project controls before submission.

Quality Assurance and Quality Control



A project-specific QA/QC plan will define the review procedures, responsible personnel, documentation requirements, and interfaces among EAC and the subconsultant team. The QC plan will be submitted to the Village's within 10 days of the Notice to Proceed and will guide the preparation and review of each deliverable. Constructability, biddability, and bid-item reviews will be incorporated at appropriate milestones, with subconsultant deliverables reviewed by EAC before external submittal.

Documentation and accountability. Checklists, certifications, marked-up reviews, and resolution records will be maintained as evidence that comments were addressed and the verification cycle was completed. Subconsultants will provide a Quality Compliance Certificate with each deliverable.

Schedule Control and Resource Management

Project-specific schedule: Establish activities, dependencies, milestones, permitting interfaces, and review periods at project initiation.

Active monitoring: Provide monthly schedule updates and progress reports to the Village's Project Manager, supported by more frequent internal monitoring as appropriate.

Critical path discipline: Update the schedule using critical path methods, maintain positive float where feasible, and use a 60-day look-ahead to anticipate deadlines and coordination needs.

Resource-loaded planning: Match qualified staff to critical tasks, evaluate opportunities for concurrent work, and apply schedule-compression techniques when needed to protect milestone dates.

Budget Control and Cost Management

Budget performance will be evaluated throughout design and construction using current project information, milestone-based cost checks, and multiple cost sources. Deltek Vision provides a platform for financial management and budget control, while earned value analysis compares planned work, completed work, and actual progress. Qualified staffing and early identification of cost risks help avoid rework, late corrections, and preventable surprises.

Budget Controls

- Cost estimating at project milestones
- Monitor industry cost variations
- Multiple costing sources
- Value Engineering and Constructability Reviews
- Utilize updated cost database
- Utilize innovation

Phase	Cost Estimates Level	Level of Accuracy
Pre-Design Phase	Conceptual Level of Opinion	+/- 20%
Design Phase	Budget Level of Opinion	+/- 10%
Final Design Phase	Definitive Level	+/- 5%

DESIGN CONTROLS

- Track budget utilization by milestone
- Compare planned and completed work
- Dedicate qualified staff to reduce rework
- Update forecasts as project information changes

CONSTRUCTION-PHASE FOCUS

- Use multiple cost sources
- Seek practical cost-saving opportunities
- Address utility and other project risks early
- Consider life-cycle and maintenance costs

Proven Performance Delivering Projects On Time and Within Budget

Project Name	Estimated Construction Cost	Actual Construction Cost	Completed On Time	No Change Orders
City of Hollywood — Lift Station A-09 Forcemain Replacement	$1,900,000.00	$1,891,011.00	✓	✓
City of Weston — Design Criteria for Vista Park Soccer Field Replacement	$5,000,000.00	$3,984,555.54	✓	✓
City of Weston — SW 36th Street / Manatee Isles Drive Permanent Closure	$600,000.00	$375,000.00	✓	✓
Seacoast Utility Authority — Horseshoe Acres Watermain Replacement	$300,000.00	$278,075.60	✓	✓
City of Hollywood — N07 and N08 Lift Stations	$4,950,000.00	$4,699,873.00	✓	✓
City of South Miami — Palmer Park South and East Perimeter Parking Lot Drainage Improvements	$640,642.86	$465,997.61	✓	✓
City of South Miami — SW 66th Street Improvements Phase II	$280,000.00	$208,573.87	✓	✓
City of South Miami — SW 64 Avenue (Twin Lake Drive) Drainage Impovements	$97,732.00	$82,231.00	✓	✓
Broward County Aviation Department — FLL West Side Watermain Upgrades	$1,755,815.43	$1,730,732.06	✓	✓
City of North Miami — Rehabilitation of Regional Pump Station PS-10	$946,515.51	$874,578.40	✓	✓
Miami-Dade Water and Sewer Department — NL1-A 60” Sanitary Sewer Transmission Pipeline (PCCP) Forcemain	$21.7M	$18.5M	✓	✓
City of Miramar — Reclaimed Water Expansion	$7,634,000.00	$6,845,228.00	✓	✓
City of Riviera Beach Special Utility District — Congress Avenue Watermain Design	$741,965.00	$676,774.00	✓	✓

ALL PROJECTS COMPLETED UNDER BUDGET



TAB 8:
Relevant Projects

GENERAL CIVIL ENGINEERING

Highland Village Stormwater Modeling

City of North Miami Beach Public Works Department

The Highland Village project is a multi-phase effort by the City of North Miami Beach to improve infrastructure, reduce flooding, and enhance community amenities in Highland Village and Biscayne South. Phase I: focused on feasibility, with field assessments, regulatory reviews, and permitting strategies to guide the project. Phase II: delivered Tier 1 stormwater improvements, using hydraulic and hydrologic analysis to design systems that reduce tidal flooding and improve resilience. Phase III: expanded technical modeling for both neighborhoods, resulting in strategic plans for enhanced flood mitigation and stormwater management.



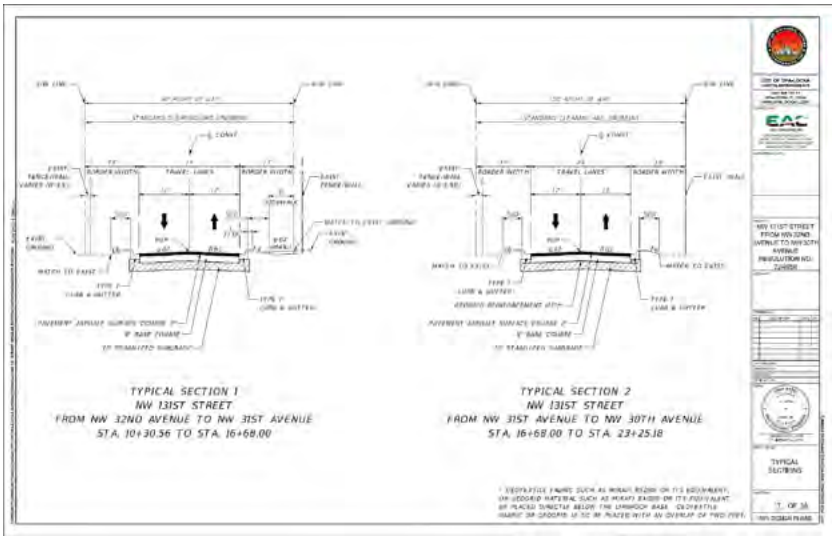
Scope		
	Stormwater System Design	Floodplain Management
	GIS Support	Stormwater/Groundwater Modeling

GENERAL CIVIL & ROADWAY ENGINEERING

NW 131st Street Roadway Reconstruction

City of Opa-Locka Public Works

EAC provided engineering services for the complete reconstruction of NW 131st Street between NW 31st and NW 32nd Avenues. This included preliminary design, design services and permitting for roadway and drainage improvements, and the replacement of a 6-inch water main with an 8-inch diameter main. The project scope also encompassed surveying, subsurface utility engineering, geotechnical engineering, environmental assessments, typical sections, roadway and drainage plan and profile, watermain design, and signage and pavement markings.



Scope			
	Roadway / Intersection Design	Stormwater System Design	Construction Documents and Specification
	Floodplain Management	Stormwater/Groundwater Modeling	Geotechnical Analysis

GENERAL CIVIL & ROADWAY ENGINEERING

Alligator Alley Rest Area Improvements

Florida Department of Transportation District 4

The goal of this civil engineering project was to enhance the traveler and user experience at the "MP 29 rest area" by constructing Everglades educational-themed amenities within the site. This project provided educational, informational, aesthetic and safety benefits to users of I-75. Project scope included the construction of educational amenities that required significant site work to reconfigure existing parking lots, access roads, drainage structures, utilities, lighting and sidewalks. Proposed educational amenities included an observation tower, board walks, walkways, constructed wetlands exhibits, asphalt trails, pavilions, hardscape and landscape.

2026 ACEC Engineering Excellence Award



Scope			
	Roadway / Intersection Design	Parking Lots / Parking Spaces	Stormwater System Design
	Floodplain Management	Control Structures and Pump Stations	Signage and Pavement Marking

GENERAL CIVIL & ROADWAY ENGINEERING

SW 36th Street / Manatee Isles Drive Permanent Closure

City of Weston

The City of Weston retained EAC for the development of a cul-de-sac along SW 36th St. The Cul-de-Sac accommodated emergency turn around and maintenance pass-thru access via gated egress connection over the existing canal adjacent to the project site.Design services included roadway reconstruction and milling and resurfacing, drainage and lighting improvements, permitting, and signage and pavement marking upgrades. The project included a drainage trunk line to interconnect the proposed drainage structures to the existing system in the project area to the East.



Scope			
	Roadway / Intersection Design	Stormwater System Design	Construction Documents and Specification
	Floodplain Management	Geotechnical Analysis	Signage and Pavement Marking

GENERAL CIVIL & ROADWAY ENGINEERING

East Palm Drive Canal Culverting & Roadway Widening Improvements — Phase II

CIty of Florida City

EAC prepared the canal culverting and roadway engineering design of East Palm Drive Phase II, from SW 172nd Avenue to East of SE 13th Avenue, located within the City of Florida City, Miami-Dade County, Florida. The facility is comprised of a four (4) lane divided roadway with two (2) lanes in each direction, separated by the Florida City canal. The main goal of the project was to increase the vehicular capacity of the existing roadway by backfilling the existing canal to accommodate additional travel lanes to serve future developments within the City.



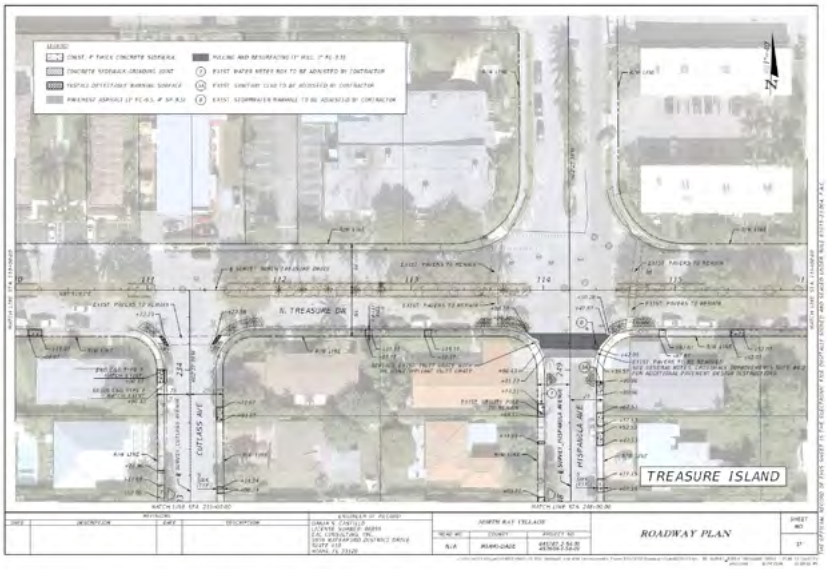
Scope			
	Roadway / Intersection Design	Stormwater System Design	Construction Documents and Specification
	Floodplain Management	Traffic Studies & Planning	Signalization

GENERAL CIVIL & ROADWAY ENGINEERING

Treasure Island Sidewalk & ADA Improvements Phase III

North Bay Village

EAC provided engineering design services to support crosswalk and pedestrian safety enhancements within the Harbor Island and Treasure Island corridors in accordance with FDOT grant requirements and Miami-Dade Department of Transportation and Public Works (DTPW) standards. The project included the design of crosswalk improvements featuring enhanced sidewalk connectivity, patterned pavements at the crosswalks, new pedestrian crossing signs, pavement markings, parking restrictions, and utility coordination. The scope also included landscaping improvements and the preparation of a construction cost estimate report.



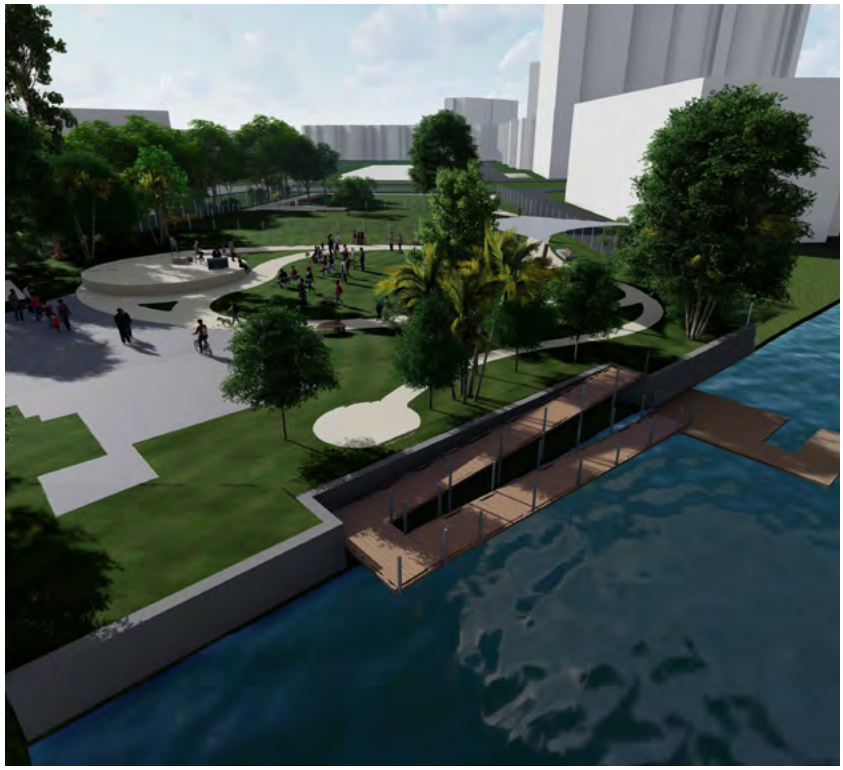
Scope		
	Roadway / Intersection Design	Construction Documents and Specification
	Signage and Pavement Marking	Geotechnical Analysis

GENERAL CIVIL & ROADWAY ENGINEERING

Civic Park on East Drive

North Bay Village

North Bay Village embarked on this Capital Improvement Project to bring new facilities and amenities to Civic Park. The project intended to provide North Bay Village residents with direct access to Biscayne Bay waterways through the construction of a boating dock and kayak launch. Additionally, North Bay Village intends to improve Civic Park's recreational amenities through the addition of a new splash pad, bike racks, picnic areas, a nature trail packed with native flora and fauna as well as improved lighting, signage, and landscaping. EAC provided civil engineering services for the design, permitting and bid services for the project which included site and geometry plan, grading, drainage wells, water services and sewer lateral connection.



Scope			
	Parking Lots/Parking Spaces	Stormwater System Design	Floodplain Management
	Stormwater/Groundwater Modeling	Geotechnical Analysis	Construction Documents and Specification

GENERAL CIVIL & ROADWAY ENGINEERING

Subbase H-8 Stormwater Improvement — Phase I

City of Doral

Based on the City of Doral's Stormwater Master Plan results, EAC was tasked to provide construction documents for a new outfall for the Sub-Basin H-8 as part of the continuing services. The scope of services included roadway and drainage plan and profile construction documents, that depicted the new interconnecting trunkline alignment and a new outfall to the NW 58th Street canal; project included drainage calculations, pavement restoration, exfiltration trenches, utility coordination, permitting and construction administration services.



Scope			
	Stormwater System Design	Construction Documents and Specification	Floodplain Management
	Stormwater/Groundwater Modeling	Geotechnical Analysis	Control Structures and Pump Stations

GENERAL CIVIL & ROADWAY ENGINEERING

Traffic Calming at SW 32 Ave and SW 5 St

City of Miami

EAC Consulting provided engineering design services for traffic calming, roadway, pedestrian, and drainage improvements along SW 32nd Avenue and SW 5th Street in the City of Miami. The project's goal was to reduce vehicle speeds, increase pedestrian safety, and improve access to Auburndale Elementary School. Services included the design of traffic calming measures, ADA-compliant sidewalks and curb ramps, signage and pavement markings, roadway reconstruction and resurfacing, drainage improvements, landscaping improvements, permitting coordination, and public involvement support. The project improved safety, accessibility, and mobility for residents, pedestrians, and motorists throughout the corridor.



Scope			
	Roadway/Intersection Design	Stormwater System Design	Construction Documents and Specification
	Floodplain Management	Traffic Studies & Planning	Signage and Pavement Marking

GENERAL CIVIL & ROADWAY ENGINEERING

NW South River Drive Roadway and Drainage Improvements

Town of Medley

Redevelopment of NW South River Drive to a corridor that embodied a complete street vision, embraced multimodal utilization, provided opportunities for pedestrian connectivity, restored a sense of community to the corridor and enhanced the level of operational service offered by the infrastructure. NW South River Drive is the most important and most utilized thoroughfare within the Town; used daily by commuters, commercial trucks, school buses, town services such as meals on wheels, senior transportation services, afterschool programs.



Scope			
	Roadway/Intersection Design	Stormwater System Design	Construction Documents and Specification
	Geotechnical Analysis	Traffic Studies & Planning	Signage and Pavement Marking



TAB 9:
Awards & Commendations, Licenses

Our award-winning culture continues to earn EAC credibility and to build a strong reputation in a variety of jurisdictions where we perform services. Engineering Excellence for EAC means the satisfaction of clients, exceeding expectations, reaching out to the immediate communities served, preserving the firm's culture, and enhancing the welfare and professional aspirations of our staff. Our recent accomplishments include being recognized as one of the Top Southeast Firms by the Engineer News Record (ENR). We have served numerous public agencies, and our experience has continued to develop as a result of our ability to successfully serve as an extension of our clients.

Some of our notable awards include:

- SBE/DBE Utilization Award — ACEC Florida/ FDOT
- ASCE Miami-Dade Branch Project of Year 2020
- ASCE Broward Branch Project of Year 2017
- Engineer of the Year — Florida Engineering Society (FES)
- Environmental Stewardship Award — American Association of State Highway and Transportation Officials (AASHTO)
- Engineering Excellence Award — Florida Institute of Consulting Engineers (FICE)
- Platinum Award for Engineering Excellence — American Council of Engineering Companies (ACEC)
- Outstanding Minority Business of the Year — Greater Miami Chamber of Commerce (GMCC)
- Outstanding Project Award — Florida Department of Transportation (FDOT)
- Consulting Engineer of the Year — American Institute of Architects (A.I.A)





ENR Southeast THE TOP DESIGN FIRMS

SOUTH FLORIDA BUSINESS JOURNAL

South Florida Business Journal
Top Engineering Firms
President Ricks Crooks - 2023 Power Leaders

fice

Florida Institute of Consulting Engineers
Engineering Excellence Award
Outstanding Project Award

ACEC
American Council of Engineering Companies

American Council of Engineering Companies
Platinum Award for Engineering Excellence
Grand Award for Special Projects

ASCE FLORIDA SECTION

American Society of Civil Engineers
Employer of the Year
Project of the Year
Platinum Award for Engineering Excellence

FOUNDED 1916 F E S Florida Engineering Society

Florida Engineering Society
Consulting Engineer of the Year

CITY OF FLORIDA CITY
GATEWAY TO THE FLORIDA KEYS AND THE EVERGLADES

July 14, 2023

Mr. Harold Desdunes, PE
EAC Consulting, Inc
5959 Blue Lagoon Drive, Suite
410, Miami, FL. 33126

RE: LETTER OF REFERENCE FOR EAC CONSULTING, INC.

This letter is written to acknowledge the excellent job that EAC Consulting, Inc. has done for the City of Florida City for the design and construction oversight of the Florida City Canal roadway and culverting project on East Palm Drive. As the Executive Director of the Community Redevelopment Agency, I have had the opportunity to work in close quarters with the EAC team throughout this project's lifespan. EAC has consistently offered top-notch services, revealing a strong commitment to meeting our expectations. The consistency of their responsiveness is a testament to the superior quality of their work and deliverables.

Working in collaboration with the EAC team was an enjoyable experience. Their readiness to respond to the needs of the City speaks volumes about their professional conduct. Given their proven track record and steadfast commitment to quality, we highly endorse EAC Consulting, Inc. for consideration in future projects.

Please feel free to call me at (305) 247-8221 if you need additional clarification.

Respectfully,

Jon Ward
Executive Director
Florida City CRA

404 West Palm Drive • P.O. Box 343570 • Florida City, Florida 33034-0570 • Telephone (305) 247-8221 • Fax (305) 242-8133
www.fcfla.net

WPB
WEST PALM BEACH
Public Utilities

Thursday June 29th, 2023

Reference for EAC Consulting, Inc

EAC Consulting, Inc. EAC is a consultant to the City of West Palm Beach Utilities Department and has been tasked with various wastewater infrastructure improvement assignments.

EAC has performed its services in a diligent and professional manner and the quality of services which they have provided as it relates to design and construction documents have been exemplary. EAC has been excellent in dealing with all project related matters and has communicated very effectively on tasks and assignments, consistently working to ensure the City of West Palm Beach is a satisfied client.

I am writing to recommend EAC Consulting as a consultant that works to satisfy the needs of its client and provides a high level of professional and exceptional service.

Please feel free to contact me should you have any questions with respect to this reference recommendation letter.

Sincerely,

Randy Erysthee
Project Engineer, E.I.
Public Utilities Department
561-494-1111 (Direct)
954-557-8365 (Cell)
Email: Rerysthee@wpb.org

401 CLEMATIS STREET
P.O. BOX 3366
WEST PALM BEACH, FL 33401
561.822.2200
(TTY: 800-955-8771)

NMBwater
Sound Thinking

June 26, 2023

Reference for EAC Consulting, Inc

I am writing to express my satisfaction with the services of EAC Consulting, Inc. EAC has been a consultant of the City of North Miami Beach for the past two decades. EAC's services have extended across several City departments and divisions.

With NMB Water, EAC has performed admirably and the quality of service and consistency at which they have provided design and construction documents have been excellent. EAC has been a true partner to the City in the pursuit of completing successful capital improvement projects.
EAC's staff are professional and attentive to the needs of NMB Water.

Please feel free to contact me if you need additional information with respect to this recommendation letter.
Sincerely,

Samuel Zamacona E.I.
Deputy Director
NMB Water

17011 NE 19th Avenue • North Miami Beach, Florida 33162-3194
Telephone (305) 662-9283

DocuSign Envelope ID: 13431861-B933-495E-937D-D90AC7F71A66

MIRAMAR
BEAUTY AND PROGRESS
EST 1955

CITY OF MIRAMAR
An Equal Opportunity Employer

Mayor
Wayne M. Messam

Vice Mayor
Alexandra P. Davis

City Commission
Winston F. Barnes
Maxwell B. Chambers
Yvette Colbourne

City Manager
Dr. Roy L. Virgin

"We're at the Center of Everything"

Utilities Department
13900 Pembroke Road
Building "L", 1st Floor
Miramar, Florida
33027-3489

Phone (954) 883-6813
FAX (954) 602-3677

June 27, 2023

REFERENCE LETTER FOR EAC CONSULTING, INC.

This purpose of this reference letter is to recognize the excellent performance that EAC Consulting, Inc., demonstrated for the City of Miramar, on our Reclaimed Water Systems Expansion project. As the Utilities Director, I have worked closely with EAC Staff since we commenced the project in January 2022.

As the Prime Consultant on this project, EAC Consulting, Inc. conducted hydraulic modeling to validate the reclaimed water pipe sizes, prepared construction documents plans and technical specifications, permitting, and bid and construction award support. Additionally, EAC was awarded full Construction and Engineering Inspection (CEI) Services during the project construction, which is about to begin during this Summer 2023. To date, EAC Consulting and its professional staff have demonstrated a high level of responsiveness to keep pace with schedule and the budgetary needs for this contract.

It has been a pleasure working with the EAC Staff and I would highly recommend them for future projects.

Please feel free to contact me at (954) 883-6813 if you require any additional information.

Respectfully,

DocuSigned by:
Francois Domond 6/27/2023

Francois A. Domond, P.E.
Utilities Director
13900 Pembroke Road
Miramar, Florida
City of Miramar

Professional and Florida State Licenses for Key Staff and Firms

Due to page limits, we have included PE licenses for our Key Personnel only.


Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE

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

ADEIFE, MICHAEL ADEBOWALE
811 NW 57 AVENUE
SUITE 402
MIAMI FL 33126

LICENSE NUMBER: PE56094
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE

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

HIGGINS, HUNTLEY GLENMORE
1420 S 91W 21 STREET
PEMBROKE PINES FL 33028

LICENSE NUMBER: PE60726
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary

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

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

RODRIGUEZ, EVELYN LINETTE
2301 DOUGLAS ROAD
APT 909
MIAMI FL 33145

LICENSE NUMBER: PE78548
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE

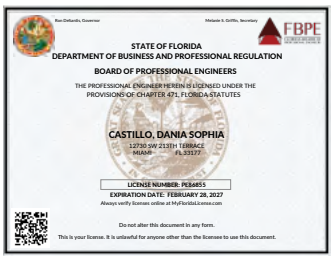
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

CROOKS, ENRIQUE ALEXANDER
723 CRANDON BLVD. APT. #404
KEY BISCAYNE FL 33149

LICENSE NUMBER: PE42528
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE

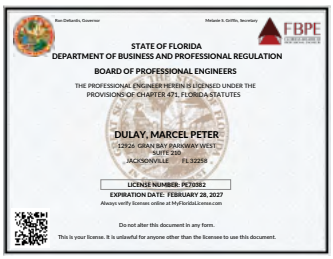
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

CASTILLO, DANIA SOPHIA
12750 SW 213TH TERRACE
MIAMI FL 33177

LICENSE NUMBER: PE84855
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary

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

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

DULAY, MARCEL PETER
12926 GRAN BAY PARKWAY WEST
SUITE 230
JACKSONVILLE FL 32258

LICENSE NUMBER: PE70382
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE

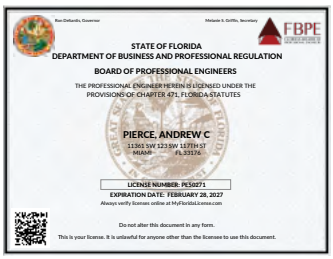
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

DESDUNES, HAROLD ANTOINE
9711 FOREST DR
MIRAMAR FL 33025

LICENSE NUMBER: PE63916
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE

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

PIERCE, ANDREW C
11365 SW 123SW 117TH ST
MIAMI FL 33176

LICENSE NUMBER: PE50271
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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State of Florida
Department of State

I certify from the records of this office that EAC CONSULTING, INC. is a corporation organized under the laws of the State of Florida, filed on September 6, 1994.

The document number of this corporation is P94000066488.

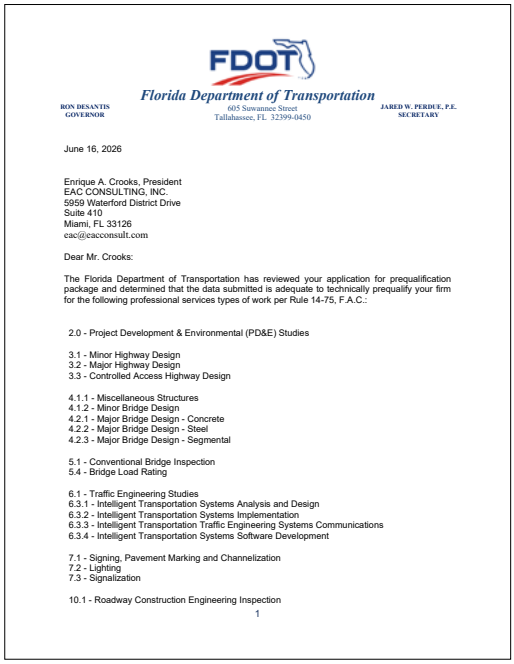
I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 13, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of January, 2026

Secretary of State

Tracking Number: 4568761146CC
To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.
https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication


FDOT
Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

RON DESANTIS
GOVERNOR

JARED W. PERDUE, P.E.
SECRETARY

June 16, 2026

Enrique A. Crooks, President
EAC CONSULTING, INC.
5959 Waterford District Drive
Suite 410
Miami, FL 33126
eac@eacconsult.com

Dear Mr. Crooks:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design
4.2.1 - Major Bridge Design - Concrete
4.2.2 - Major Bridge Design - Steel
4.2.3 - Major Bridge Design - Segmental

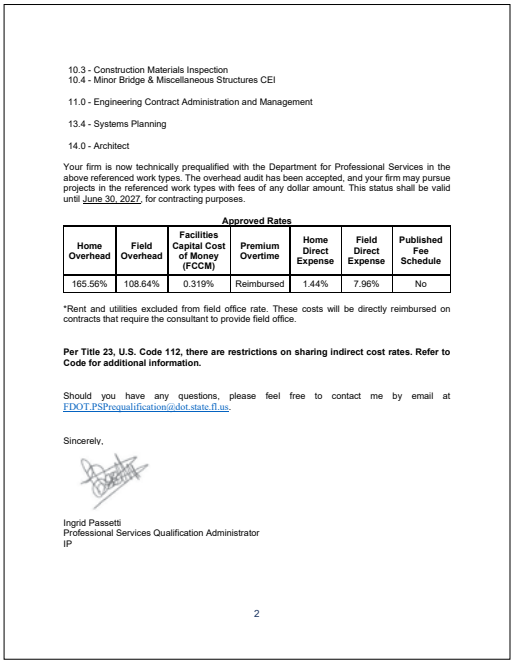
5.1 - Conventional Bridge Inspection
5.4 - Bridge Load Rating

6.1 - Traffic Engineering Studies
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
6.3.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

10.1 - Roadway Construction Engineering Inspection

1


10.3 - Construction Materials Inspection
10.4 - Minor Bridge & Miscellaneous Structures CEI

11.0 - Engineering Contract Administration and Management

13.4 - Systems Planning

14.0 - Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
165.56%	108.64%	0.319%	Reimbursed	1.44%	7.96%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Ingrid Passetti
Professional Services Qualification Administrator
IP

2

Subconsultants:


State of Florida
Department of State

I certify from the records of this office that CXV ENGINEERING INC. is a corporation organized under the laws of the State of Florida, filed on December 4, 2023, effective January 1, 2024.

The document number of this corporation is P23000083615.

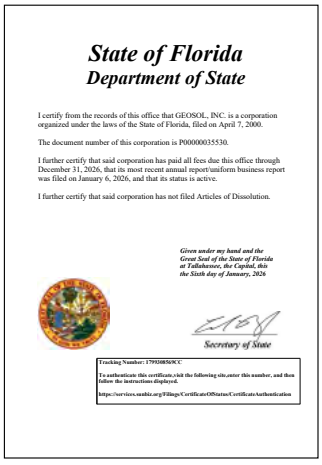
I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 30, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteen day of January, 2026

Secretary of State

Tracking Number: 5287881108CC
To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.
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State of Florida
Department of State

I certify from the records of this office that GEOSOL, INC. is a corporation organized under the laws of the State of Florida, filed on April 7, 2000.

The document number of this corporation is P00000035530.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 6, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2026

Secretary of State

Tracking Number: 1795088569CC
To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.
https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication


State of Florida
Department of State

I certify from the records of this office that J BONFILL AND ASSOCIATES INC. is a corporation organized under the laws of the State of Florida, filed on July 14, 1989.

The document number of this corporation is L02047.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on April 16, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixteenth day of April, 2026

Secretary of State

Tracking Number: 8624523130CC
To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.
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State of Florida
Department of State

I certify from the records of this office that RES FLORIDA CONSULTING, LLC is a limited liability company organized under the laws of the State of Florida, filed on January 19, 2022, effective August 29, 2000.

The document number of this limited liability company is L22000019779.

I further certify that said limited liability company has paid all fees and penalties due this office through December 31, 2026, that its most recent annual report was filed on April 1, 2026, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Ninth day of July, 2026

Secretary of State

Tracking Number: 2576179215CU
To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.
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TAB 10:
Required Forms

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
✓ General Civil Engineering	EAC Consulting, Inc.
✓ Roadway Traffic & Transportation Planning and Engineering Services	EAC Consulting, Inc.
General Urban Planning Services	
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Traffic Engineering	CXV Engineering Inc	8065 NW 98 Street Hialeah Gardens, FL 33016	305-362-0677
Geotechnical	Geosol, Inc.	5975-A NW 151st Street Miami Lakes, FL 33014	305-828-4367
Survey, SUE	J. Bonfill and Associates, Inc.	7100 SW 99th Avenue Miami, FL 33173	305-598-8383
Permitting Environmental H&H Modeling	RES Florida Consulting, LLC.	34 E Pine Street Orlando, FL 32801	689-240-6302

General Civil Engineering

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: EAC Consulting, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The scope of the project included pre-design (condition assessment and basis of design report), design, permitting, bid and award, and construction support services for the Lift Station N-07 and N-08 and Forcemain Replacement Project

Initial Value of Contract: $561,403.13 Final Value of Contract: $561,403.13

Length of Contract: 2023 - 2026

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Hollywood

Name of Individual completing this form: Marta Alonso

Signature: Marta Alonso Digitally signed by Marta Alonso DN: CN=Marta Alonso Date: 2026.09.03 14:50:42-04'00' Title: In-House Consultant/Project Manager

Telephone: 954-921-3930 Email: malonso@hollywoodfl.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

General Civil Engineering

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: EAC Consulting, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The project consisted of a new restroom and concession building within the South Miami Park. The project also a grinder pump lift station and a new 8-inch watermain extension. EAC's scope of work included project management, design, permitting, bid and construction administration services.

Initial Value of Contract: $99,519.20 Final Value of Contract: $267,001.15

Length of Contract: 2019-2024

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: City of South Miami (Formerly)

Name of Individual completing this form: Quentin Pough, CPRP

Signature: _____ Title: Former City of South Miami Director of Parks, Recreation & Culture

Telephone: 954-828-5143 Email: qpough@fortlauderdale.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

General Civil Engineering
Roadway Traffic & Transportation

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: EAC Consulting, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The scope of work for this project includes roadway horizontal and vertical alignment, typical sections, drainage design, miscellaneous structural design, lighting, signing and pavement markings, utilities coordination, water and sewer adjustment, relocation of duct banks, new overhead guide signs, new CCTV camera pole/camera infrastructure, temporary maintenance of traffic, and supporting ancillary tasks to the primary scope of services.

Initial Value of Contract: $810,136.00 Final Value of Contract: $810,136.00

Length of Contract: 2019 - 2022

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

I highly recommend EAC for their exceptional services. Their design quality is excellent, they are knowledgeable, highly responsive, reliable, and provide outstanding construction support.

Name of Public Entity/Company: Miami-Dade County PortMiami - Capital Development

Name of Individual completing this form: Victor M. Gutierrez, PE, PMP

Signature: Victor M. Gutierrez Title: Senior Professional Engineer

Telephone: 305-347-4802 Email: victor.gutierrez@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

General Civil Engineering

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: EAC Consulting, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Engineering and technical services for the hydraulic and hydrologic analyses and evaluation of the existing stormwater infrastructure in the Highland Village neighborhood with the objective of mitigation of tidal flooding. Included in this scope were data collection, engineering and environmental assessments required for securing all required jurisdictional approvals/ permits, procurement support and construction support.

Initial Value of Contract: $130,241.44 Final Value of Contract: $130,241.44

Length of Contract: 6/2022-8/2022

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

EAC Consulting is professional, responsive, and reliable.

_____

_____

_____

_____

Name of Public Entity/Company: Town of Bay Harbor Islands

Name of Individual completing this form: Sam Zamacona E.I.

Signature: _____ Title: _____

Telephone: 305-866-6241 Email: szamacona@bayharborislands-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: EAC Consulting, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: EAC Consulting, Inc. prepared the canal culverting and roadway engineering design of East Palm Drive Phase II

Initial Value of Contract: $2,250,756.00 Final Value of Contract: Project is ongoing

Length of Contract: 2022- Ongoing

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Florida City

Name of Individual completing this form: Shelly Williams

Signature: Shelly Williams Title: Strategic Administrative Officer

Telephone: (305) 247-8221 Email: shelly.williams@floridacityfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

General Civil Engineering
Roadway Traffic & Transportation

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: EAC Consulting, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: EAC prepared engineering design for the complete reconstruction of the existing roadway on NW 131st Street between NW 30th Avenue and NW 32nd Avenue. The design project involves the drainage improvements, replacement of 650 linear feet of 6-inch ACP water main with an 8-inch DIP water main. Other services include environmental assessments, survey, and geotechnical engineering.

Initial Value of Contract: $242,409.00 Final Value of Contract: $242,409.00

Length of Contract: 2021- ongoing

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

EAC Consulting, Inc. provided professional engineering services for the City of Opa-locka's NW 131st Street Drainage Improvements Project. The firm demonstrated strong technical expertise, responsiveness, and professionalism throughout design and construction. The City is satisfied with EAC's performance and would recommend the firm for similar municipal infrastructure projects.

Name of Public Entity/Company: City of Opa-locka

Name of Individual completing this form: Adelina Gross

Signature: Adelina Gross Title: Capital Improvements Division Manager

Telephone: 305-953-2868 Ext 3001 Email: agross@opalockafl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company EAC Consulting, Inc.

Date Addendum Received 8/14/2026

Total Pages of Addendum including Acknowledgement 8

Print Name Michael Adeife, PE, ENV SP

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

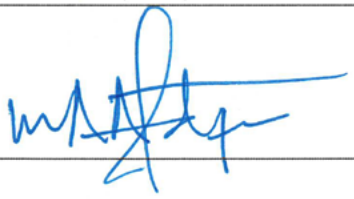
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company EAC Consulting, Inc.

Date Addendum Received 8/18/2026

Total Pages of Addendum including Acknowledgement 7

Print Name Michael Adeife, PE, ENV SP

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

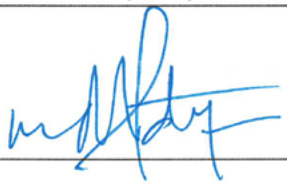
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company EAC Consulting, Inc.

Date Addendum Received 8/26/2026

Total Pages of Addendum including Acknowledgement 4

Print Name Michael Adeife, PE, ENV SP

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company EAC Consulting, Inc

Date Addendum Received 9/9/2026

Total Pages of Addendum including Acknowledgement 2

Print Name Michael Adeife, PE, ENV SP

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

PRIMARY CONTACT:

Michael Adeife, PE, ENV SP
bd@eacconsult.com
305-265-5471

OFFICE LOCATIONS:

Miami
5959 Waterford District Drive
Suite 410
Miami, Florida 33126
305-265-5400

Orlando
111 North Orange Avenue
Suite 800
Orlando, Florida 32801
407-254-4150

Fort Lauderdale
5100 NW 33rd Avenue
Suite 243
Ft. Lauderdale, Florida 33309
954-714-2000

West Palm Beach
1601 Belvedere Road
Suite 205
West Palm Beach, Florida 33406
561-812-5178

EAC Consulting, Inc.

GRAEF

PROFESSIONAL CONSULTING SERVICES ON CONTINUING AGREEMENT BASIS RFQ NO. 2026-11-015

GENERAL CIVIL ENGINEERING
ELECTRICAL ENGINEERING
STRUCTURAL ENGINEERING
MECHANICAL
FIRE PROTECTION
PLUMBING

VILLAGE OF PALMETTO BAY, FLORIDA

September 18, 2026

PRIMARY POINT-OF-CONTACT
Nelson Ortiz, PE
Principal | Project Manager
786.814.1453 Direct
nelson.ortiz@graef-usa.com

TAB 1 **LETTER OF INTENT**

9200 South Dadeland Boulevard,
Suite 230, Miami, FL 33156
305 / 378 5555
www.graef-usa.com

GRAEF

collaborāte / formulāte / innovāte

Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

Subject: RFQ No. 2026-11-015. Professional Consulting Services on Continuing Agreement Basis

Dear Ms. Bencomo and Selection Committee Members,

The Village of Palmetto Bay is a vibrant, livable community in the heart of Miami-Dade County. With a growing population and thriving business community, Palmetto Bay is an important community that supports growth of the region. We believe GRAEF is uniquely qualified – bringing a team **led by Palmetto Bay resident, Nelson Ortiz, PE**, who can cover a multitude of services: **General Civil, Electrical, Structural, Mechanical, Fire Protection, and Plumbing Engineering** services. Our collaborative approach will ensure development, upgrade, and renovation assessments and designs which protect the environment, focusing on keeping the area resilient and sustainable.

GRAEF has been responsible for successfully completing public section projects since 1961
Established in 1961, GRAEF is a multi-discipline engineering, planning, and design firm dedicated to serving public and private clients. Over the years, GRAEF has continually grown its staff and capabilities, now with 9 locations throughout the nation, including offices in Miami, Orlando, and Sarasota, Florida.

GRAEF has maintained an office in Miami-Dade County for 45 years. This will ensure responsive communication, local accessibility, and a strong understanding of the Village's regulatory environment and community priorities.

GRAEF can provide a comprehensive team to fulfill the requirements of the scope of work
GRAEF has in-house civil, electrical, structural, mechanical, fire protection, and plumbing engineering and support staff who can cover all requirements listed in the scope of work for these services. We can engage local sub-consultants, if required, on a project-by-project basis.

GRAEF remains on the forefront of the industry trends, consistently adapting and embracing advancement
GRAEF has provided similar services for municipal clients throughout the State of Florida including Brevard, Broward, Miami-Dade, Orange, Okaloosa, Sarasota, St. Lucie, and Volusia Counties as well as the Cities of Altamonte Springs, Daytona Beach, Miami Beach, Naples, Palm Bay, St. Augustine, and Winter Park. GRAEF's holistic approach, anchored by our commitment to communication and coordination, will bring projects under this contract to a successful completion on schedule, within budget, and aligned with long-term objectives while delivering meaningful value to your Department, the Village, community residents, and the traveling public.

We are Committed to the Village of Palmetto Bay
GRAEF is committed to be your trusted partner, delivering superior professional services that enhance infrastructure and improve quality of life for residents and visitors alike. Our focus is not only on successful project delivery, but on creating lasting value through thoughtful design, responsible stewardship of public resources, and solutions that reflect the Village's long-term vision. We welcome the opportunity to meet with you to further present our team's qualifications and discuss how we can support the Village of Palmetto Bay's goals under this contract.

Sincerely,



Nelson Ortiz, PE
Principal | Project Manager
786 / 814 1453 (direct)
nelson.ortiz@graef-usa.com

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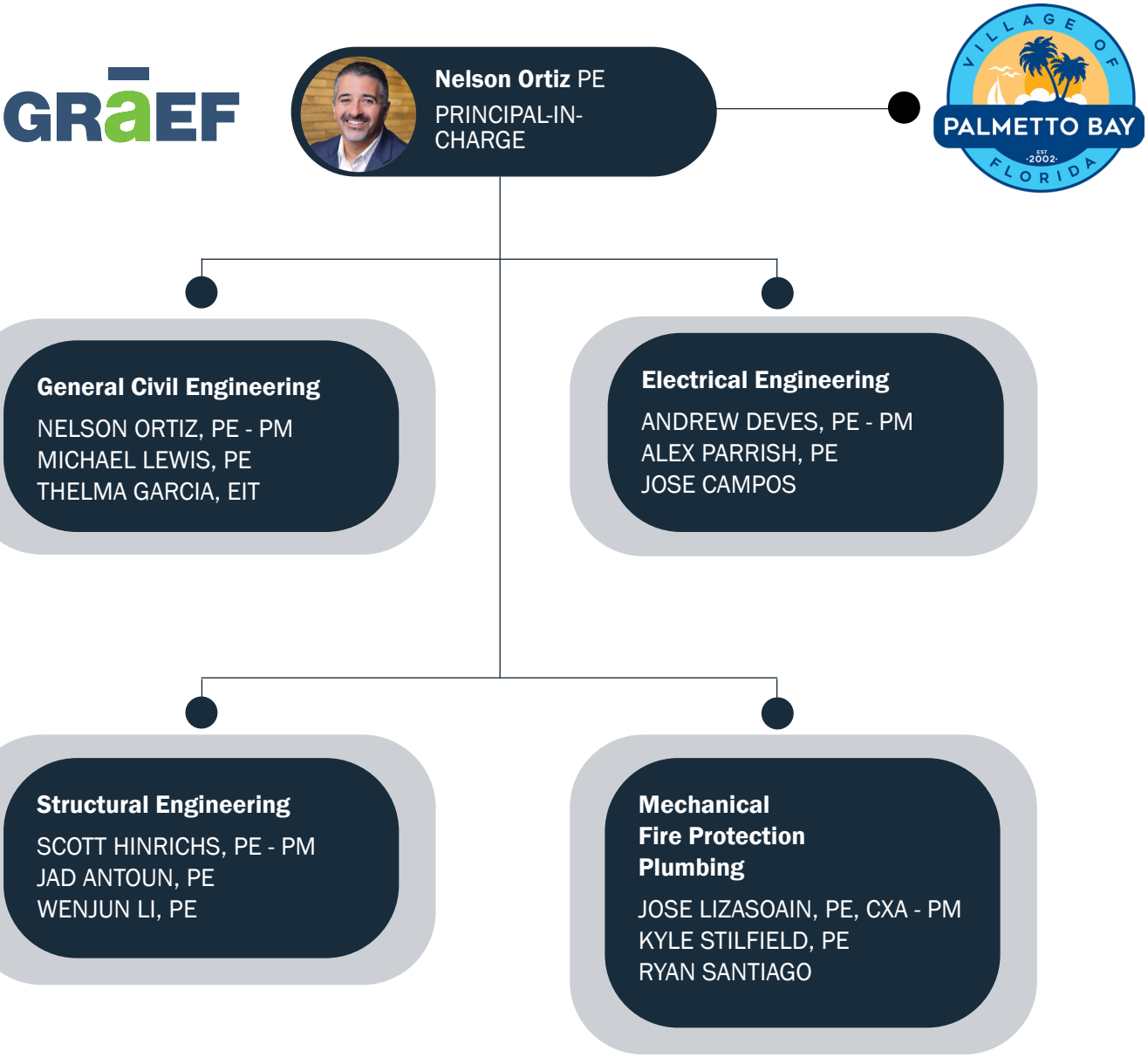
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TAB 3 **ORGANIZATIONAL CHART**



TAB 4 **FIRM HISTORY**



GRAEF IS A FULL-SERVICE ENGINEERING, PLANNING, AND DESIGN FIRM

Since its inception in 1961, GRAEF has grown from a small individual partnership to a prominent, multi-disciplinary international firm. GRAEF has a team of over 300 employees spread across nine offices in the Midwest, Florida, and Turks and Caicos.

For 65 years, GRAEF's unwavering dedication to excellence has been fueled by core values such as integrity, quality, and a steadfast commitment to exceptional customer service. These principles form the bedrock of GRAEF's operations, ensuring that clients receive the highest level of satisfaction and a seamless experience.

GRAEF has remained at the forefront of the industry, consistently adapting to emerging trends and embracing advancements, and is proud to be a reliable partner for clients seeking top-tier design services and unmatched expertise.

GRAEF's local Miami office has been services South Florida for over 45 years.

OUR CORE PURPOSE

To improve the physical environment for the benefit of society in a sustainable manner

BY THE NUMBERS

318
TEAM MEMBERS

127
REGISTERED PROFESSIONALS

19
PROFESSIONAL SERVICES

15
CLIENT MARKETS

TAB 5 **RESUMES**



Nelson Ortiz PE

PRINCIPAL-IN-CHARGE | CIVIL PROJECT MANAGER / ENGINEER

Nelson is in charge of our Miami branch and is a civil engineer with 30 years of experience.

EDUCATION
B.S., Civil Engineering, Florida State University

REGISTRATION
Florida PE #57566
Open Water Diver, FL

PROJECT EXPERIENCE

Palmer Trinity School, Palmetto Bay, FL: PM and civil engineer for multiple projects.

Westminster Christian School, Palmetto Bay, FL: PM and civil engineer for multiple projects.

Alexander Montessori School, Palmetto Bay, FL: PM and civil engineer for multiple projects.

South Motors Auto Group, Palmetto Bay, FL: PM and civil engineer for a new dealership.

Miami-Dade County Kendall Soccer Park Turf Replacement, Miami, FL: PM and civil engineer for field and drainage improvements.

Miami-Dade County Chuck Petzold Park Development, Miami, FL: PM and civil engineer for new community center and library.

Biscayne Bay Stormwater Upgrades, Miami, FL: PM and civil engineer for the design for upgrades of two pump stations.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: PM and civil engineer to adapt existing area for current and future sea level rise.



Michael Lewis PE

CIVIL ENGINEER

Mike is a civil engineer with over 13 years of experience.

EDUCATION
B.S., Civil Engineering, Florida International University

REGISTRATION
Florida PE #92120

PROJECT EXPERIENCE

Palmer Trinity School, Palmetto Bay, FL: Civil engineer for multiple projects.

Alexander Montessori School, Palmetto Bay, FL: Civil engineer for multiple projects.

South Motors Auto Group, Palmetto Bay, FL: Civil engineer for a new dealership.

Miami-Dade County Kendall Soccer Park Turf Replacement, Miami, FL: Civil engineer for field and drainage improvements.

Biscayne Bay Stormwater Upgrades, Miami, FL: Civil engineer for the design for upgrades of two pump stations.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Civil engineer to adapt existing area for current and future sea level rise.



Thelma Garcia EIT

CIVIL ENGINEERING

Thelma has 20 years of experience in the field of civil engineering.

EDUCATION
B.S., Civil Engineering, Florida International University

REGISTRATION
Engineer-in-Training

PROJECT EXPERIENCE

Palmer Trinity School, Palmetto Bay, FL: Civil engineering for multiple projects.

Westminster Christian School, Palmetto Bay, FL: Civil engineering for multiple projects.

South Motors Auto Group, Palmetto Bay, FL: Civil engineering for a new dealership.

Miami-Dade County Chuck Petzold Park Development, Miami, FL: Civil engineering for new community center and library.

Biscayne Bay Stormwater Upgrades, Miami, FL: Civil engineering for the design for upgrades of two pump stations

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Civil engineering to adapt existing area for current and future sea level rise.



Andrew Deves PE, CDT

ELECTRICAL PROJECT MANAGER / ENGINEER

Andrew is an electrical engineer with over 13 years of experience.

PROJECT EXPERIENCE

Miami-Dade Water and Sewer Department Multiple Water Treatment Plants Fire Alarm and Fire Protection Study, Miami, FL: Electrical engineer to identify deficiences to bring up to code.

PortMiami High-Mast Light Pole LED Retrofit, Miami, FL: Electrical engineer for a retrofit of 110 HMLP throughout PortMiami.

Miami-Dade County Garage and Repair Shop (Building 3033) at MIA Repairs, Miami, FL: Electrical engineer for repairs as part of a 40-year recertification process.

Miami-Dade County Police Station (Building 3038) at MIA Repairs, Miami, Florida: Electrical engineer for repairs as part of a 40-year recertification process.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Electrical engineer associated with new stormwater management systems as well as generator design.

EDUCATION

B.S., Architectural Engineering, University of Kansas

REGISTRATION

Florida PE #101183
Construction Documents Technologist



Alex Parrish PE

ELECTRICAL ENGINEER

Alex is an electrical engineer with over 25 years of experience.

PROJECT EXPERIENCE

Miami-Dade Water and Sewer Department Multiple Water Treatment Plants Fire Alarm and Fire Protection Study, Miami, FL: Electrical engineer to identify deficiences to bring up to code.

PortMiami High-Mast Light Pole LED Retrofit, Miami, FL: Electrical engineer for a retrofit of 110 HMLP throughout PortMiami.

Miami-Dade County 40-year Building Recertifications: Electrical engineer for multiple departments for assessments, recommendations, and remediations for buildings under their 40-year recertification program.

Jackie Robinson Ballpark Roof Repairs, Daytona Beach, FL: Electrical engineer for design which included new seating area lighting and lightning protection.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Electrical engineer associated with new stormwater management systems as well as generator design.

EDUCATION

B.S., Electrical Engineering, University of Central Florida

REGISTRATION

Florida PE #92120



Jose Campos

ELECTRICAL ENGINEERING

Jose has 10 years in the field of electrical engineering.

PROJECT EXPERIENCE

Miami-Dade Water and Sewer Department Multiple Water Treatment Plants Fire Alarm and Fire Protection Study, Miami, FL: Electrical engineer to identify deficiences to bring up to code.

PortMiami High-Mast Light Pole LED Retrofit, Miami, FL: Electrical engineer for a retrofit of 110 HMLP throughout PortMiami.

Miami-Dade County 40-year Building Recertifications: Electrical engineer for multiple departments for assessments, recommendations, and remediations for buildings under their 40-year recertification program.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Electrical engineer associated with new stormwater management systems as well as generator design.

EDUCATION

B.S., Electrical Engineering, Polytechnic University of Puerto Rico - Orlando, Florida Campu



Scott Hinrichs PE

STRUCTURAL ENGINEER

Scott is a structural engineer with over 30 years of experience.

EDUCATION

MBA, Management, Roosevelt University,

B.S., Civil Engineering, Valparaiso University

REGISTRATION

Florida PE #67810

PROJECT EXPERIENCE

Miami-Dade County 40-year Building Recertifications: Structural engineer for multiple departments for assessments, recommendations, and remediations for buildings under their 40-year recertification program.

Jackie Robinson Ballpark Roof Repairs/Structural Rehabilitation, Daytona Beach, FL: Structural engineer for repair due to hurricane damage.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Structural engineer associated with new stormwater management systems as well as roadway design.

City Bridge and Pedestrian Bridge Evaluations, Port St. Lucie, FL: Structural engineer for a multi-year contract to assess the conditions for existing structures and make recommendations for repairs.

Historic Main Street Arch Restoration, Daytona Beach, FL: Structural engineer for repairs to significant deterioration of an existing pedestrian bridge.



Jad Antoun PE

STRUCTURAL ENGINEER

Jad is a structural engineer with over 15 years of experience.

EDUCATION

M.S., Civil Engineering, Louisiana State University

B.S., Civil Engineering, Lebanese University

REGISTRATION

Florida PE #100793

PROJECT EXPERIENCE

Miami-Dade County 40-year Building Recertifications: Structural engineer for multiple departments for assessments, recommendations, and remediations for buildings under their 40-year recertification program.

MDCPS 20 Schools Structural Assessments, Miami, FL: Structural engineer for assessments and recommendations for repair.

Jackie Robinson Ballpark Roof Repairs/Structural Rehabilitation, Daytona Beach, FL: Structural engineer for repair due to hurricane damage.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Structural engineer associated with new stormwater management systems as well as roadway design.

Historic Main Street Arch Restoration, Daytona Beach, FL: Structural engineer for repairs to significant deterioration of an existing pedestrian bridge.



Wenjun Li PE

STRUCTURAL ENGINEER

Wenjun is a structural engineer with over 30 years of experience.

EDUCATION

M.S., Mechanical and Material Engineering, University of Central Florida

B.S., Mechanical Engineering, Shanghai JiaoTong University

REGISTRATION

Florida PE #56104

PROJECT EXPERIENCE

Miami-Dade County 40-year Building Recertifications: Structural engineer for multiple departments for assessments, recommendations, and remediations for buildings under their 40-year recertification program.

MDCPS 20 Schools Structural Assessments, Miami, FL: Structural engineer for assessments and recommendations for repair.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: Structural engineer associated with new stormwater management systems as well as roadway design.

Public Works Canopy Repairs, Maitland, FL: Structural engineer for an initial assessment, then design to repair an existing canopy for the municipal Public Works department.

Historic Main Street Arch Restoration, Daytona Beach, FL: Structural engineer for repairs to significant deterioration of an existing pedestrian bridge.



Jose Lizasoain PE, CxA

MECHANICAL | FIRE PROTECTION | PLUMBING

Jose is a mechanical, fire protection, and plumbing engineer with 29 years of experience.

PROJECT EXPERIENCE

Miami-Dade Water and Sewer Department Multiple Water Treatment Plants Fire Alarm and Fire Protection Study, Miami, FL: M/P/FP engineer to identify deficiences to bring up to code.

Altamonte Springs Bio-Solids Facility Fire Protection, Altamonte Springs, FL: FP engineer for an automatic, water-based fire protection system at an existing building.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: M/P/FP engineer associated with new stormwater management systems.

FDOT SunGuide Emergency Operations Center HVAC Replacement, Tampa, FL: M/P/FP engineer for an assessment, then design to replace the existing HVAC system for an EOC.

PortMiami Cruise Terminals F&G Chiller Plant Replacement, Miami, FL: M/P/FP engineer for the design of a new chiller plant.

City of Daytona Beach Peninsula Club Evaluation, Daytona Beach, FL: M/P/FP engineer for an evaluation to determine code deficiencies, significant hazards and recommendations to repair for existing systems.

EDUCATION

M.S., Civil M.S., Mechanical Engineering, The George Washington University,

B.S., Mechanical Engineering, Polytechnic University of Puerto Rico

REGISTRATION

Florida PE #60785



Kyle Stilfield PE

MECHANICAL | FIRE PROTECTION | PLUMBING

Kyle is a mechanical, fire protection, and plumbing engineer with 10 years of experience.

PROJECT EXPERIENCE

Miami-Dade Water and Sewer Department Multiple Water Treatment Plants Fire Alarm and Fire Protection Study, Miami, FL: M/P/FP engineer to identify deficiences to bring up to code.

Altamonte Springs Bio-Solids Facility Fire Protection, Altamonte Springs, FL: FP engineer for an automatic, water-based fire protection system at an existing building.

Monroe County Flagler Avenue Resiliency and Stormwater Management System, Key West, FL: M/P/FP engineer associated with new stormwater management systems.

FDOT SunGuide Emergency Operations Center HVAC Replacement, Tampa, FL: M/P/FP engineer for an assessment, then design to replace the existing HVAC system for an EOC.

City of Daytona Beach Peninsula Club Evaluation, Daytona Beach, FL: M/P/FP engineer for an evaluation to determine code deficiencies, significant hazards and recommendations to repair

EDUCATION

B.S., Mechanical Engineering, University of Florida

REGISTRATION

Florida PE #92959



Ryan Santiago

MECHANICAL | FIRE PROTECTION | PLUMBING

Ryan has four years of experience in the fields of mechanical, fire protection, and plumbing engineering.

PROJECT EXPERIENCE

City of Eustis Building Renovations HVAC Design, Eustis, FL: M/P design for HVAC renovations to an existing building recently purchased by the City.

Orange County Administration Center HVAC RTU Conversion, Orlando, FL: M/P design to convert the fans of 7 existing roof top units to new fan arrays.

Hardee County Industrial Facility, Wachulla, FL: M/P/FP design for a new manufacturing and warehouse facility via the Florida's Job Growth Grant Fund.

OCPS Ridgewood Elementary School Chiller Replacement, Orlando, FL:

Coca Cola North America Plumbing and Wastewater Assessments, Various Locations in Florida: M/P engineering for a plumbing assessment to evaluate the condition of the existing wastewater systems at various plants throughout Florida.

EDUCATION

B.S., Mechanical Engineering, State University of New York, Alfred State College

TAB 6 **CURRENT/RECENT WORK**

Palmer Trinity School
Provided Civil Engineering services from 2008 to Present
Mr. Jose Chao, P: 305-969-4205, Email: jchao@palmertrinity.org
Projects include:
- Student Center
- Chapel
- Parking Lot and Sidewalk Upgrades
- Performing Arts Center
- Athletic/Wellness Center
- Aquatic Complex

Westminster Christian School
Provided Civil Engineering services from 2011 to Present
Mr. Robert Lundgren, P: 305-233-2030, Email: rlundgren@wcsmiami.org
Projects include:
- Master Plan
- Gutierrez Field House
- World Wonder Building
- Lighthouse Auditorium
- Building 4

City of Daytona Beach Engineering Services Contract
Provided Structural and MEP/FP Engineering services from 2017 to Present
Mr. Jim Nelson, P: 386-671-8608, E: NelsonJames@CODB.US
Projects include:
- Memorial Pedestrian Bridge Rehabilitation
- Peninsula Club Evaluation
- Carport Structure Evaluation
- Campbell Lifeguard Building
- Municipal Stadium Press Box Windows, Cracks Review and Repairs
- Main Street Pier Evaluation and Repairs
- Jackie Robinson Ballpark Structural Repairs, Roof Replacement, and MEP Upgrades
- Jackie Robinson Ballpark Expansion and Renovation
- Main Street Coquina Arch Structural Rehabiliation
- City Island Small and Large Pavilions Design
- Main Stree Pier Structural and Electrical Assessments and Repairs

City of Altamonte Springs A/E Contract
Provided MEP/FP Engineering services from 2014 to 2025
Mr. Lone “Trey” Sisk, P: 407-571-8572, E: TSisk@altamonte.org
Projects include:
- Regional Water Reclamation Facility Assessments
- Regional Water Reclamation Facility Maintenance and Operations Building Design
- Regional Water Reclamation Facility Maintenance and Operations Bio-Solids Facility Fire Protection Design
- Keller Road Building Renovation
- Lift Station Door No. 1
- Eastmonte Park Press Box Renovations

Orange County, Florida MEP Services Contract
Provided MEP/FP Engineering services from 2025 to Present
Mr. Sam Shine, P: 407-836-0037, E: sam.shine@ocfl.net
Projects include:
- Corrections Admin Building HVAC Upgrade
- Corrections Buildings D, E, & F Lighting
- Corrections Admin Building Fire Pump Replacement
- Corrections Admin Building Electrical Upgrade
- Administrative Center HVAC RTU Conversion

Volusia County MEP/Fire Protection Engineering Contract
Provided MEP/FP Engineering services from 2023 to 2026
Mr. Phillip Hughes, P: 386-248-1760, E: phughes@volusia.org
- Volusia County Deland Annex Building Restrooms Expansion

Miami-Dade County Water and Sewer Department Multiple Water Treatment Plants Fire Alarm and Fire Protection Study,
Provided MEP/FP engineering services in 2025
Mr. Luis Serrano, P: 786-552-4401, E: Luis.Serrano@miamidade.gov
An evaluation of the fire alarm and fire suppression systems at all water treatment plants and support services buildings within Miami-Dade County to determine areas requiring upgrades per the Florida Building Code. After performing onsite assessments of each facility, GRAEF then prepared a detailed report outlining each facility and system with recommendations to bring them up to Code.

Miami-Dade County
Provided Structural, MEP/FP, and Civil Engineering services from 2017 to Present
- Biscayne Bay Pump Stations, Mr. Daryl Hildoer, P: 305-375-4972, E: Daryl.Hildoer@miamidade.gov
- Port of Miami, Ms. Tatiana Fernandez, P: 305-347-4866, E: Tatiana.Fernandez@miamidade.gov
  - High-Mast Light Pole LED Retrofit
  - High-Light Pole Structural Assessments
  - Various Building Rehabs 40 Year Recertifications
  - Building 1050 Cooling Tower Design
  - Cruise Terminals F&G Chillers Design
- MD PROS Multiple Building 40 Year Recertification Inspections, Ms. Adria Gonzalez-Leiva, P: 305-755-7805, Email: Adria.Gonzalez-Leiva2@miamidade.gov

Publix Supermarket
Provided Civil and Electrical Engineering services from 2006 to Present
Mr. Alex Sanchez (Indigo Properties), P: 305-669-0481, E: alexs@indigoprop.com
- Numerous new and renovated Publix Supermarket shopping centers throughout South Florida

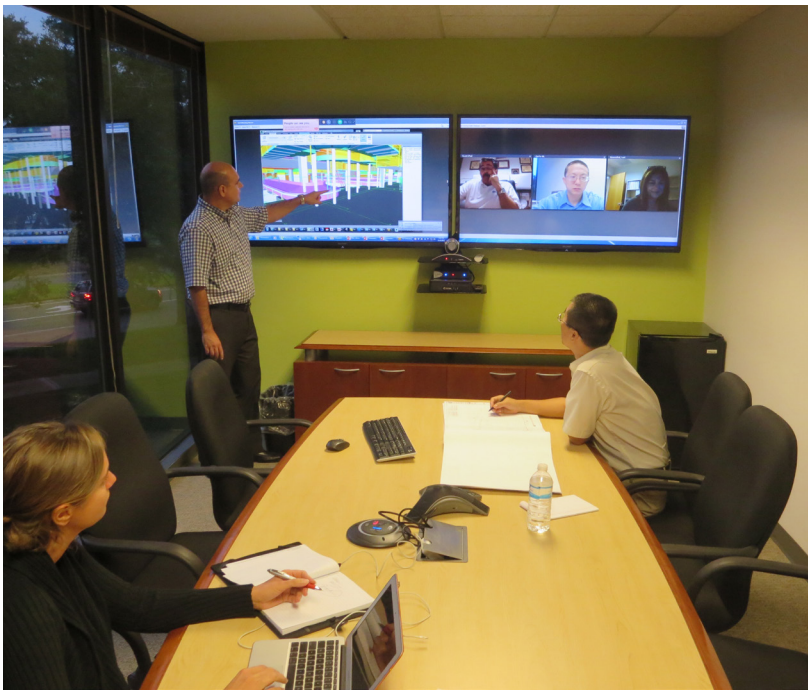
FDOT SunGuide Emergency Operations Center HVAC Replacement, Tampa, Florida
Contract Term: 2022 to 2024
Mr. Scott Cannard, PE, P: 850-414-4360, E: scott.cannard@dep.state.fl.us
3900 Commonwealth Blvd., MS 520, Tallahassee, FL 32399
GRAEF provided mechanical, electrical, plumbing, and structural engineering services for an initial assessment the existing condition of the HVAC system for this building which is classified as an Emergency Operation Center (EOC). The HVAC Conditioning Assessment described the chiller yard, observed spaces, condition of existing mechanical equipment, and identified areas of improvement. GRAEF provided recommendations for improvements to the building's HVAC system, as well as a probable cost estimate for the initial construction cost. Based on those recommendations, GRAEF then provided engineering design services to increase overall system efficiency and occupancy comfort throughout the building. The designed system consisted of high efficiency air cooled chillers, chilled water pumps, plate and frame heat exchangers, and air handling units with standard VAV terminals with electric heat and reheat. GRAEF provided services from the assessment phase, through construction documents, and bidding.

City of Port St. Lucie
Provided Structural Engineering services from 2016 to Present
Mr. Thomas Salvador, P: 772.370.5821, E: tsalvador@cityofpsl.com
Projects include:
- Annual Bridge and Pedestrian Bridge Inspections
- Darwin Boulevard Bridge and Mast Arm Rehabilitation
- Bridge Hit Inspection
- NW East Torino over C-10 Canal Pedestrian Bridge Assessment and Design for Repairs
- Bayshore Boulevard Art Structural Review
- Sundance Vista Boulevard Bridge Plans Review

TAB 7 **TIME AND BUDGET**

We understand that every municipality faces unique pressures, from aging infrastructure to budget constraints. We pride ourselves on uncovering opportunities and solving problems before they arise, and helping municipal leaders make informed, cost-effective decisions.

Our goal is to be an extension of your staff. We offer the expertise, responsiveness, and commitment it takes to keep your community running smoothly today and well into the future.



GRAEF's approach to scheduling is based upon good planning, communication, and execution

Staying "on schedule" and "within budget" is what is expected of a professional services firm. GRAEF has proven methods used to break down complex projects into small pieces that ensures that each piece is manageable. As each task of this project will have a schedule, the entire project schedule and cost will be met by meeting the individual task schedules and budgets.

The assessment and design development documents stages are used to define the project scope and how we recommend implementing the solution.

Planning GRAEF formulates a detailed project plan and identifies tasks for each service. We then identify the people, schedule, and budget for each task and manage using a project planning program (MS Project).

Communication GRAEF meets with the municipality, including various representatives from facilities, public works, maintenance, and other staff, to go over progress, information, and questions. After the assessment phase, GRAEF will provide a written report showing our findings and recommendations. We will meet with the municipality face-to-face to discuss this information. In design and during construction, we will have progress meetings with the necessary staff. If desired, we will also attend City Council or public meetings to provide an update on the progress.

Execution To get the project done quickly, our team members will be doing tasks concurrently, which we have identified in our Project Approach. Each task will have a schedule and budget and be monitored as they are being completed.

GRAEF also provides an estimate of costs. Since we track costs on our past projects and use computerized cost estimating tools, our cost estimating abilities are excellent. We also evaluate lead times of materials and estimate a schedule to meet your needs. If equipment needs to be ordered in advance to meet deadlines, we can assist the County in preparing the necessary procurement package. Our Team will monitor schedule and budget throughout the life of the project to ensure it is completed within the specifications as required by the Village of Palmetto Bay.

The following project are a sampling of those completed on time and within budget since December 2021.



Kendall Soccer Park Turf Replacement and Drainage | MIAMI-DADE COUNTY
Services Provided: Civil Engineering
Completed On Time: September 2026 **| On Budget:** $1,200,000



Jose F. Morazan Quesada Park Turf and Drainage | MIAMI-DADE COUNTY
Services Provided: Civil Engineering
Completed On Time: May 2025 **| On Budget:** $1,500,000



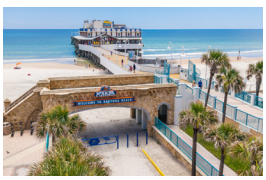
Jackie Robinson Ballpark Roof Repairs/Structural Rehabilitation | CITY OF DAYTONA BEACH
Services Provided: Structural, Mechanical, Electrical, Plumbing, and Fire Protection Engineering
Completed On Time: September 2024 **| On Budget:** $1,570,000



UCF Classroom Building 1 AHU Replacement | UNIVERSITY OF CENTRAL FLORIDA
Services Provided: Mechanical, Electrical, and Plumbing Engineering
Completed On Time: June 2022 **| On Budget:** $287,000



Madison Middle School Fire Alarm & Electrical Upgrades | BREVARD PUBLIC SCHOOLS
Services Provided: Mechanical, Electrical, Plumbing, and Fire Protection Engineering
Completed On Time: September 2024 **| On Budget:** $660,650



Main Street Pier Historic Coquina Arch Rehabilitation | CITY OF DAYTONA BEACH
Services Provided: Structural Engineering
Completed On Time: May 2025 **| On Budget:** $1,031,000



NW East Torino over C-10 Canal Pedestrian Bridge Assessment and Design for Repairs | CITY OF PORT ST. LUCIE
Services Provided: Structural Engineering
Completed On Time: June 2025 **| On Budget:** $22,000

TAB 8 **PROJECT EXPERIENCE**



PALMER TRINITY SCHOOL AQUATIC COMPLEX | PALMETTO BAY, FL

GRAEF is providing civil engineering inclusive of layout; paving, grading and drainage; and, water/fire/sewer services to existing utility facilities located withing the limits of the site and adjacent to each proposed improvements. Civil review and permitting was required by the Village of Palmetto Bay and Miami-Dade County. Design is completed and construction broke ground on May 2026.

Client
Palmer Trinity School

Year Completed
Spring 2027 (anticipated)



WESTMINSTER CHRISTIAN SCHOOL SOUTH STADIUM AT GUTIERREZ FIELD | PALMETTO BAY, FL

GRAEF is providing civil engineering inclusive of layout, paving, grading and drainage and, water/fire/sewer services to existing utility facilities. On-site drainage is by exfiltration trenches and connections to the existing adjacent drainage systems. Civil review and permitting was required by the Village of Palmetto Bay and Miami-Dade County.

Client
Westminster Christian School

Year Completed
In progress

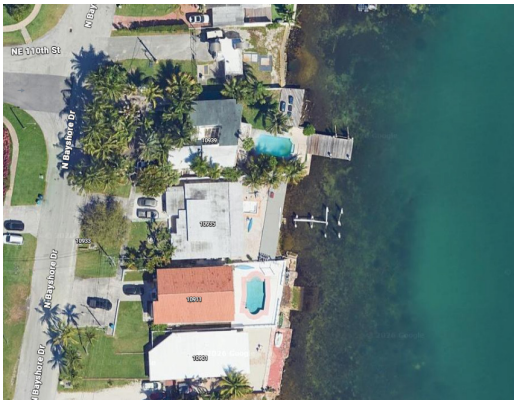


KENDALL SOCCER PARK TURF REPLACEMENT | MIAMI, FL

GRAEF provided civil engineering for the design, preparation of construction documents and construction administration services for this park and the five (5) soccer fields to be regraded; rainwater collected; and, connected to the Park's existing drainage system. Also, provided site improvements on the existing perimeter concrete retaining curbs at each field.

Client
Miami-Dade County

Year Completed
2026

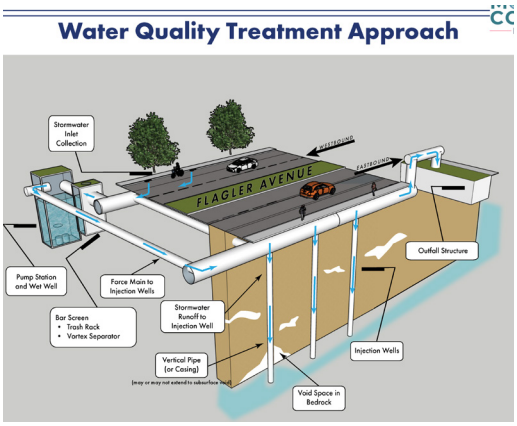


BISCAYNE BAY STORMWATER IMPROVEMENTS | MIAMI, FL

GRAEF provided civil, structural, and MEP engineering for the restoration of two existing stormwater pump stations located along the shoreline of Biscayne Bay. Work included initial evaluation, recommendations for making. and design to replace the 75 HP pumps in each station including new valves, piping, controls and the addition of new emergency generators. This project is partially funded by federal grants.

Client
Miami-Dade County

Year Completed
2024 (design)



FLAGLER AVENUE RESILIENCY PROJECT | KEY WEST, FL

Civil, structural, MEP and roadway design and permitting services for improvements to Flagler Avenue. These improvements include reconstructing the road using asphalt base to adapt for current and future sea level rise impacts and stormwater drainage upgrades. This project is partially funded by a grant through FEMA Hazard Mitigation Grant Program (HMGP).

Client
Monroe County

Year Completed
In progress



CHUCK PEZOLDT PARK RECREATIONAL CENTER AND LIBRARY | MIAMI, FL

GRAEF is providing civil engineering for a new Community Center Building with Library and Great Lawn along with various site improvements. Work included the extension of the entrance road, parking lot, sidewalks and walkways as well as the extension of water and sewer services from existing services to the new Community Building.

Client
Miami-Dade County

Year Completed
September 2026



PUBLIX SUPER MARKETS | VARIOUS LOCATIONS THROUGHOUT SOUTH FLORIDA

GRAEF has provided civil engineering on over 60 stores with work including design/site adaptation of the new structure, preparation of construction documents along with construction administration services for the site; layout, paving, grading and drainage; and water/fire/sewer service to existing utility facilities. GRAEF has also provided electrical engineering for site lighting on several Publix projects.

Client
Publix Super Markets

Year Completed
Ongoing



PORTMIAMI HIGH MAST LIGHT POLE LED RETROFIT | MIAMI, FL

GRAEF is providing electrical engineering for the retrofit 110 high-mast light poles (HMLP's) throughout PortMiami with new LED lights. Work has included an initial assessment, coordinating with Port Engineering and Maintenance staff to select optimal fixtures, providing data and input regarding multiple options for LEDs and comparing the energy/cost savings, and final design for this two-phased project.

Client
PortMiami

Year Completed
In progress



MIAMI-DADE COUNTY 40-YEAR RECERTIFICATIONS | MIAMI, FL

GRAEF is providing electrical and structural engineering services for various facilities throughout Miami-Dade County as part of their 30-year recertification process. Work includes inspections of electrical systems and structures and providing any recommendations for repairs in accordance to Miami-Dade County Code 8-11(f). GRAEF has also provided design services for repairs at some of these facilities.

Client
Miami-Dade County

Year Completed
Ongoing



JACKIE ROBINSON BALL PARK REHABILITATION | DAYTONA BEACH, FL

GRAEF provided structural and MEP services for safety measures that should be taken as a result of limited maintenance over the years and roof damage from Hurricane Ian. Design included repair the existing structure, replacing the roof, new seating area lighting and lightning protection, and new fans over the seating area.

Client
City of Daytona Beach

Year Completed
2024

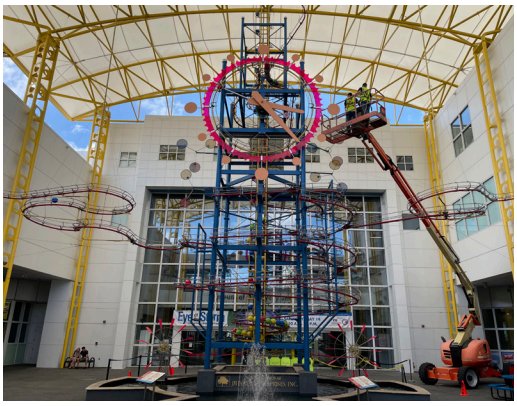


MAIN STREET HISTORIC ARCH RESTORATION | DAYTONA BEACH, FL

Following visible exterior coquina cracking, GRAEF provided structural engineering to assess the structure. Our evaluation revealed significant deterioration in the steel and concrete. To address the structural issues, GRAEF designed a solution that preserved the arch's iconic coquina veneer while reinforcing its integrity and ensuring safety and longevity.

Client
City of Daytona Beach

Year Completed
2025



MODS GREAT GRAVITY CLOCK AND WALL ASSESSMENT | FORT LAUDERDALE, FL

GRAEF provided structural engineering for an assessment of a 53' tall gravity clock in an outdoor environment to ensure it's structural integrity. GRAEF also assessed a concrete wall in the back-of-house area of the Florida Ecoscapes Exhibit to determine if vibrations from simulator rides were contributing to the to the wall deterioration.

Client
Museum of Discovery and Science

Year Completed
2022



MARION COUNTY ANIMAL SERVICES FACILITY | OCALA, FL

GRAEF provided structural engineering for a new 37,000 SF animal services facility which includes expanded veterinary and surgical spaces, dedicated cat housing areas, outdoor enrichment yards, administrative offices, as well as 18,036 SF of air-conditioned kennel space with both indoor and outdoor access for the animals.

Client
Marion County

Year Completed
2025



ANNUAL BRIDGE REVIEW AND EVALUATIONS | PORT ST. LUCIE, FL

Under a continuing services contract GRAEF has held with the City since 2016, GRAEF is providing structural engineering services for annual bridge evaluations of 32 different existing vehicular bridges and 6 different existing pedestrian bridges. Work includes providing prioritized recommendations for repairs, as needed.

Client
City of Port St. Lucie

Year Completed
Ongoing (annual inspections)



FDOT DISTRICT 3, CR 4 WEST HIGHWAY 4 OVER CANOE CREEK | CENTURY, FL

GRAEF provided engineering services to replace the existing structurally deficient bridge (No. 480039) on County Road 4 over Canoe Creek. The roadway approaches were also resurfaced to the extent of the new guardrail.

Client
Florida Dept of Transportation

Year Completed
2024



UCF CLASSROOM BUILDING 1 HVAC UPGRADES | ORLANDO, FL

GRAEF provided MEP engineering services for an HVAC upgrade for classroom building 1 to make improvements to indoor air quality (IAQ) conditions which included replacement of air handling units (AHUs), fan array system, MERV 14A filter system, UV-C lights, new controls including OA airflow stations and CO2 sensors. Outside air was also evaluated for compliance with the latest standard of ASHRAE 62.1.

Client
University of Central Florida

Year Completed
2022



FDOT SUNGUIDE EOC HVAC REPLACEMENT | TAMPA, FL

GRAEF provided MEP and structural engineering services for an initial assessment, then design of high efficiency air cooled chillers, chilled water pumps, plate and frame heat exchangers, and air handling units with standard VAV terminals with electric heat and reheat for the Tampa Bay SunGuide Center that is adjacent to FDOT District 7 Operations. The building is classified as an Emergency Operation Center (EOC).

Client
Florida Dept of Transportation

Year Completed
2025



WASD WTP FIRE ALARM AND PROTECTION STUDY | MIAMI, FL

GRAEF provided a assessment of the conditions of the existing fire alarm and fire suppression systems for 22 facilities at the Miami-Dade County Water and Sewer Department. Work included providing a detailed report of findings along with recommendations for repairs, as needed, and cost estimates for those repairs.

Client
Miami-Dade County

Year Completed
2025



REGIONAL WATER RECLAMATION FACILITY MAINTENANCE & OPERATIONS BUILDING | ALTAMONTE SPRINGS, FL

GRAEF provided MEP/FP and AV/technology design for the new two-story maintenance and operations facility. Work included HVAC cooling load/energy code compliance calculations; HVAC, domestic water system, waste/vent system, and compressed air system, and fire protection design for the new building; electrical power and lighting design; structured cabling design for voice/data/CATV; and CA services.

Client
City of Altamonte Springs

Year Completed
2022



REGIONAL WATER RECLAMATION FACILITY BIO-SOLIDS BUILDING FIRE PROTECTION | ALTAMONTE SPRINGS, FL

GRAEF provided fire protection and plumbing engineering to retrofit new sprinklers throughout the existing building which included a new water-based, automatic fire protection system, integrating the design together with exterior renovations deliverables.

Client
City of Altamonte Springs

Year Completed
2023

TAB 9 **ACCOLADES AND LICENSING**

PORTMIAMI

Port Offices
1007 N. America Way, Suite 301
Miami, Florida 33132-2081
T 305-347-4866
Tatiana.Fernandez@miamidade.gov

Monday, December 8, 2025

Re: Reference Letter from Port of Miami

To Whom It May Concern,

This letter serves to confirm that GRAEF has provided engineering services on multiple projects for PortMiami. Their work has spanned various locations throughout the port, including terminals, cargo yards, administrative offices, storage buildings, and other essential facilities critical to Port operations.

Recently, GRAEF successfully completed 40-year recertifications, both structural and electrical, of several of our older buildings. Currently, they are providing electrical engineering services to replace the Port's high-mast lighting with LED fixtures across two cargo yards. This project is being executed in two phases: the first phase, which includes 14 high-mast lights, is currently under construction, while the second phase's drawings have been completed and submitted to the Building Department for permitting.

It has been a pleasure working with GRAEF on these projects. They are a highly versatile firm that is easy to collaborate with and consistently delivers well-coordinated designs. Throughout all projects, GRAEF has demonstrated professionalism, responsiveness, and a strong team-oriented approach.

I highly recommend GRAEF for any engineering service needs. Should you have any questions or require additional information, please feel free to contact me at 305-347-4866 or via email at Tatiana.Fernandez@miamidade.gov.

Respectfully, Tatiana Fernandez, P.E
Capital Development - Engineering
CC: Helga Sommer, Chief of Engineering, Capital Development, Seaport

MIAMI-DADE COUNTY
miamidade.gov

Department of Transportation and Public Works
111 NW 1 Street, 15 Floor
Miami, Florida 33128-1970
T 305-375-4972

November 6, 2025

Subject: GRAEF Reference

To Whom It May Concern,

This letter of recommendation for GRAEF recognizes the excellent work performance in their endeavor to provide professional engineering services.

I am currently working with GRAEF on the Miami-Dade County Biscayne Shores Pump Station Retrofit and Special Inspection Services for the Construction of Lake Belmar & Biscayne Shores. They performed engineering services for the retrofit of two existing pump stations (109 and 110) at Biscayne Shores and are currently providing construction administration and special inspection services during the construction of both the Biscayne Shores pump station and Lake Belmar pump station and drainage conveyance line improvements. GRAEF services encompass civil, stormwater, structural, mechanical, and electrical engineering for these infrastructure projects.

It is a pleasure working with GRAEF. They are easy to work with and have been accommodating to our schedules and project needs. In addition, GRAEF provided professionalism, coordination, and a team approach to all aspects of the project.

I would highly recommend using them for your engineering needs.

Sincerely,

Should you have any questions, please contact me at (305) 375-4972.

Sincerely,
Daryl K. Hildoer, P.E.
Senior Professional Engineer, Stormwater Engineering Section
Miami-Dade County Department of Transportation and Public Works

MIAMI-DADE COUNTY, FLORIDA
MIA MIAMI-DADE COUNTY

Exhibit A
Miami-Dade Aviation Department
P.O. Box 025504
Miami, Fl. 33102-5504
http://www.miami-airport.com

Business Reference Form

Third Party Information (Requestor)

Name of Requestor: AMY ZIMMERMAN
Requestor's Business Name: GRAEF-USA

Information about Known Business/Vendor/Proposer

Name of Known Business/Vendor/Proposer: GRAEF-USA

Time Period Relevant to Information: 4/2020 TO PRESENT

Project Name Relevant to Information: MIA PROJ. 3089 RECERTIFICATIONS,
(Unless information is project specific, provide information on latest project.)
MIA PROJ. 3033 RECERTIFICATIONS, + MIA PROJ. 3038 RECERTIFICATIONS.

Total Project Budget: $511,542.62
Final Project Cost: $511,542.62
(or, Total Revenue Collected, as applicable)

Services provided were: Satisfactory / Not Satisfactory

(Additional information, as available, may be requested under a Public Records request to the Miami-Dade Aviation Department as per Florida Statutes §119.01, Miami-Dade County Administrative Order 4-48 and Miami-Dade Aviation DSOP 00-08)

Information is submitted on behalf of the Miami-Dade County Aviation Department, as authorized by:

Assistant Aviation Director Signature and Date: 2/25/25

Isaac Smith Assistant Aviation Director (305)8760830
Assistant Aviation Director Name and Contact Information

Miami-Dade Aviation Department
DSOP 02-01

SOUTH FLORIDA BUSINESS JOURNAL

South Florida Business Journal

Largest Engineering Firms in South Florida

GRAEF placed 33rd on this list ranked by South Florida engineering billings for 2025, moving up one spot from the previous year.

PROJECTS OF THE YEAR
APWA
Public Works
AWARD WINNER
2026

Daytona Beach Main Street Arch Restoration Selected as American Public Works Association's Public Project of the Year, Structures Less Than $5 Million

GRAEF is proud to share that the *Daytona Beach Main Street Arch Restoration* has earned national **American Public Works Association (APWA)** recognition, receiving the **Public Works Project of the Year Award** in the *Structures – Less Than $5 Million* category. Originally built in 1936 as part of President Roosevelt's New Deal, the arch is a historic pedestrian bridge connecting the Boardwalk to the Daytona Beach Pier.

The restored arch retains its historic appearance while delivering the structural reliability needed for future generations. This recognition from APWA highlights the project's thoughtful integration of preservation and engineering—demonstrating how careful planning and innovative design can extend the life of meaningful community assets.

GRAEF is honored to receive this award and proud to partner with the City of Daytona Beach to ensure this landmark remains a lasting symbol of the community's heritage.



graef.usa • Follow

graef.usa 17w
The Daytona Beach Main Street Arch Pedestrian Bridge has welcomed visitors to the shoreline for nearly 90 years. Today, this iconic structure has been thoughtfully restored to preserve its character while improving its structural integrity for generations to come.

We're proud to have partnered with @citydaytonabeach Government to help bring new life to this meaningful community asset, an effort that has been recognized as an @apwagram Public Works Project of the Year.

State of Florida
Department of State

I certify from the records of this office that GRAEF - USA INC. is a Wisconsin corporation authorized to transact business in the State of Florida, qualified on November 7, 1985.

The document number of this corporation is P08036.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 6, 2026, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2026

Secretary of State

Tracking Number: 5500790144CC

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

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

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

ORTIZ, NELSON HUMBERTO
15704 S.W. 82ND COURT
PALMETTO BAY FL 33157

LICENSE NUMBER: PE57556
EXPIRATION DATE: FEBRUARY 28, 2027
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LEWIS, MICHAEL GREGORY
23546 SW 113TH PATH
HOMESTEAD FL 33032

LICENSE NUMBER: PE92120
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DEVES, ANDREW
12483 SW 119TH PL
MIAMI FL 33186

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PARRISH, ALEXANDER HAMILTON
573 HEBRIDES CT.
APOPKA FL 32712

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HINRICHS, SCOTT DANIEL
1434 CRANSTON ST
WINTER SPRINGS FL 32708

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EL KHOURY ANTOUN, JAD
1631 OAKMONT LANE
ORLANDO FL 32804

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LI, WENJUN
5945 CRYSTAL VIEW DRIVE
ORLANDO FL 32819

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LIZASOAIN, JOSE RAFAEL
10620 REAMS RD
WINDERMERE FL 34786

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STILFIELD, KYLE REID
3007 VINE ST
ORLANDO FL 32806

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CSI

Andrew Deves

has successfully passed the

Construction Documents Technologist (CDT®)

exam, demonstrating knowledge of construction documents and project delivery.

Issued on: May 19, 2018

CSI CDT Certified Construction Documents Technologist

Expires on: Jun 30, 2027

acg AABC Commissioning Group

hereby certifies that

Jose R. Lizasoain, P.E., CxA

GRAEF

has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

Certified Commissioning Authority

Registration number: 1105-101 . This certificate, valid effective 1/1/2026 and expiring on 12/31/2026 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.

CERTIFIED COMMISSIONING AUTHORITY CxA

Scott A. Gordon, PE, CxA
Certification Council Chair

Roy Best
ACG Executive Director

Better Buildings RECOGNIZED PROGRAM MEETS U.S. DEPARTMENT OF ENERGY GUIDELINES

ANAB ACCREDITED ISO/IEC 17024 PERSONNEL CERTIFICATION BODY Program #1215

This certificate is the sole property of ACG and must be returned upon request.

TAB 10 **REQUIRED FORMS**

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
General Civil Engineering	Graef-USA Inc.
Roadway Traffic & Transportation Planning and Engineering Services	
General Urban Planning Services	
Electrical Engineering	Graef-USA Inc.
Structural Engineering	Graef-USA Inc.
Mechanical	Graef-USA Inc.
Enviornmental Engineering	
Fire Protection	Graef-USA Inc.
Plumbing	Graef-USA Inc.
*Please check mark the area of your specialty/ies	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Graef-USA Inc.

Date Addendum Received August 1 , 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Nelson rti , P.E.

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

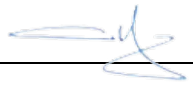
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Graef-USA Inc.

Date Addendum Received August 18, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Nelson rti , P.E.

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Graef-USA Inc.

Date Addendum Received August 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Nelson rti , P.E.

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Graef-USA Inc.

Date Addendum Received September 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Nelson rti , P.E.

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
N NE			

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Graef-USA Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Provide civil engineering services on multiple projects both currently and completed at Palmer Trinity School campus. Previously worked on the Student Center, Chapel, Parking lot and sidewalk. Currently working on Performing Arts Center, Athletic/Wellness Center as well as the Aquatic Complex

Initial Value of Contract: Multiple Contracts all over $50K ea. Final Value of Contract: Within 10% of Inital

Length of Contract: Approximately two years each

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: Palmer Trinity

Name of Individual completing this form: Jose Chao

Signature: Jose Chao Title: CFO

Telephone: 305.969.4205 Email: jchao@palmertrinity.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Graef-USA Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Provide civil engineering services on multiple projects both currently and completed at Westminster Christian School campus.

Initial Value of Contract: TOTAL over $50,000 Final Value of Contract: OVER $50,000
Length of Contract: VARIOUS
Would you enter into a contract with the Company in the future? ✓ Yes ____ No
Were the services provided acceptable and of quality standards: ✓ Yes ____ No
Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No
If you responded no to any of the above please provide details:

Comments:

The school has used GRAEF for many years.

Name of Public Entity/Company: Westminster Christian School
Name of Individual completing this form: Robert Lundgren
Signature: [signature] Title: CFO
Telephone: 305 233-2030 Email: rlundgren@WCSMiami.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of a
information requested below. **The Village should n**

VILLAGE OF PALMETTO

Solicitation Information: Professional Consulting
Request for Qualificati

Name of Company: Graef-USA Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal so
Palmetto Bay. We require that the consultant provide
providing you with this document the vendor is requestin
would appreciate you providing the information requested

Contracted Services Information:

Scope of Work: Provide civil engineering on multiple pro
Publix Super Markets, Hialeah Gardens Shopping Cente

Initial Value of Contract: Multiple Contracts all over $100K ea.
Length of Contract: Approximately two (2) years each
Would you enter into a contract with the Company in the f
Were the services provided acceptable and of quality stand

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Graef-USA Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Structural, Mechanical, Electrical, Fire Protection, and Plumbing Engineering

Initial Value of Contract: Various (over 30 projects) Final Value of Contract: Ongoing

Length of Contract: 2017 to present

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

GRAEF has sufficient resources to complete the task at hand and meet contractual requirements. GRAEF is a highly responsive, efficient, and cost-conscious engineering firm with highly experienced personnel. Very responsive to request for additional information, unforeseen field conditions, and addressed any project concerns in an efficient, effective and professional manner.

Name of Public Entity/Company: City of Daytona Beach

Name of Individual completing this form: Jim Nelson

Signature: _____ Title: City Engineer

Telephone: (386) 671-8613 Email: NelsonJames@CODB.US

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Graef-USA Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Structural, Mechanical, Electrical, Fire Protection, and Plumbing Engineering
Pro ects include High-Mast Lighpole LED Retrofit, Building 1050 ooling o er Design, ruise erminals F G hiller Upgrade Design, and 0- ear recertifications for multiple building at Port Miami.

Initial Value of Contract: Various 9 pro ects Final Value of Contract: ngoing

Length of Contract: 2020 to present

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Graef s management and staff are ver responsible, responsive, and professional. heir engineers are no ledgeable and technicall competent, heir engineers are no ledgeable and technicall competent, and the ualit of their or is consistentl good. verall, Graef has been a reliable and valuable partner throughout ours pro ect.

Name of Public Entity/Company: Port of Miami

Name of Individual completing this form: atiana Fernande

Signature: [signature] Title: Pro ect Manager

Telephone: 305 3 7- 866 Email: atiana.Fernande @miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Graef-USA Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Structural, Mechanical, Electrical, Fire Protection, and Plumbing Engineering
Pro ects include Marion ount Animal Services Facilit , Longboat e Librar , it of Dunedin Highlander Par A uatic omple ,
numerous pro ects ith the it of Altamonte Springs, UNF A uatic enter, and Seminole State ollege Raider enter.

Initial Value of Contract: Various over 15 pro ects Final Value of Contract: ngoing

Length of Contract: Been teaming since 2005

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: Borrelli Partners, Inc.

Name of Individual completing this form: orge Borrelli, ASLA, LEED AP BD , P ED

Signature: Jorge A. Borrelli Title: President

Telephone: 07 18-1338 Email: aborrelli@borrelliarchitects.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

HBC



Village of Palmetto Bay

RFQ NO. 2026-11-015

Professional Consulting Services on Continuing Agreement Basis

September 18th, 2026

Name of Respondent's Agency/Firm: HBC Engineering Company

Name of Contact: Jose A. Lopez, PE

Address: 9675 NW 117th Ave, Suite 305 Miami, FL 33178

E-Mail: proposals@hbcengineeringco.com

Telephone Number: (305) 764-7277

Tab 1: Letter of Intent

HBC Committed to Excellence

HBC Engineering Company
9675 NW 117th Ave, Suite 305
Miami, FL 33178

September 18, 2026

Village of Palmetto Bay

Procurement Division

9705 East Hibiscus Street, Palmetto Bay, Florida 33157

RE: RFQ No. 2026-11-015, Professional Consulting Services on Continuing Agreement Basis

Dear Members of the Evaluation Committee:

HBC Engineering Company is pleased to submit our Statement of Qualifications for RFQ No. 2026-11-015, pursuing **General Civil Engineering, Roadway Traffic and Transportation Planning and Engineering Services, Structural Engineering,** and **Electrical Engineering**. The Village's continuing services model, delivering infrastructure support on an as needed, task order basis, matches how HBC has operated for two decades: a multidisciplinary team built to respond quickly across a range of project sizes.

Founded in 2006 and headquartered in Miami-Dade County, HBC has completed more than 490 projects representing over $5.2 billion in construction value, with more than 80 engineers and technical staff. HBC is FDOT prequalified across 25 work types, including major and minor highway design, bridge design and inspection, traffic engineering, signalization, and roadway construction inspection. HBC is also a Florida certified SBE and MBE.

HBC's proposed leads are **Adebayo Coker, PE**, Principal-in-Charge and Structural Lead (34 years); **Jose A. Lopez, PE**, Contract Manager and General Civil Engineering Lead (21 years); **Edgar Diaz, MS, PE, PSM**, QA/QC Manager (38 years); **Claudia Bustamante, MS, PE**, Roadway Traffic and Transportation Lead (22 years); and **Orlando Penate, PE, IMSA III**, Electrical Engineering Lead (20 years), each a Florida licensed Professional Engineer with public sector experience comparable to the Village.

HBC offers the Village the following:

- One integrated team across all four disciplines, backed by established subconsultants, eliminating the burden of coordinating separate prime firms.
- FDOT prequalification across 25 work types, directly supporting this RFQ's roadway, traffic, structural, and electrical scope.
- A proven on time, on budget record, including 100+ FDOT task work orders, 70+ City of Miami traffic reviews, and a 6 month ATMS implementation.
- Direct prior project experience within the Village of Palmetto Bay.
- A firm history of 490+ completed projects and $5.2B+ in construction value.
- Certified status as a Florida Minority Business Enterprise.

HBC is prepared to begin work promptly upon award of any task order. HBC acknowledges receipt of Addenda No. 1 through 4 to this RFQ and thanks the Village for its consideration.

Sincerely,

Adebayo Coker, PE
President | Principal-in-Charge
HBC Engineering Company
(305) 632-52802 | acoker@hbcengineeringco.com

Tab 2: Table of Content



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Tab 3: Organizational Chart

TABLE OF ORGANIZATION

LEGEND

#%. . . . . Availability
HBC Engineering Company
Ardurra Group, Inc. | ARD
Bello and Bello Land Surveying Corp | B&B
Cyriacks Environmental Consulting Services, Inc. |CEC
Geosol, Inc. | GEO
Hammond & Associates, Inc. | HAM
V3 Architectural Group, Inc. |V3
The Brand Advocates, Inc.| TBA



Principal-In-Charge
Adebayo Coker, PE
34 | 80%



Project Manager | Lead
Jose A. Lopez, PE
21 | 100%



QA/QC Manager
Edgar Diaz, MS, PE, PSM
38 | 80%



General Civil Engineering

Roadway Engineering
Jose A. Lopez, PE |21 | 100%
Teodoro Tefel, PE | 39 | 90%
Osmin Ocon, PE | 4 | 95%
Alexander Tzenkov, EI | 3 | 95%

Signing, Pavement Marking and Channelization
C. Bustamante, MS, PE | 22 | 90%
Ynaja Juste, EI | 10 | 90%

Signalization Engineering
Gonzalo Barrera, PE | 7 | 80%
Osmin Ocon, PE | 4 | 95%

Stormwater System Design
Adelbert Shaffer, PE | 22 | 90%
Joseph Maceo, EI | 8 | 100%
Y. Navarro Sanchez, EI | 4 | 100%

Drainage Engineering
H. Lugo, MS, PE, CFM | 28 | 90%
Adelbert Shaffer, PE | 22 | 90%
Joseph Maceo, EI | 8 | 100%
Y. Navarro Sanchez, EI | 4 | 100%



Roadway Traffic & Transportation Planning and Engineering
Claudia Bustamante, MS, PE| 22 | 90%
M. Saad, PhD, PE, PTOE, IMSA II | 14 | 90%
J. Braithwaite, IMSA II | 9 | 95%
Ynaja Juste, EI | 10 | 95%
Gabriel A. Evilla Cano, MS | 5 | 100%

CEI Team
Sr. Project Engineer
Christopher Soto, PE, RSO | 13 | 100%
Project Administrator
Robert Audette, PE | 32| 100%
Contract Support Specialist
R. Caceres, PE, IMSA I | 22 | 100%
Resident Compliance Specialist
Tamara Toledo Alonso | 20 | 80%
Sr. Inspector
Willie J. Barley Jr. | 18 | 100%
Luis Membreno | 18 | 100%
Inspector
Max Fernandez | 16 | 100%
J. McGuinness, IMSA I | 11 | 100%
Omar Sosa | 2 | 100%

Plans Review
Jose A. Lopez, PE |21 | 100%
Sonny Abia, PhD, PE | 35 | 100%
Edgar Diaz, MS, PE, PSM | 38 | 80%

Water Resources
Edgar Diaz, MS, PE, PSM | 38 | 80%
Adelbert Shaffer, PE | 22 | 90%
Joseph Maceo, EI | 8 | 100%
Y. Navarro Sanchez, EI | 4 | 100%
Jean Patrick Lestrade | 1 | 100%



Structural Engineering
Adebayo Coker, PE | 34 | 80%
Sonny Abia, PhD, PE | 35 | 100%
Bunrith Heng, MS, PE | 32 | 90%



Electrical Engineering
Orlando Penate, PE, IMSA III | 20 | 90%
Maikel Fiallo Nunez, PE, EE | 25 | 90%
D. Rodriguez, PE, EE, IMSA III | 11 | 90%
Javier Gil, EE | 7| 95%
Hermes Mateo, EE, EI | 3 | 100%
Henry Casanova, EE, EI | 1 | 100%

Support Services
Public Involvement
Tasha Cunningham | 20 | 100% | TBA
Luis Galvez| 10 | 100% | TBA
J. Gonzalez-Lazo | 20 | 100%
Landscape Architect
Jaime Snyder, PLA | 20|90% | ARD
Scott Smith, PLA | 20 | 100% | ARD
Architect
Jose A. Vidal, AIA, LEED AP| 32 |90% | V3
Manuel D. Fernandez, AIA | 22 | 90% | V3
Geotechnical Engineer
Oracio Riccobono, PE| 40 |90% | GEO
Adnan Ismail, PE | 20 | 90% | GEO
Surveying & Mapping
O. Bello,PSM,CFM,MSc| 33 |90% | B&B
Kenia Bello, CST| 30 | 100% | B&B
Environmental Engineer
Wendy Cyriacks| 35 |90% | CEC
Trent Snyder| 11 |90% | CEC
Cost Estimation
Joseph Williams | 39 |90%
Utility Coordination/Permitting
Leandro Vazquez | 8 |90%
GIS Support
Julia Beliz, EI | 4 |90%
Mechanical & Plumbing Engineering
John Cumper, PE| 35 | 90% | HAM
Mykenson Pierre| 11 | 90% | HAM

Tab 4: History of Consultant



HBC Engineering Company (HBC), founded in 2006, is a Florida-registered engineering consulting firm specializing in civil, structural, transportation, and water resources engineering. The firm serves both municipalities and private sector clients, offering a range of services including transportation planning, traffic engineering, highway and bridge design, mechanical and electrical engineering, and public involvement. HBC is known for its ability to tailor projects to specific client needs, ensuring high-quality, expedited service that meets the demands of regulatory agencies, funding cycles, and project constraints. The company has worked extensively in Miami-Dade, Broward, Palm Beach, and Orange County, serving public entities such as the Florida Department of Transportation (FDOT), Florida's Turnpike Enterprise (FTE), and Greater Miami Expressway (GMX).

HBC is dedicated to providing innovative, reliable, and cost-effective engineering solutions while building strong client relationships and delivering excellence in infrastructure development.

HBC holds multiple certifications, including DBE, MBE, SBE, and MWBE in Florida, demonstrating its commitment to diversity and inclusion. The firm prides itself on delivering exceptional performance, cost-effective solutions, and client-focused service. Its project management approach ensures timely and efficient project completion while maintaining high industry standards, reinforcing its reputation for excellence and reliability.

HBC offers a wide range of services, including:

- **Roadway & Highway Design –** Engineering, planning, and design of streets, highways, and interchanges.
- **Traffic Engineering & Planning –** Traffic studies, signalization, signing, marking, and transportation planning.
- **Construction Engineering & Inspection (CEI) –** Oversight, quality control, and project documentation.
- **Stormwater & Drainage Management –** Master drainage plans, environmental permitting, and detention basins.
- **Water & Sewer Engineering –** Utility planning, pump station design, transmission lines, and network modeling.
- **Coastal & Structural Engineering –** Shoreline modeling, bridge design, seawalls, and retaining walls.
- **Airport & Seaport Infrastructure –** Pavement design, channel design, permitting, and construction supervision.
- **Intelligent Transportation Systems (ITS) & GIS –** Smart traffic solutions and geographic data analysis.
- **Public Involvement & Stakeholder Engagement –** Community outreach and coordination with agencies
- **Design-Build & Project Management –** Turnkey solutions, construction support, and program oversight.

490+	5.2B+	20	80+
Total of projects completed	Construction dollar value of projects	Years of relevant experience	Engineers and technical staff

Tab 5: Resumes

Jose A. Lopez, PE

Project Manager - General Civil Engineering Lead



21 Years of Experience

Years with HBC
10 years

Education
B.S. in Civil Engineering, Polytechnic University of Puerto Rico (05/02/2005)

Registration(s)
PE (FL) No. 81014 (04/28/2016)

PE (PR) No. 21897 (10/05/2007)

Licenses & Certifications
OSHA 30-Hour Certification

TTC Advanced # 74153

ICPR V4 Training

FDOT Specifications Package Preparation

Expertise
Signalization, storm drainage design, roadway design, utility relocations, Temporary Traffic Control (TTC), pedestrian and bicycle infrastructure, and Construction Engineering and Inspection (CEI).

Jose specializes in civil engineering, with expertise in roadway design, signalization, Signing and Pavement Marking (S&PM), storm drainage, and utility relocations. He has served as Engineer of Record (EOR) for various Florida Department of Transportation (FDOT) projects, including districtwide resurfacing, safety improvements, and signalization upgrades. Jose has led public and private capital improvement projects from design through implementation, ensuring compliance with quality, budget, time, and safety standards. His project portfolio includes major roadway reconstructions, traffic signal optimizations, and pedestrian safety enhancements for FDOT, Miami-Dade County, and Florida's Turnpike Enterprise (FTE). He is proficient in Interconnected Pond and Channel Routing (ICPR) V4, FDOT Specifications Package preparation, and Temporary Traffic Control (TTC) design. Jose is committed to delivering efficient and innovative transportation solutions that enhance mobility and safety.

MDC-DTPW, Design-Build Services for NW 84th Ave Reconstruction from NW 58th St to NW 74th St.

Signalization Engineer of Record (EOR) responsible for designing and implementing traffic signal system upgrades at two signalized intersections along NW 84th Avenue. This 1-mile roadway reconstruction expands the existing two-lane roadway to a four-lane configuration with a Two-Way Left-Turn Lane (TWLTL), where Right-of-Way (ROW) is available. The signalization scope includes replacing traffic signal controller cabinets and mast arms, developing a comprehensive Signal Operating Plan (SOP) to optimize intersection operations, and installing advanced video detection systems to enhance traffic monitoring and efficiency.

Location: Miami-Dade County, FL. Dates: 2022–Ongoing. Contract No.: DB21-DTPW-04. HBC Fee: $3.5M. Reference: Alejandro Sauleda, (305) 375-4866, alejandro.sauleda@miamidade.gov.

MDC-DTPW, NE 2nd Ave Reconstruction from NE 20th St to NE 36th St Design-Build Project.

Signalization Engineer of Record responsible for designing and implementing traffic signal system improvements at four signalized intersections along the NE 2nd Avenue corridor. This 1.09-mile roadway reconstruction project expands the existing two-lane roadway to include a Two-Way Left-Turn Lane (TWLTL) and 6' buffered bike lanes in each direction. The signalization scope includes replacing mast arms, signal heads, and pedestrian signals; upgrading vehicle detection systems with loop detection and advanced video detection technology; installing new underground conduit and cabling infrastructure; integrating Automated Traffic Signal Performance Measures (ATSPM) for real-time traffic monitoring and optimization; and, ensuring compliance with MDC-DTPW and FDOT standards for long-term system reliability.

Location: Miami, FL. Dates: 2022–Ongoing. Contract No.: DB21-DTPW-02. HBC Fee: $13.7M. Reference: Alejandro Sauleda, (305) 375-4866, alejandro.sauleda@miamidade.gov.

MDC-DTPW, Design-Build Services for NE 2nd Ave Reconstruction from NE 69th St to NE 84th St.

Roadway Engineer of Record (EOR) responsible for the widening and reconfiguration of 5,016 feet of a four lane roadway. Improvements included bike lanes, parking, pavement reconstruction, drainage, sidewalks, roadway geometry, signalization, S&PM, lighting, landscaping, utilities, and TTCP. Jose completed pavement design and calculations and coordinated multidisciplinary design, public involvement, utilities, and railroad crossing construction requirements, including traffic shifts and railroad flagging.

Location: Miami-Dade County, FL. Dates: 2016–2019. HBC Fee: $9.8M. Reference: Alejandro Sauleda, (305) 375-4866, alejandro.sauleda@miamidade.gov.

MDC-WASD, Maintenance of Traffic Plans for 60” Diameter Force Main Segment 1, NW 6th Ave to NE 9th Ct.

Engineer of Record (EOR) responsible for overseeing the design and implementation of approximately 12,200 linear feet of a new 60” diameter Prestressed Concrete Cylinder Pipe (PCCP) force main for sewage transmission in Golden Glades, Miami-Dade County, Florida. Responsibilities included leading project planning, scope development, and multidisciplinary coordination for the alignment, beginning at NW 159th Street, proceeding northbound along NW 6th Avenue, eastbound along NW 161st Street, northbound along NW 2nd Avenue, continuing east along NW 163rd Street, crossing N. Miami Avenue, and terminating at NE 11th Avenue. This role involved designing Maintenance of Traffic (MOT) plans for phased closures along unmarked residential roads and high-traffic corridors, and ensuring compliance with MDC design standards and permitting requirements.

Location: Miami, FL. Dates: 2018–2020. Reference: Michael Adeife, PE, madeife@eacconsult.com .

Puerto Rico Aqueduct and Sewer Authority (PRASA), Engineering Design Services for Improvements to Comerío Water Filtration Plant (WFP).

Civil/Site Engineer who is assisting in the development of civil/site design components for the Comerío Water Filtration Plant Improvements project for PRASA, supporting design documentation for treatment facility upgrades and improved operational reliability. Responsibilities included assisting with site layout, grading, drainage improvements, erosion and sedimentation control design, utility coordination, and civil infrastructure interfaces needed to support improvements to pre-treatment, sedimentation, filtration, sludge handling, chemical dosing, sampling and monitoring points, and SCADA integrated systems. The role also included supporting construction plans, design memoranda, technical specifications, cost estimates, and coordination with surveying, geotechnical, hydrologic, hydraulic, process, structural, electrical, and instrumentation disciplines to help develop a complete and coordinated design package in accordance with PRASA standards and applicable design requirements.

Location: Comerío, PR. Date: 2024 - Ongoing. HBC Fee: $902K. Reference: Eliud Vega, PE, (787) 420-5900, evega@ecreng.com, Carlos A. González García, PE, (787) 215-5507, cagonzalez@ecreng.com.

Puerto Rico Aqueduct and Sewer Authority (PRASA), Improvement to Sanitary Trunk Sewer Van Scoy.

Roadway Engineering Lead supporting surface restoration and Maintenance of Traffic for PRASA’s Van Scoy Sanitary Trunk Sewer improvements in Bayamón. Responsibilities included pavement restoration associated with replacement and upsizing of the existing 18 inch sanitary sewer, temporary traffic control, access maintenance, utility conflict coordination, and construction sequencing. Jose also supported construction drawings, technical specifications, cost estimates, and permit documentation to minimize disruptions, maintain safe access, and ensure roadway restoration complied with PRASA, municipal, and applicable regulatory requirements.

Location: Bayamon, PR. Date: 2024 - Ongoing. HBC Fee: $642K. Reference: Ramon Ortiz, 787-781-9050, Ramon.Ortiz-Morgado@jacobs.com.



Adebayo Coker, PE

Principal-in-Charge - Structural Engineering Lead

Adebayo brings 34 years of engineering experience, including 20 years with HBC, with extensive involvement in projects requiring structural assessment, bridge improvements, structural coordination, and multidisciplinary design oversight. As Principal-in-Charge for **MDC-WASD – Capital Repair Plans for 82 WASD-Owned Buildings**, he was responsible for managing and reviewing building inspections, including visual assessments of general structural conditions, evaluation of as-built drawings and maintenance records, development of repair recommendations, and preparation of construction cost estimates for identified deficiencies. For **FDOT District 4 – I-595 Corridor Roadway Improvements PPP**, Adebayo served as Project Manager, coordinating structural, geotechnical, roadway, drainage, utilities, and other disciplines while reviewing design plans for structures and overseeing bridge, miscellaneous structures, and emergency access gate design. He also served as MOT Project Manager for **FDOT District 6 – NW 36th Street Bridge Improvements**, supporting conversion of the existing four-lane bridge to a five-lane divided facility and developing construction-phase traffic and detour plans. His additional structural project experience includes **MDC-DTPW – South Dade Bus Maintenance Facility**, incorporating a parking deck and pedestrian bridge, as well as transportation projects involving retaining walls, bridge rehabilitation, bridge replacement, and structural support systems.

YEARS OF EXPERIENCE

34

EDUCATION

B.S., Civil Engineering (1992)
Florida International University

REGISTRATIONS

Professional Engineer, FL No. 55322

EXPERTISE

Structural, Roadway design, PD&E studies, construction management, signalization, signing and pavement markings, Maintenance of Traffic (MOT), transportation planning, safety analysis, QA/QC



Edgar Diaz, MS, PE, PSM

QA/QC Manager

Edgar brings 38 years of civil engineering to the QA/QC Manager role, 20 of them at HBC, licensed as both a Professional Engineer and a Professional Surveyor and Mapper — a pairing that lets him reconcile survey control, drainage calculations, and construction documents before anything reaches the Village. He delivered planning, design, and construction management for the **105 USEPA Consent Decree projects for Miami-Dade Water and Sewer**, covering pump stations, force mains, basis-of-design reports, route alternatives, and permitting through DERM, SFWMD, FDEP, and DTPW. He was QA/QC Manager on MDC-DTPW's **NE 2nd Avenue Reconstruction Design-Build**, reviewing drainage, an enhanced storm sewer system, roadway reconstruction, bike lanes, street parking, curb and gutter, sidewalk, signalization, signing and pavement markings, and temporary traffic control across every design discipline. As Engineer of Record on the **Bridgepoint Drainage Improvement Project** he resolved persistent flooding in a residential community caused by a deteriorated drainage system, preparing updated drainage calculations, construction documents, and agency permits, then overseeing the drainage upgrades and full milling and resurfacing that eliminated standing water. He also prepared the capital repair report and cost estimates for 82 WASD-owned buildings, covering structural and electrical condition assessments and rough-order-of-magnitude repair recommendations for each location.

YEARS OF EXPERIENCE

38

EDUCATION

M.S. (1999) and B.S. (1992), Civil Engineering
Florida International University

REGISTRATIONS

Professional Engineer, FL No. 50728; PR No. 27906
Professional Surveyor and Mapper, FL No. LS7484

EXPERTISE

Civil engineering, water and wastewater infrastructure, construction management, QA/QC, roadway design, environmental compliance



Claudia Bustamante, MS, PE

Traffic Engineer — Roadway Traffic & Transportation Lead

Claudia brings 22 years of transportation engineering and planning experience, including 6 years with HBC. As Roadway Traffic & Transportation Lead, she offers expertise in traffic operations, roadway design, safety studies, multimodal planning, signing and pavement marking, signalization, Temporary Traffic Control, and PD&E studies. As Project Manager and Engineer of Record for **MDC-DTPW's Venetian Causeway Speed Study**, Claudia led traffic and speed data collection, crash and safety analysis, target-speed evaluation, and recommendations for lower speeds and dynamic speed feedback signs, directly supporting neighborhood traffic management and traffic calming. For **FDOT District 4's Districtwide Traffic Operations Data Collection, Contract CAU65**, she manages task work orders, multidisciplinary data collection, schedules, QA/QC, and technical documentation supporting traffic operations, planning, and project development. As Project Manager for **MDC-DTPW's South Corridor Transit-Oriented Development Master Plan**, Claudia led the bicycle and pedestrian Infrastructure Mobility & Connectivity Assessment, identifying priority routes, connectivity gaps, needed facilities, and first- and last-mile improvements around transit stations. Her broader experience includes traffic forecasting, microsimulation, signal timing, complete streets, safety analysis, public involvement, and roadway design for municipalities and FDOT Districts 4, 5, and 6. She authored 20+ transportation publications and was named 2024 ASCE Engineer of the Year.

YEARS OF EXPERIENCE

22

EDUCATION

M.S. in Civil Engineering, University of Central Florida (2017)
B.S. in Civil Engineering, Universidad Del Cauca Colombia (06/11/2004)

REGISTRATIONS

PE (FL) No. 87381 (06/01/2019)

EXPERTISE

Transportation engineering, roadway design, Signing and Pavement Marking (S&PM), signalization, Temporary Traffic Control (TTC), Project Development and Environment (PD&E), microsimulation modeling.



Orlando Penate, PE, IMSA III

Senior Electrical Engineer — Electrical Engineering Lead

Orlando is a Florida-licensed professional electrical engineer with 20 years of experience, including 10 at HBC, and has served as Engineer of Record on lighting and electrical projects throughout South Florida. His expertise includes building electrical systems, power distribution, lighting, controls, life-safety systems, communications, and code compliance. For **Miami-Dade WASD's Capital Repair Plans for 82 WASD-Owned Buildings**, Orlando served as Senior Electrical Engineer, performing facility assessments and developing capital-repair recommendations and cost estimates addressing equipment condition, safety clearances, grounding, underground installations, infrared thermography, and parking-lot illumination. As **EOR for the Seminole Tribe of Florida's Brighton WWTP Expansion Lift Station**, he designed utility service, control panels, VFDs, pump power and instrumentation, site and canopy lighting, fiber-optic communications, SCADA integration, and generator coordination. For the **Interior Remodeling at 1985 NW 83 Court in Doral**, Orlando performed electrical assessments and design for power distribution, lighting, life-safety interfaces, equipment connections, and code compliance, coordinating closely with the architectural and building-improvement scope.

YEARS OF EXPERIENCE

20

EDUCATION

B.S., Electrical Engineering (2006)
Marta Abreu de Las Villas University

REGISTRATIONS

Professional Engineer, FL No. 80385
IMSA Traffic Signal Field Technician Level 3, #CE_131518
Certified Infrared Thermographer Level II No. 17022

EXPERTISE

Electrical engineering, lighting design, control systems, power distribution, roadway lighting

Tab 6: Workload

WORKLOAD HBC ENGINEERING

HBC manages its current and anticipated workload through weekly coordination meetings and internal Look Ahead reports that track schedules, staffing needs, and resource availability. This proactive process allows HBC to balance competing priorities, assign qualified personnel efficiently, and maintain the responsiveness required for the Village of Palmetto Bay's as needed continuing services contract. With a multidisciplinary team and established subconsultant support, HBC has the capacity to complete assignments on time, within budget, and in accordance with the Village's expectations.

The table below summarizes HBC's current and recently completed projects and demonstrates workload compatibility with the RFQ scope. These projects reflect experience in roadway and intersection improvements, drainage and stormwater management, traffic engineering, multimodal facilities, utility coordination, permitting, construction documentation, cost estimating, project management, and construction support. HBC is fully staffed and prepared to provide responsive technical support throughout the contract term.

Project	Contract Length	Type of Contract	Client	Status
Port Everglades - Phase 1 Shore Power Electrification	7/2/2026 - Ongoing	Fixed	AECOM	Active
E6P35 WWD Phase 4	6/22/2026 - Ongoing	Fixed	SICE, Inc	Active
Lowson Blvd Bridge - Concrete Bridge Rail Damage Repairs	6/18/2026- Ongoing	Hourly	City of Delray Beach	Active
SR 228 from Hart Bridge to Beach Blvd	6/18/2026- Ongoing	Fixed	Gosalia Concrete Constructors, Inc.	Active
CEI Services for Lindell Boulevard Loop Connection	5/29/2026- Ongoing	Hourly	City of Delray Beach	Active
Northeast Corridor (Parsons)	5/7/2026-10/14/2026	Hourly	Parsons Transportation Group, Inc	Active
CEI Group 267	4/13/2026- Ongoing	Hourly	Michael Baker International, Inc.	Active
Prof. Engin. Services Continuing Contracts	4/1/2026 - Ongoing	Fixed	City of Homestead	Active
Sheridan Park and Hollywood Acres Neighborhoods	4/1/2026- Ongoing	Hourly	City of Hollywood	Active
CAY17 Traffic Engineering Support Services Consultant	3/11/2026- Ongoing	Fixed	Choice Engineering Consultants, Inc.	Active
CEI Services for the Purchase Installation of Pedestrian Light Poles and Luminaires	2/25/2026-Ongoing	Hourly	MTECC	Active
FDOT E1Y11, I-75 (SR 93), from SR 777 to SR 681	1/20/2026-Completed	Hourly	OHLA USA	Closed
Jeffery Street Progressive DB Project	11/20/2025-Ongoing	Fixed	OHLA USA	Active

MDAD Airport Terminal ESAL	10/27/2025 Completed	Fixed	EAC Consulting, Inc.	Closed
Miramar Complete Streets Phase III LAP Project	10/15/2025-Ongoing	Hourly	City of Miramar	Active
PES for County Line Road	9/15/2025- Completed	Fixed	City of West Park	Closed
Consultant Serv. MEI (CAX91)Electrical	8/14/2025- Ongoing	Hourly	FDOT District 6	Active
El Car Wash	7/9/2025- Ongoing	Fixed	National Express Wash	Active
SR 878 Lighting Conversion	7/8/2024 - Ongoing	Fixed	Greater Miami Expressway Authority	Active
PBS CSA Lighting Photometric Analysis	4/5/2026-Ongoing	Fixed	Palm Beach County	Active
NW 7 Ave Emergency TS C9T14	11/8/2023 - Completed	Fixed	FDOT District 6	Closed

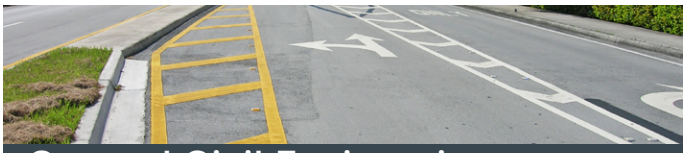
WORKLOAD OF SUBCONSULTANTS

Project	Contract Length	Type of Contract	Client	Status
Harrison Streetscape Project (HAM)	2025-Ongoing	Project based fee	City of Hollywood	Active
City Managers and Finance Office Tenant Improvement Architectural Services (V3)	2025-Ongoing	Fixed	City of Doral/ CHA	Active
Golden Glades Interchange (GGI) Project (Geosol)	2024-Ongoing	Fixed	FDOT District 6	Active
Tri-Rail Ambassador Program (The Brand Advocate)	2024-2025	Fee-based	FDOT District 6	Closed
Pembroke Road Expansion Project (Cyriacks)	2022-Ongoing	Funded	City of Miramar / Kimley Horn	Active
Wastewater Treatment Plant Replacement Project, Homestead Bayfront Park (B&B)	05/2025	Fixed	City of Homestead / 300 Engineering Group	Closed
Moffitt Research Tower, Ambulatory Care, & Proton Therapy Facilities (ARD)	2022-2026	Project-based fee	H. Lee Moffitt Cancer Center & Research Institute	Closed



Tab 7: Projects Completed On Time and Within Budget

HBC Engineering Company (HBC) is a reliable continuing-services partner because its recent record demonstrates repeatable control of schedule and authorized fees across municipal design, task-order, traffic, electrical, and structures assignments. HBC has completed major corridor designs within defined 12-month schedules, more than 100 FDOT task work orders on time and within budget, more than 70 municipal traffic reviews within agreed turnaround times and fees, and a six-month ATMS assignment on schedule and within budget. The projects below, completed after December 31, 2021, demonstrate HBC's ability to maintain scope discipline, coordinate multiple agencies and disciplines, and deliver required work products within committed time and budget constraints.



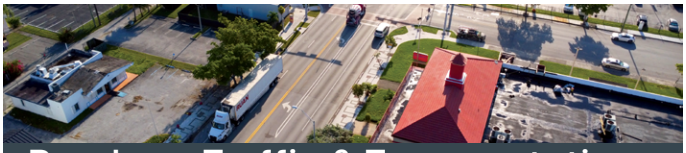
General Civil Engineering

Miami-Dade County DTPW - NW 84th Avenue from NW 58 Street to NW 74 Street Reconstruction (Completed 2024; HBC Fee $750K). HBC completed this multidisciplinary corridor design within the 12-month design schedule and authorized fee. The project converted the corridor from two to four lanes, including two bus-only lanes, and integrated roadway reconstruction, drainage, sidewalks, curb and gutter, utility relocations, signalization, and signing and pavement markings within constrained right-of-way. The successful delivery demonstrates HBC's ability to coordinate complex urban infrastructure without allowing scope or schedule interfaces to disrupt the committed delivery.

Miami-Dade County DTPW - NE 2nd Avenue from NE 20 Street to NE 36 Street Reconstruction (Completed 2024; HBC Fee $1.1M). HBC completed the design within the 12-month schedule and authorized fee while coordinating roadway reconstruction, a new stormwater collection system, pedestrian improvements, decorative lighting and landscaping, and approximately 4,600 LF of 16-inch water main and 1,500 LF of 12-inch water main. Milestone coordination across roadway, drainage, utilities, lighting, landscaping, and permitting maintained predictable delivery through completion.

City of Homestead - East 6th Avenue Drainage Improvements (Completed 2026). HBC worked closely with the City of Homestead to meet an accelerated three-month design deadline required to secure grant funding for the project, while maintaining the authorized fee and coordinating an integrated roadway, drainage, traffic, and lighting scope. Services included roadway and drainage design, traffic modeling and signal warrant analysis, lighting photometrics, cost estimating, and agency coordination for multimodal corridor improvements. HBC's ability to mobilize multiple disciplines, maintain close coordination with City staff, and deliver the required work within the compressed funding-driven schedule demonstrates the firm's responsiveness, reliability, and commitment to meeting critical municipal deadlines.

City of Belle Glade - Basin H1 Stormwater Improvements (Completed 2025). HBC worked closely with the City of Belle Glade to advance the project within the grant schedule requirements and support the City in securing grant funding, while maintaining the authorized fee and required design milestones. The assignment included H&H modeling, permitting, and design of approximately 7,300 LF of 18- to 54-inch drainage pipe, approximately 65 drainage structures, a new outfall to the C1 Canal, and water-quality treatment improvements. HBC coordinated the technical analysis, permitting, construction documents, quantity takeoffs, and cost estimates within the defined municipal scope and funding schedule, demonstrating the firm's ability to deliver complex stormwater infrastructure projects under time-sensitive grant requirements.



Roadway Traffic & Transportation Planning and Engineering Services

FDOT District 4 - Districtwide Traffic Operations Data Collection (Contract No. CAU65; HBC Fee $1.5M). HBC has completed more than 100 Task Work Orders on time and within budget under this continuing contract. Assignments include turning-movement, speed, volume/classification, pedestrian/bicycle, and travel-time/delay data. This high-volume record is direct evidence of the responsiveness, staffing flexibility, schedule control, and fee discipline required for the Village's rotating task orders.

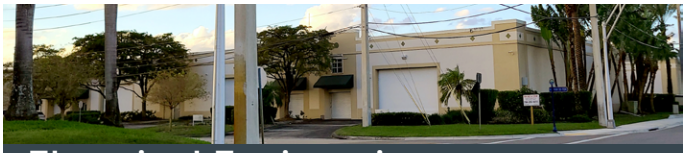
FDOT District 5 - Districtwide Traffic Safety Program Studies (Contract No. CAY85). Individual safety studies are consistently completed within their scoped schedules and fees. HBC integrates data collection, field review, crash analysis, operational assessment, countermeasure development, benefit/

cost evaluation, and constructability considerations while maintaining task-order commitments.

City of Miami - Traffic Impact Analysis and Trip Generation Reviews. HBC has completed more than 70 task-order reviews within the City's required turnaround and agreed fee. The volume and consistency of these reviews demonstrate dependable municipal responsiveness while supporting the City's development-review schedule.

Miami-Dade County - SMART Plan, Beach Corridor and Bus Express Rapid Transit (BERT). HBC delivered Vissim and Synchro microsimulation, signal-timing optimization, and multimodal measures-of-effectiveness analyses for this complex multi-agency program on the established schedule and within budget.

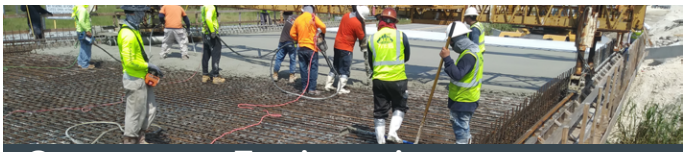
Miami-Dade County TS&S / DTPW - Advanced Traffic Management System (ATMS) Implementation, Phase I (HBC Fee $630K). HBC converted and verified signal-timing databases for new local controller software, checked clearance intervals for MUTCD and FDOT TEM compliance, and delivered signed and sealed timing documents on the project's six-month schedule and within budget.



Electrical Engineering

City of Miami, Fire Station No. 5 Electrical Feeder Line (Completed 2022). HBC completed the electrical assignment within the established project schedule and authorized fee. Services included assessment of existing electrical systems, a new pad-mounted transformer and feeder to the control room, riser design, generator and backup-generator coordination, permitting, and construction administration. The project demonstrates HBC's ability to carry a municipal electrical scope from assessment through implementation support.

City of West Park, SR 7/US 441 Pedestrian Lighting (Completed 2022). HBC completed the assignment within the established schedule and authorized fee, providing field review, photometric analysis, lighting plans, agency approvals, permitting, utility coordination, and signed and sealed construction documents for FPL implementation. The work demonstrates reliable coordination of municipal, FDOT, and utility requirements under a defined electrical scope.



Structures Engineering

Palm Beach County, Water Treatment Plant No. 2 Expansion Design Phase (Completed 2026). HBC recently completed the structural engineering assignment on time and within budget, providing structural analysis and design, Basis of Design criteria, hurricane hardening evaluations, field inspections, and structural calculations for new and existing facilities in accordance with applicable codes and County requirements.

FDOT District 4 – S.R. 7/U.S. 441 Transit Corridor Improvements (Completed 2025). HBC recently completed the structural engineering assignment on time and within budget, providing sheet pile analysis and design, geotechnical and foundation coordination, structural calculations and drawings, and QA/QC in accordance with FDOT and AASHTO standards.

FDOT District 4 – S.R. 817/University Drive Widening from Nova Drive to S.R. 84 (Completed 2025). HBC completed the structural engineering assignment in 2025, on time and within budget, providing review of structural calculation packages and development of technical specifications and drawings for bus shelters, mast arms, and sign structures in accordance with FDOT requirements.

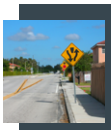
Why HBC Is a Reliable Partner

The record above demonstrates consistent performance across multiple assignments: 12-month corridor designs, more than 100 FDOT task work orders, over 70 municipal traffic reviews, and a six-month ATMS assignment were completed on schedule and within budget. For the Village of Palmetto Bay, this reflects HBC's ability to respond quickly, coordinate multidisciplinary work, control fees, and deliver dependable work products.

100+	FDOT Task Work Orders
70+	City of Miami Traffic Reviews
12-MO	Corridor Design Schedules Met
6-MO	ATMS Phase I Delivered

Tab 8: Similar Project Experience

HBC Engineering Company (HBC) offers recent Florida experience directly aligned with the Village of Palmetto Bay's anticipated continuing-services assignments. The following projects emphasize the technical services performed by HBC, the complexity of the work, and the applicability of that experience to municipal civil, transportation, electrical, and structural engineering needs.



General Civil Engineering

City of Delray Beach, Barwick Road Complete Streets Improvements, Delray Beach, FL. HBC is providing multidisciplinary engineering services for the FDOT LAP-funded Complete Streets improvements along Barwick Road from Lake Ida Road to the L-30 Canal. The project includes roadway rehabilitation and reconstruction, a 10-foot shared-use path, sidewalks, ADA curb ramps, raised medians and traffic-calming features, drainage and exfiltration improvements, culvert modifications at the LWDD L-30 Canal, signing and pavement markings, decorative pedestrian lighting, utility coordination and SUE, landscape improvements, environmental permitting, public involvement, and preparation of FDOT LAP construction documents. HBC is also managing LAP coordination, OPCC development, specifications, bidding support, and agency coordination with FDOT, SFWMD, LWDD, Palm Beach County, FPL, and utility owners.

Miami-Dade County, FL, NE 2nd Avenue from NE 69 Street to NE 84 Street. A major urban corridor reconstruction project featuring full roadway reconstruction, installation of a new storm-water collection system, new sidewalks, curb and gutter, on-street parking, pavement marking and signage, signalization, decorative lighting and landscaping, and replacement of a 12-inch water main and appurtenances.

City of West Palm Beach – Warren Hawkins Aquatic Center at Gaines Park, West Palm Beach, FL. HBC provided civil/site engineering services supporting the redevelopment and expansion of the existing aquatic center, including preparation of site civil, drainage, grading, paving, and utility adjustment plans. The overall project includes renovation and expansion of the existing facility, a new public entrance, upgraded pool equipment areas, a new zero-depth activity pool, and a new eight-lane, 25-yard lap pool. HBC's civil design coordinated the proposed site improvements and utility infrastructure with the architectural, pool, and building modifications to support construction of the upgraded municipal recreational facility.

Miami-Dade County DTPW, NW 84th Avenue from NW 58 Street to NW 74 Street Reconstruction, Miami-Dade County. A major industrial-corridor reconstruction project featuring conversion from two to four lanes (including two bus-only lanes for transit), full roadway reconstruction, stormwater drainage installation, sidewalks and curb & gutter enhancements, utility relocations, signalization and signing/marking improvements, all executed within a constrained ROW through a heavily developed commercial/industrial zone. HBC completed the design within a 12-month design schedule, integrating roadway, drainage, utility, transit, signalization, signing and pavement marking, permitting, and construction-document requirements through milestone reviews.

Miami-Dade County DTPW, NE 2nd Avenue from NE 20 Street to NE 36 Street Reconstruction. A major urban corridor reconstruction project featuring complete roadway reconstruction, installation of a new stormwater collection system, sidewalks and curb & gutter enhancements, decorative lighting and landscaping, and extensive utility upgrades, including installation of approximately 4,600 linear feet of 16-inch water main and 1,500 linear feet of 12-inch water main. HBC completed the design within a 12-month schedule, coordinating the roadway, drainage, utility, pedestrian, lighting, landscaping, permitting, and construction-document elements through milestone reviews.

City of Homestead, FL, East 6th Avenue Drainage Improvements. A major multimodal roadway and drainage improvement project extending from SW 328th Street to N. Homestead Boulevard and along Mowry Drive, featuring roadway widening and reconstruction, raised landscaped medians, a new stormwater collection system, sidewalks, a 10-foot multi-use path, ADA improvements, signing and pavement markings, traffic operational and signal warrant analyses, decorative lighting, and localized canal-bank improvements. HBC's scope includes roadway and drainage design, traffic analysis and modeling, lighting photometrics, cost estimating, and agency coordination.

City of Belle Glade, FL, Basin H1 Stormwater Improvements. A major municipal stormwater improvement project involving the design of approximately 7,300 LF of 18- to 54-inch drainage pipe, approximately 65 new drainage structures, a new outfall to the South Florida Conservancy District C1 Canal, and a Downstream Defender system for water-quality treatment. HBC's scope includes topographic survey, subsurface utility investigation, hydrologic and hydraulic modeling, drainage system design and analysis, permitting, construction plans and specifications, quantity takeoffs, and engineering cost estimates.

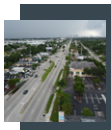
Miami-Dade County, FL, Dr. William Chapman Elementary School Civil Site Improvements. A school-site civil improvement project involving milling and resurfacing of the existing visitor parking lot and the design of a new 30-space parking lot, including paving, grading, drainage improvements, stormwater calculations, curbing, and construction details. HBC's scope included construction documents, technical specifications, and permitting coordination with Miami-Dade County Public Schools and Miami-Dade County RER.

City of Riviera Beach, FL, Riviera Water Plant Package 2B – Avenue U. HBC provided civil engineering design services for a proposed maintenance building located northwest of the intersection of Avenue U and MLK Jr. Boulevard. The project included preparation of the civil site plan and design of a sanitary sewer lift station, site drainage system, and stormwater management pond, while accommodating the proposed FAS F-5 and SAS 2015-B wellheads. HBC also developed demolition, clearing and grubbing, utility connection, paving and grading, and signing and pavement marking plans to support construction and overall site development.

City of Miami, FL, ADA Compliance On-Street Parking Improvements. A city-wide accessibility improvement project addressing ADA deficiencies at multiple on-street parking locations throughout Miami. HBC provided civil/site design for accessible parking spaces, access aisles, ADA curb ramps and sidewalks, pavement slope corrections, milling and resurfacing, crosswalks, signing and pavement markings, drainage adjustments, and associated utility and streetscape modifications to bring the facilities into compliance with applicable ADA and Florida accessibility requirements.

City of Riviera Beach, FL, Riviera Water Plant Package 1A. HBC provided civil/site engineering design for eight groundwater supply well sites, including two Surficial Aquifer System (SAS) wells and six Floridan Aquifer System (FAS) wells. Wells F-1 through F-6 and 2015-B were designed to connect to proposed 10-inch HDPE raw water transmission mains, while Well 2015-A was designed to connect to an existing 14-inch raw water main through an 8-inch by 14-inch tapping sleeve. HBC also prepared demolition, civil site, paving, and grading plans for each well site, demonstrating experience integrating groundwater supply infrastructure, raw water transmission facilities, and site improvements.

City of Miami, FL, Raised Intersection at NW 8th Terrace and NW 15th Avenue. HBC completed multidisciplinary civil and transportation engineering services for a raised intersection traffic-calming improvement at NW 8th Terrace and NW 15th Avenue. The project included roadway reconstruction, milling and resurfacing, ADA sidewalk and curb-ramp improvements, curb and gutter, interlocking paver crosswalks, drainage system modifications, signing and pavement markings, TTCP, utility coordination, survey/SUE, geotechnical investigation, permitting, cost estimating, QA/QC, and preparation of final signed-and-sealed construction documents.



Roadway Traffic & Transportation Planning and Engineering Services

Development Review, Traffic Impact, and Trip Generation. Directly relevant to a residential village managing new development, HBC serves as the reviewing traffic-engineering consultant for the City of Miami and the City of North Miami Beach, evaluating traffic impact studies and trip generation memoranda covering land use, trip generation and distribution, parking utilization, driveway and queuing analysis, circulation, pedestrian and transit mobility, and capacity. HBC has also prepared applicant-side impact studies (multiple El Car Wash locations, Lincoln Gardens, Li'l Abner Mobile Home Park, and the Dr. Toni Bilbao Preparatory Academy) under Miami-Dade County guidelines, so the firm understands both sides of the review process and can protect the Village's interests efficiently.

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Data Collection. Under this multi-year, task-order contract, HBC has delivered more than 100 Task Work Orders (TWOs) on time and within budget, including Turning Movement Counts (TMCs), spot speed and speed-profile data, volume and classification counts, pedestrian and bicycle data, and travel-time and delay studies. HBC's ability to mobilize quickly and close out a high volume of individual assignments on schedule is the same responsiveness the Village needs on its rotating task orders.

Venetian Causeway, Speed Studies, Neighborhood Traffic Management, and Traffic Calming. Palmetto Bay's residential character makes speed management central. HBC has delivered spot-speed and target/posted-speed studies including the Miami-Dade County Venetian Causeway speed study (Bayshore Drive to Purdy Avenue) and recurring FDOT District 6 target-speed reports, and has developed multimodal and traffic-calming-oriented improvements emphasizing pedestrian and bicycle safety.

MDC SMART STEP, Multimodal, Transit, and Planning Coordination. HBC leads bicycle, pedestrian, and complete-streets work including the City of Hollywood Johnson Street PD&E complete-streets study, the Miami-Dade Street Transportation Enhancement Program (STEP) bikeways implementation plan advancing the County's Vision Zero goals, and the SR-7/US-441 Shared-Use Path corridors. HBC's transit planning includes the Miami-Dade SMART Plan Bus Express Rapid Transit and Beach Corridor projects, coordinated with the Miami-Dade TPO and County - the same partners the Village works with.

Florida Department of Transportation (FDOT) District 4 CAU65, Data Collection, Forecasting, and Modeling. HBC self-performs traffic counts, TMCs, spot-speed, and Origin-Destination data collection and applies Synchro, PTV Vissim, and the Southeast Florida Regional Planning Model (SERPM) for forecasting and microsimulation, giving the Village reliable, defensible analysis on compact schedules. Recent examples include the FDOT District 4 Districtwide Traffic Operations Data Collection contract (CAU65) and the Okeechobee Road (SR-25/US-27) corridor analysis.

FDOT District 5, Districtwide Traffic Safety Program Studies. HBC performs comprehensive safety analyses on a task-order basis, delivering composite studies that include data collection, field review and intersection inventories, qualitative operational assessments, crash analysis using the Signal Four Analytics (S4A) platform, and countermeasure development with benefit/cost, Net Present Value, and constructability considerations. Individual studies are consistently completed within their scoped schedules and fees, giving the Village a proven safety-study delivery partner.

City of Miami, Traffic Impact Analysis and Trip Generation Reviews. Directly comparable to the Village's development-review needs, HBC has completed more than 70 task-order reviews of traffic impact studies and trip generation memoranda covering land use, trip generation and distribution, parking utilization, driveway and queuing analysis, circulation, pedestrian and transit mobility, and capacity. Each review is turned around on the City's schedule and within the agreed fee, allowing the municipality to keep its development pipeline moving.

Okeechobee Road (SR-25/US-27) Traffic Analysis. HBC delivered volume and classification counts, TMCs, Origin-Destination, travel-time, speed, and queuing data at 13 locations along the corridor, together with microsimulation of existing, future no-build, and future build conditions to support the planned reconstruction. Milestones for data collection and analysis have been met on schedule and within budget.

Miami-Dade County (MDC-DTPW), Strategic Miami Area Rapid Transit (SMART) Plan - Beach Corridor and Bus Express Rapid Transit (BERT). As part of the SMART Plan adopted by the Miami-Dade Transportation Planning Organization (TPO), HBC conducted Vissim and Synchro microsimulation, signal-timing optimization, and multimodal measures-of-effectiveness analyses for current and future horizon years. HBC delivered these complex, multi-agency analyses on the established schedule and within budget.

Miami-Dade County Traffic Signals & Signs (MDC-TS&S) and MDC-DTPW, Advanced Traffic Management System (ATMS) Implementation, Phase I. HBC converted existing signal-timing databases to the format required by new local controller software ahead of installation, verifying clearance intervals for compliance with the MUTCD and the FDOT Traffic Engineering Manual (TEM) while preserving existing signal operational functions. Timing documents were signed, sealed, and submitted on the project's six-month schedule and within budget.



Electrical Engineering:

Building Electrical Design / Commercial and Municipal Facilities. For multiple El Car Wash locations in Doral, Cutler Bay, and Hialeah, Orlando serves as Senior Electrical Engineer/EOR for site lighting, photometric analysis, pole layouts, service requirements, permitting, construction documents, as-built review, and construction support. At City of Miami Fire Station No. 5, his work included assessment of existing electrical systems, a new pad-mounted transformer and feeder to the control room, riser design, permitting, construction administration, and generator/backup-generator coordination. Electrical Design and review for Multiples Commercial Buildings.

Building Recertification Electrical Inspections and Facility Assessments. HBC has provided electrical assessment, recertification, and capital-repair services for multiple Miami-Dade County public facilities, including the WASD 82-building capital-repair program, DSWM building recertification assignments, and Parks, Recreation and Open Spaces facilities. Services include electrical inspections, safety-clearance evaluations, grounding and bonding reviews, infrared thermography, parking-lot illumination assessments, QA/QC, signed and sealed reporting, corrective recommendations, and multidisciplinary coordination with structural teams.

Lift Stations, Water/Wastewater Electrical, Instrumentation, and Controls. As EOR for the Seminole Tribe Brighton WWTP Expansion Lift Station, Orlando designed utility service, control panels, VFDs, pump power and instrumentation, fiber communications, SCADA integration, and generator interfaces. His Miami-Dade WASD experience also includes electrical design review and coordination for pumps, process equipment, electrical rooms, renewable-energy systems, instrumentation and controls, plus construction support for CDWWTP Electrical Building 2, including duct banks, FPL vault work, generators, fire alarm/fire-protection interfaces, control rooms, RFIs, submittals, and witness testing.

Lighting, FPL Coordination, Parks, Parking, and Public-Site Improvements. Under Palm Beach County street-lighting continuing-services contracts, Orlando serves as Project Manager and Lighting EOR for task work orders involving lighting design analysis, AGi32 photometrics, LED/FPL fixture selection, service coordination, plans, and construction support. For Miami-Dade DTPW's SW 344th Street Park and Ride Expansion, he provides electrical QA/QC for parking and bus-layover lighting, EV charging, replacement poles, DC fast-charging infrastructure, utility integration, and Building Department coordination.

Security, CCTV, Communications, and Intelligent Systems. For Florida's Turnpike Enterprise Southern Turnpike CCTV Upgrades, Orlando serves as Deputy Project Manager/QA/QC Reviewer, providing electrical support for CCTV sites, power and communications interfaces, infrastructure coordination, and Traffic Management Center integration. His Wrong-Way Vehicle Detection System experience further includes video/radar detection, solar power, batteries, wireless communications, ITS cabinets, and network equipment across multiple South Florida corridors.

Resilient and Specialty Electrical Infrastructure. For the City of Fort Lauderdale Riverwalk North Seawall Replacement, Orlando is designing marine-grade shore-tie pedestals, pier and pedestrian lighting, and panel/service modifications for a wet, salt-exposed environment. The work demonstrates corrosion-resistant design, code compliance, maintainability, and resiliency directly applicable to Palmetto Bay parks and outdoor public facilities.



Structures Engineering:

Palm Beach County Water Utilities Department – Water Treatment Plant No. 2 Expansion, Palm Beach County, FL. HBC provided structural engineering services for new and existing water treatment plant facilities, including structural analysis and design development, preparation of Basis of Design criteria, structural design criteria for new buildings and associated structures, hurricane-hardening evaluations of existing facilities, field inspections, and development of structural calculations and design inputs. The assignment demonstrates HBC's capability to assess existing structures and develop resilient structural improvements for critical public infrastructure.

FDOT District 4 – Boca Rio Road from West Palmetto Park Road to Glades Road, Palm Beach County, FL. HBC is providing structural engineering services for the design of nine mast arm structures, including structural analysis using FDOT design procedures, preparation of standard mast arm tables, review of geotechnical parameters, and selection and design coordination of drilled-shaft foundations. The project demonstrates HBC's experience with FDOT miscellaneous structures, foundation design, geotechnical coordination, and traffic infrastructure.

FDOT District 4 – S.R. 7/U.S. 441 Transit Corridor Improvements, Broward County, FL. HBC provided structural engineering services involving sheet pile analysis and design, geotechnical report review, foundation recommendation coordination, structural calculations, and preparation of structural drawings in accordance with FDOT and AASHTO requirements. HBC also performed structural QA/QC to verify technical accuracy, code compliance, and constructability, providing directly relevant experience for retaining systems and transportation-related structures.

FDOT District 4 – S.R. 817/University Drive Widening from Nova Drive to S.R. 84, Davie, FL. HBC provided structural engineering services for transportation-related miscellaneous structures, including review of structural calculation packages and development of technical specifications and drawings for bus shelters, mast arms, and sign structures. This assignment demonstrates HBC's ability to integrate structural components into roadway improvement projects and prepare construction documents consistent with FDOT requirements.

University of Florida – Archer Place Apartments, Phases 1 and 2, Gainesville, FL. HBC's proposed Structural Lead previously provided structural analysis and design for two seven-story buildings incorporating reinforced-concrete and masonry walls with hollow-core plank floor systems. Responsibilities included pile-foundation design, reinforced-concrete transfer-beam design, structural analysis, and coordination of structural drawings, demonstrating experience with multistory structures and complex foundation systems.

Seminole Tribe of Florida – Hollywood Seminole Indian Reservation Pedestrian Bridge, Hollywood, FL. HBC is providing structural engineering services for a 140-foot pedestrian bridge with 10-foot-wide circular ramps across SR 7/US 441. The work includes structural analysis of three bridge concepts, field investigations, phased construction-document development, technical specifications, bid-phase support, and coordination with the Seminole Tribe, FDOT, FHWA, and permitting agencies. The assignment also includes coordination with roadway typical sections, cross sections, and signing and pavement marking plans.

Miami-Dade County Department of Solid Waste Management – 60-Year Recertification, 58th Street Building No. 4, Miami-Dade County, FL. HBC provided structural assessment and building recertification services, including comprehensive field evaluations, documentation of existing structural conditions, preparation of signed and sealed reports in accordance with Miami-Dade County RER requirements, development of repair recommendations for non-compliant conditions, client coordination, and follow-up reinspections supporting recertification approval.

Miami-Dade County WASD – Capital Repair Plans for 82 WASD-Owned Buildings, Miami-Dade County, FL. HBC provided structural inspection and assessment services for water treatment facilities at the Alexander Orr and Hialeah Water Treatment Plants. The work encompassed raw sludge holding tanks, chlorine contact basins, flocculation and settling tanks, clarifiers, aeration basins, filtration areas, chemical handling facilities, pump rooms, fuel tanks, warehouses, reinforced concrete and masonry buildings, platforms, stairways, ladders, and handrails. Services included development of structural inspection criteria, field inspections, photographic documentation, structural condition reporting, repair recommendations, quantity calculations, and QA/QC review of inspection reports.

Miami-Dade County DSWM – 40-Year Recertification, West Transfer Station Building No. 1, Miami-Dade County, FL. Structural services included detailed evaluation of the tipping floor, metal roof framing, push walls, basement, compactor crane areas, surge pit, pump room, loading bays, offices, and employee facilities. The structural assessment identified significant deterioration of the reinforced concrete tipping-floor slab, resulting in recommendations for immediate closure and emergency repairs, followed by periodic condition monitoring and development of repair recommendations necessary for building recertification.

Tab 9: Profiles, Commendations, Awards



Who's HBC?

HBC is a Florida based, multidisciplinary professional engineering consulting firm established in 2006, with nearly two decades of experience providing CCNA based continuing services to counties, municipalities, and public agencies. HBC supports public infrastructure projects requiring regulatory compliance, coordinated agency involvement, and predictable delivery.

With more than 80 engineers and technical professionals, HBC provides civil, transportation, water resources, structural, environmental, and construction engineering services and maintains the staff depth needed to manage multiple task authorizations and deliver reliable on call support aligned with local government operations.

HBC's organizational approach emphasizes direct principal involvement, clear communication, and quality control, ensuring consistent performance throughout continuing services contracts.

HBC Team Awards & Recognitions

Miami-Dade County
Proclamation – HBC Engineering Day, October 22, 2025

American Council of Engineering Companies(ACEC)
2023 Outstanding Project Award- Venetian Causeway Improvements Bridges PD&E Study

American Society of Civil Engineers (ASCE)
2024 Engineer of the Year Award - Claudia Bustamante
2023 Awards & Board Installation Dinner Certificate of Appreciation 2023 - Silver Sponsor of the ASCE
2022 Awards & Board Installation Dinner Certificate of Appreciation 2022 - Silver Sponsor of the ASCE

Cuban American Association of Civil Engineers (CAACE)
2021 Project of the Year Category III Award for the Miami-Dade County Water and Sewer Department (MDC-WASD) Central District Wastewater Treatment Plant (CDWWTP) Oxygen Production Facility

Florida Department of Transportation (FDOT)
2006 Special Achievement Award | 2005 Highway Engineering Award | 2004 Team Achievement Award - Biscayne Boulevard III

The Intelligent Transportation Society of Florida
2024 Outstanding Achievement Award - Daniel Rodriguez

The Miami-Dade County Office of the Mayor and Board of County Commissioners
2020 Certificate of Appreciation - Bronze Sponsor of the 7th Annual District 1 Black Heritage Festival
2019 Certificate of Appreciation - Platinum Sponsor of the 6th Annual District 1 Black Heritage Festival

Nigerian Women Association of Georgia (NWAG)
2023 Sponsor Award



HBC Engingeering Company's Licensure

State of Florida
Department of State

I certify from the records of this office that HBC ENGINEERING COMPANY is a corporation organized under the laws of the State of Florida, filed on June 15, 2006.

The document number of this corporation is P06000082280.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 12, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twelfth day of January, 2026

Secretary of State

Tracking Number: 916224078CC

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

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

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *1:27:21 PM 1/27/2026*

Licensee Information

Name:	HBC ENGINEERING COMPANY (Primary Name)
Main Address:	9930 NW 35TH LANE SUITE 201 DORAL Florida 33172
County:	DADE
License Mailing:	18942 SW 74TH COURT CUTLER BAY FL 33157
County:	DADE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	27160
Status:	Current
Licensure Date:	09/15/2006
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 : Email: Customer Contact Center : Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2021, licensees are required to keep the Department informed of their current mailing address and primary e-mail address. Unless otherwise exempted by law, all e-mail addresses provided to the Department will be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

Local Business Tax Receipt
Miami-Dade County Office of The TaxCollector
--THIS IS NOT A BILL – DO NOT PAY

5877197

RECEIPT NO.
RENEWAL
6130116

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

BUSINESS NAME/LOCATION
HBC ENGINEERING COMPANY
9675 NW 117TH AVE STE 305
MEDLEY, FL 33178-1245

OWNER
HBC ENGINEERING COMPANY
C/O ADEBAYO COKER PRES
Employee(s) 1

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHI P/FIRM

PAYMENT RECEIVED BY TAX COLLECTOR
75.00 08/11/2025
PTBTC-25-139381

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business. The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a–276.
For more information, visit mdctaxcollector.gov

FDOT
Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 02, 2026

Adebayo Coker, President
HBC ENGINEERING COMPANY
9675 NW 117th Avenue
Suite 305
Miami, FL 33178
acoker@hbcengineeringco.com

Dear Mr. Coker:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design

5.1 - Conventional Bridge Inspection
5.3 - Complex Bridge Inspection
5.4 - Bridge Load Rating

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
6.3.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
164.99%	127.58%	0.165%	Reimbursed	0.00%	1.70%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Natawnya Hartman
Professional Services Qualification Administrator
NH

State of Florida
Minority Business Certification

HBC ENGINEERING COMPANY

is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:
05/06/2026 to 05/06/2028

Pedro Allende
Florida Department of Management Services

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

Code	Category Description	Approval Date	Expiration Date
6.03	WATER AND SANITARY SEWER SYSTEMS - WATER AND SANITARY SEWAGE TREATMENT PLANTS	02/05/2025	02/28/2027
10.01	ENVIRONMENTAL ENGINEERING - STORMWATER DRAINAGE DESIGN ENGINEERING SERVICES	02/05/2025	02/28/2027
11.00	GENERAL STRUCTURAL ENGINEERING	02/05/2025	02/28/2027
13.00	GENERAL ELECTRICAL ENGINEERING	02/05/2025	02/28/2027
16.00	GENERAL CIVIL ENGINEERING	02/05/2025	02/28/2027
17.00	ENGINEERING CONSTRUCTION MANAGEMENT	02/05/2025	02/28/2027
26.00	CLAIMS ANALYSIS SERVICES	02/05/2025	02/28/2027
19.05A	VALUE ANALYSIS AND LIFE-CYCLE COSTING - PORT AND WATERWAY SYSTEMS-LIFE CYCLE COSTING SERVICES	11/05/2025	02/28/2027

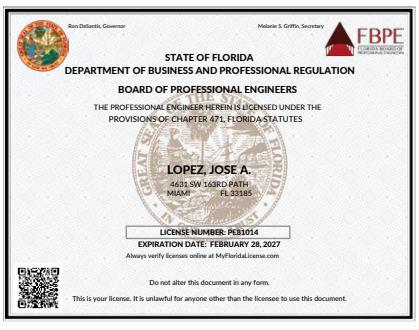
Approved By
Technical Certification Committee
Miami-Dade County

Miami-Dade County
Internal Services Department
Statement of Technical Certification Categories

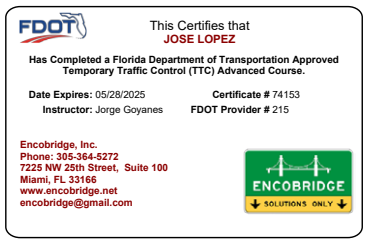
Firm: **HBC ENGINEERING COMPANY**
9675 NW 117 Ave, 305, Miami, FL 33178

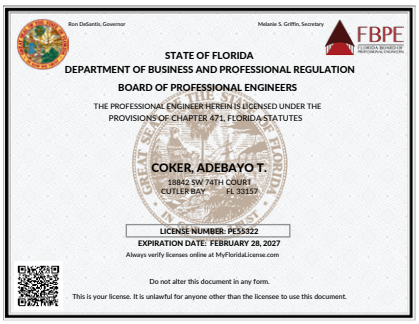
Code	Category Description	Approval Date	Expiration Date
1.01	TRANSPORTATION PLANNING - URBAN AREA AND REGIONAL TRANSPORTATION PLANNING	02/05/2025	02/28/2027
1.02	TRANSPORTATION PLANNING - MASS AND RAPID TRANSIT PLANNING	02/05/2025	02/28/2027
3.01	HIGHWAY SYSTEMS - SITE DEVELOPMENT AND PARKING LOT DESIGN	02/05/2025	02/28/2027
3.02	HIGHWAY SYSTEMS - MAJOR HIGHWAY DESIGN	02/05/2025	02/28/2027
3.028	HIGHWAY SYSTEMS - MINOR HIGHWAY DESIGN	02/05/2025	02/28/2027
3.03	HIGHWAY SYSTEMS - BRIDGE DESIGN	07/23/2025	02/28/2027
3.04	HIGHWAY SYSTEMS - TRAFFIC ENGINEERING STUDIES	02/05/2025	02/28/2027
3.05	HIGHWAY SYSTEMS - TRAFFIC COUNTS	02/05/2025	02/28/2027
3.06	HIGHWAY SYSTEMS - TRAFFIC CALMING	02/05/2025	02/28/2027
3.07	HIGHWAY SYSTEMS - TRAFFIC SIGNAL TIMING	02/05/2025	02/28/2027
3.09	HIGHWAY SYSTEMS - SIGNING, PAVEMENT MARKING, AND CHANNELIZATION	02/05/2025	02/28/2027
3.10	HIGHWAY SYSTEMS - LIGHTING	02/05/2025	02/28/2027
3.11	HIGHWAY SYSTEMS - SIGNALIZATION	02/05/2025	02/28/2027
5.01	PORT AND WATERWAY SYSTEMS - ENGINEERING DESIGN	02/05/2025	02/28/2027
5.05	PORT AND WATERWAY SYSTEMS - CARGO TERMINAL DESIGN	02/05/2025	02/28/2027
5.07	PORT AND WATERWAY SYSTEMS - SECURITY SYSTEMS	02/05/2025	02/28/2027
6.01	WATER AND SANITARY SEWER SYSTEMS - WATER DISTRIBUTION AND SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEMS	02/05/2025	02/28/2027
6.02	WATER AND SANITARY SEWER SYSTEMS - WATER AND SANITARY SEWAGE PUMPING FACILITIES	02/05/2025	02/28/2027

HBC Engineering Company's Personnel Licensure

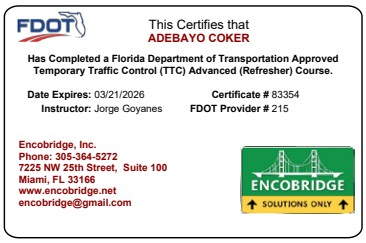

Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
LOPEZ, JOSE A.
4631 SW 163RD PATH
MIAMI FL 33185
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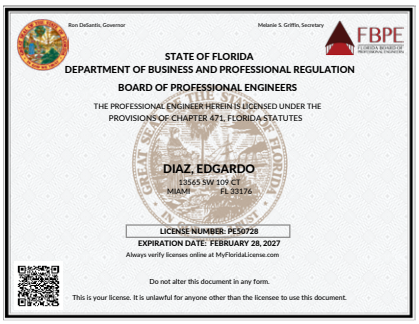

Achievement Certificate
This Acknowledges That
Jose A. Lopez, PE 81014
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
3DH
Provider Number: 0008177
CEH:24


FDOT
This Certifies that
JOSE LOPEZ
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced Course.
Date Expires: 05/28/2025
Certificate # 74153
Instructor: Jorge Goyanes
FDOT Provider # 215
Encobridge, Inc.
Phone: 305-364-5272
7225 NW 25th Street, Suite 100
Miami, FL 33166
www.encobridge.net
encobridge@gmail.com
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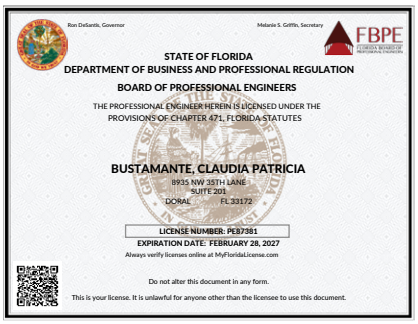

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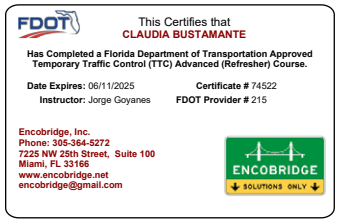

Achievement Certificate
This Acknowledges That
Adebayo Coker, PE 55322
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
3DH
Provider Number: 0008177
CEH:24


FDOT
This Certifies that
ADEBAYO COKER
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Refresher) Course.
Date Expires: 03/21/2026
Certificate # 83354
Instructor: Jorge Goyanes
FDOT Provider # 215
Encobridge, Inc.
Phone: 305-364-5272
7225 NW 25th Street, Suite 100
Miami, FL 33166
www.encobridge.net
encobridge@gmail.com
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Florida Board of Professional Surveyors and Mappers
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
WILTON SIMPSON, COMMISSIONER
This is to certify that
EDGARDO DIAZ
has furnished satisfactory evidence of attainments and qualifications, and has complied with all of Chapter 472, Florida Statutes, and is hereby duly licensed as a
Professional Surveyor and Mapper
In conformity with an act of the Legislature of the state of Florida, creating and regulating that profession.
License Number: LS7484
Licensed Date: JUNE 2, 2023
WILTON SIMPSON
Commissioner, Florida Department of Agriculture and Consumer Services
DAVID W. SCHRYVER
Chair, Florida Board of Professional Surveyors and Mappers


Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
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
BUSTAMANTE, CLAUDIA PATRICIA
8935 NW 35TH LANE
SUITE 203
DORAL FL 33172
LICENSE NUMBER: PE87381
EXPIRATION DATE: FEBRUARY 28, 2027
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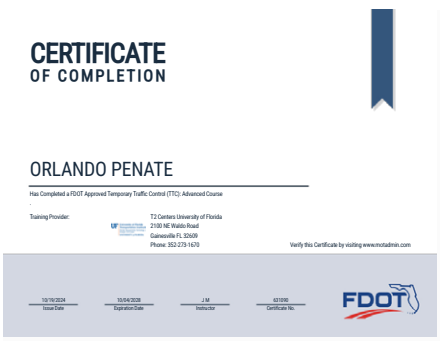

FDOT
This Certifies that
CLAUDIA BUSTAMANTE
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Refresher) Course.
Date Expires: 06/11/2025
Certificate # 74522
Instructor: Jorge Goyanes
FDOT Provider # 215
Encobridge, Inc.
Phone: 305-364-5272
7225 NW 25th Street, Suite 100
Miami, FL 33166
www.encobridge.net
encobridge@gmail.com
ENCOBRIDGE
SOLUTIONS ONLY


Achievement Certificate
This Acknowledges That
Claudia Bustamante, PE 87381
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
3DH
Provider Number: 0008177
CEH:24


Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
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
PENATE, ORLANDO RANYER
12724 NW 6TH LN
MIAMI FL 33182
LICENSE NUMBER: PE80385
EXPIRATION DATE: FEBRUARY 28, 2027
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IMSA
Orlando Penate
is hereby certified as a
IMSA Traffic Signal Senior Field Technician III
by completing all requirements and examination for certification on 8/2/2024
Valid thru 8/2/2027
Certification #CE_131518
Catherine Wasner - Executive Director


Achievement Certificate
This Acknowledges That
Orlando Penate, PE 80385
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
3DH
Provider Number: 0008177
CEH:24


CERTIFICATE
OF COMPLETION
ORLANDO PENATE
Has Completed a FDOT Approved Temporary Traffic Control (TTC) Advanced Course
Training Provider:
T2 Centers University of Florida
2100 NE Waldo Road
Gainesville FL 32609
Phone: 352-273-1670
Verify this Certificate by visiting www.mctadmin.com
10/19/2024 Issue Date
10/04/2028 Expiration Date
J.M. Instructor
631090 Certificate No.
FDOT

Tab 10 : Submittal Forms

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
General Civil Engineering	
	X
Roadway Traffic & Transportation Planning and Engineering Services	
	X
General Urban Planning Services	
Electrical Engineering	
	X
Structural Engineering	
	X
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Surveying and Mapping	Bello and Bello Land Surveying Corp.	2230 SW 131st Ave, Miami, FL 33186	305-251-9606
Environmental	Cyriacks Environmental Consulting Services, Inc.	7850 NW 146 Street, Suite 510 Miami Lakes, FL 33016	305-509-6550
Geotechnical	Geosol, Inc.	5795-A NW 151st St, Hialeah, FL 33014	305-828-4367
MEP	Hammond & Associates, Inc.	99 NW 183 Street, Suite 224B Miami Gardens, Florida 33169	(305) 651-8522
Public Involvement	The Brand Advocates, Inc.	1951 NW 7th Ave #300, Miami, FL 33136	305-671-3177
Architect	V3 Architectural Group, Inc.	8103 NW 33rd Street Doral, FL 33122	305-559-1496
Landscape Architect	Ardurra Group, Inc.	1000 NW 57 Court, Suite 800 Miami, FL 33126	(786) 228-5666

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: HBC Engineering Company

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: HBC provided traffic analysis and safety services for Miami-Dade County's STEP Program, improving bicycle connectivity to schools, parks, and transit. Services included safety, connectivity, and equity assessments, infrastructure gap analysis, and agency coordination.

Initial Value of Contract: 43K Final Value of Contract: _____
Length of Contract: 2025 -Ongoing
Would you enter into a contract with the Company in the future? ☑ Yes ☐ No
Were the services provided acceptable and of quality standards: ☑ Yes ☐ No
Was the Company responsive to your requests and resourceful with the task? ☑ Yes ☐ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
☑ Yes ☐ No
If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: BCC Engineering
Name of Individual completing this form: Alfred Lurigados, PE
Signature: Alfred Lurigados Digitally signed by Alfred Lurigados Date: 2026.08.25 15:01:39 -04'00' Title: _____
Telephone: (305) 670-2350 Email: alurigados@bcceng.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: HBC Engineering Company

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: HBC is providing design services for a raised intersection at NW 8th Terrace and NW 15th Avenue to improve pedestrian safety and traffic calming. Services include roadway, drainage, signing and pavement marking design, survey, geotechnical investigations, utility coordination, and permitting.

Initial Value of Contract: 112K Final Value of Contract: _____
Length of Contract: 2025 -Ongoing
Would you enter into a contract with the Company in the future? ☑ Yes ☐ No
Were the services provided acceptable and of quality standards: ☑ Yes ☐ No
Was the Company responsive to your requests and resourceful with the task? ☑ Yes ☐ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
☑ Yes ☐ No
If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Miami
Name of Individual completing this form: Lidia Duardo, PE
Signature: Duardo, Lidia Digitally signed by Duardo, Lidia Date: 2026.08.25 14:58:26 -04'00' Title: Project Manager
Telephone: 305-416-1020 Email: lduardo@miamigov.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: HBC Engineering Company

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: HBC is providing structural and civil engineering services for a new pedestrian bridge across SR-7 within the Hollywood Seminole Indian Reservation. Services include bridge and roadway design, surveys, geotechnical investigations, stormwater design, permitting, agency coordination, construction documents, and bid-phase

Initial Value of Contract: 2.3M Final Value of Contract: 3.5M

Length of Contract: 2025 -Ongoing

Would you enter into a contract with the Company in the future? ☑ Yes ☐ No

Were the services provided acceptable and of quality standards: ☑ Yes ☐ No

Was the Company responsive to your requests and resourceful with the task? ☑ Yes ☐ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
☑ Yes ☐ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: Seminole Tribe of Florida

Name of Individual completing this form: Emran Rahaman

Signature: Emran Rahaman Title: Director Transportation Department

Telephone: 954-894-1060 ext. 10923 Email: EmranRahaman@semtribe.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: HBC Engineering Company

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: HBC provided electrical engineering design for a new lift station supporting the STOF Brighton WWTP effluent force main and lift station. Services included power and controls for three pumps, VFDs, lighting, fiber optic communications, SCADA integration, electrical specifications, and generator coordination.

Initial Value of Contract: _____ Final Value of Contract: _____

Length of Contract: 2021-2023

Would you enter into a contract with the Company in the future? ☑ Yes ☐ No

Were the services provided acceptable and of quality standards: ☑ Yes ☐ No

Was the Company responsive to your requests and resourceful with the task? ☑ Yes ☐ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
☑ Yes ☐ No

If you responded no to any of the above please provide details:

Comments:

HBC timely and capably completed their scope of work on the above-referenced project.

Name of Public Entity/Company: Gresham Smith

Name of Individual completing this form: Ben Luke, PE

Signature: Luke, Ben Digitally signed by Luke, Ben Date: 2026.08.26 11:59:08 -05'00' Title: Project Manager

Telephone: (615) 770-8343 Email: ben.luke@greshamsmith.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least *three (3)* references, which shall include all the information requested below. The Village should not be listed as one of the references provided.

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: HBC Engineering Company

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: HBC is serving as Prime Consultant for the Barwick Road Complete Street Improvements Project, providing roadway, multimodal, drainage, lighting, and ADA design. Services also include utility coordination, permitting, environmental documentation, public involvement, and bid and post-design support.

Initial Value of Contract: 604K Final Value of Contract: _____

Length of Contract: 2025 -Ongoing

Would you enter into a contract with the Company in the future? ☑ Yes ☐ No

Were the services provided acceptable and of quality standards: ☑ Yes ☐ No

Was the Company responsive to your requests and resourceful with the task? ☑ Yes ☐ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

☑ Yes ☐ No

If you responded no to any of the above please provide details:

Comments:

HBC has been very responsive so far. The design for this FDOT partially funded LAP project is approximately 75% complete. There have been times when too many HBC staff are included in meetings which affects project billing but their management has been understanding and accommodating.

Name of Public Entity/Company: City of Delray Beach

Name of Individual completing this form: Missie Barletto

Signature: Missie Barletto Title: Public Works Director

Telephone: 561-243-7398 Email: BarlettoM@mydelraybeach.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company HBC Engineering Company

Date Addendum Received Aug 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Adebayo Coker, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company HBC Engineering Company

Date Addendum Received Aug 19, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Adebayo Coker, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company HBC Engineering Company

Date Addendum Received Aug 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Adebayo Coker, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company HBC Engineering Company

Date Addendum Received Sep 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Adebayo Coker, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

DATE: **September 2, 2026**

PROJECT: **RFQ No: 2026-11-015**

SUBMITTED TO: **Village of Palmetto Bay**
Alessia Bencomo
Procurement Specialist
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

PRIME ARCHITECT: **JSA GROUP INC.**
12229 SW 132ND CT.
MIAMI, FL 33186

PRINCIPAL IN CHARGE: **Julio Sanchez, RA**

TAB 1

JSA GROUP INC.

12229 SW 132 Ct., Miami, FL 33186 .Phone: 305-251-7923 .Fax: 305-251-7924

Architect * Interior Designer
julio@jsagroup.net

AR-0015751 * ID-0002171

August 24, 2026

Alessia Bencomo
Finance Department – Procurement Division
Village of Palmetto Bay
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL 33157
RE: RFQ No.: 2026-11-015

Ms. Bencomo,

Please accept this Letter of Interest from JSA Group, Inc. to provide Architectural-Engineering Services as prime consultant for the above-referenced Continuing Contract. I am licensed in Florida to practice architecture and interior design under Chapters 481 and 471, Florida Statutes, and we have assembled qualified, licensed engineers and subconsultants to fulfill the RFQ scope of work:

HBC Engineering Company – Civil Engineering * **Botas Engineering** – Structural Engineers * **Delta G Consulting Engineers** – Mechanical Electrical and Plumbing Engineering, LEED (MEP) * **Bell Landscape Architecture, Inc.** – Landscape Architecture

JSA Group has practiced architecture and interior design since May 2001 from Miami-Dade County offices accessible to all major highways. Through this RFQ, we will demonstrate our experience and readiness to meet the continuing contract's responsibilities.

JSA Group Inc. holds several continuing professional services contracts and has provided 20 years of consulting services to Miami-Dade County Public Schools and Miami-Dade County EDP, including Housing, Parks, Recreation and Open Spaces, Transportation and Public Works, and Correctional Facilities.

Since 2016, we have provided professional consulting services to mental and primary healthcare providers, including Citrus Health Network, Inc., CFCE-Center for Family and Child Enrichment, Inc., and Banyan Health Systems campuses for architectural, engineering, planning, and zoning services.

As prime architectural consultants, we develop programs meeting diverse clients' advanced design and technology requirements, supported by trained specialists, including a Miami-Dade County registered ADA consultant.

We design under the latest FBC, FFPC, NFPA and NFPA Life Safety Code, SREF, accessibility codes, healthcare-facility statutes, local zoning codes, and New Urbanism-based codes including Miami 21 and Pompano Beach.

We use current technologies and professional tools, including Autodesk, Revit, AutoCAD, SketchUp Pro Trimble, Microsoft Office, Adobe Acrobat, Photoshop, DJI drone registration, and AI technology.

JSA Group Inc. will comply with all statutes and rules governing the Village of Palmetto Bay, as listed in this RFQ or required for this contract, and attests that this RFQ response is complete, current, and factual.

We provide quality design services within budget and ahead of schedule, with the personal, professional attention of a small firm. Our RFQ response will demonstrate our expertise and competency.

We look forward to advancing through the selection process and hope to work together soon.

Sincerely,

Julio Sanchez, RA
President -JSA Group Inc.

TAB 2

JSA Group Inc. Architects/Interior Designers - AR-0015751 - ID-0002171

Village of Palmetto Bay - RFQ No: 2026-11-015

Tab No.	Description	Page Number
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Tab 2	**Table of Contents**	2
Tab 3	**Organizational Chart**	3
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Tab 5	**Resumes**	5-12
Tab 6	**Table of Work**	13
Tab 7	**Narrative of Projects**	14-15
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TAB 3

Organizational Chart

Village of Palmetto Bay

Project #RFQ 11-15

JSA Group Inc.
Julio Sanchez, R.A.
President
Architect / Interior Designer

FEIN No. 65-1108574 / DUNS NO. 118208292
AVAILABILITY
50%

JSA Group Inc.
Mercy Sanchez
Office Administrator

AVAILABILITY
50%

JSA Group Inc
Monica Mandri
Project Architect

AVAILABILITY
50%

JSA Group Inc
Fernando Zamora
Graduate Architect

AVAILABILITY
60%

JSA Group Inc
Javier Sanchez
Information Technology Manager

AVAILABILITY
20%

SUB CONSULTANTS

Civil Engineer

HBC Engineering Company
PE 55322

Adebayo Coker P.E.
President

Structural Engineer

Botas Engineering
PE41829

Patricia Botas, PE
Ernesto Sierra, CBI

MEP Engineer

DELTA G Consulting Engineers, Inc.
PE46100

George SanJuan
P.E., LEED AP
Mechanical& Electrical

Landscape Architect

Bell Landscape Architecture, Inc.
LA0001620

Deena R. Bell, R.L.A
Christopher Johnson, P.M.
Julio Persivale

TAB 4

JSA GROUP INC. - Consultant Team History

JSA Group Inc. was founded in 2001 as an architecture and interior design firm committed to delivering responsive, high-quality design solutions for governmental and institutional clients. The firm provides the technical expertise required for public-sector assignments while maintaining the accessibility, accountability, and principal-level attention of a focused professional practice. As prime architectural consultants, JSA Group Inc. develops programs and design solutions that address each client's operational, aesthetic, budgetary, and technology requirements. JSA's approach emphasizes early understanding of project goals, clear communication with stakeholders, practical design recommendations, and disciplined coordination among all consultant disciplines. This process allows the firm to help clients make informed decisions, manage project priorities, and advance projects efficiently from planning and design through permitting, bidding, and construction-phase support. The team is further supported by trained specialists, including a Miami-Dade County registered ADA consultant, enabling coordination, compliant, and client-centered service from project inception through completion. Through its experience with public-sector and institutional environments, JSA Group Inc. is well positioned to provide reliable architectural leadership, responsive service, and design solutions that support long-term facility performance and client objectives.

HBC Engineering Company – Civil Engineering Founded in 2006, HBC is a South Florida full-service consulting engineering and planning firm with strong RTMC and TSM&O experience. Services include arterial operations, TSM&O strategic planning, ITS infrastructure and deployments, signal retiming, smart work zone and wrong-way driving systems, performance-measures dashboards, and systems engineering implementation. HBC provides detailed planning, real-time monitoring, reporting, and agency coordination to improve safety, reduce delays, deliver traveler information, and support continuous operational improvement.

Botas Engineering – Structural Engineers is a woman-owned structural engineering firm founded in 1995 and led by a Florida-registered Professional Engineer. For 30 years, Botas has supported South Florida public- and private-sector clients with design, analysis, remedial repairs, inspections, and Threshold Inspections for commercial, residential, recreational, school, airport, port, drainage, and highway structures. The firm is an SSE technically certified by Miami-Dade County and FDOT and is State-certified for Threshold Inspections. Staff resources include a Chief Structural Engineer, Senior Engineer, Senior Engineer Intern, structural designer, Senior Engineering Technician, and CAD Technician; the Chief Structural Engineer has more than 30 years of South Florida experience.

Delta G Consulting Engineers – Mechanical Electrical and Plumbing Engineering, LEED (MEP) Founded in 1992 and registered with the USGBC, Delta G provides electrical, HVAC, plumbing, and fire-protection engineering services for residential, office, hospital, public safety, airport, school, library, municipal, retail, hotel, industrial, and custom residential projects. Based in Fort Lauderdale, the firm serves Miami-Dade, Monroe, Broward, and Palm Beach Counties. Each project is assigned a Project Manager and co-located MEPF team to promote coordination, accountability, and on-time delivery. Delta G emphasizes safe, functional, maintainable, environmentally responsible, economical, and high-value systems. Nearly two-thirds of its engineering staff are LEED APs, and the firm has contributed to more than 1,300,000 square feet of LEED-certified built environments. Its value-engineering approach has produced substantial savings for owners and developers while maintaining quality. The team is led by George SanJuan, P.E., LEED A.P., President and founder, with more than 43 years of electrical engineering, project management, and principal-in-charge experience.

Bell Landscape Architecture, Inc. – Landscape Architecture provides integrated landscape architectural design services that coordinate with architectural and engineering disciplines to deliver distinctive outdoor environments. Founder Deena Bell Llewellyn, ASLA, Florida Registered LA #0001620, has led the firm's design vision since beginning her Miami career in 1991 and becoming licensed in 1998. Her leadership includes service as Miami Beach Design Review Board Chair, Florida Chapter ASLA President-elect, City of Coral Gables Landscape Architectural Reviewer, Assistant Public Works Director for Coral Gables, and 2025 selection to the ASLA Council of Fellows. Bell-LA brings more than three decades of experience throughout the Midwest, Southeast U.S., Caribbean, and Southeast Asia, with staff expertise in landscape architecture, irrigation design, arboriculture/horticulture, engineering, accounting, general contracting, and construction management. The firm serves public parks, residential estates, boutique hotels, commercial buildings, condominium developments, schools, and institutional sites. Services include programming, master planning, conceptual through construction documents, permitting assistance, bid/award review, construction administration, and construction management, including site preparation, tree disposition, grading, drainage, hardscape, planting, irrigation, lighting, and furnishings. Bell-LA also supports custom site furnishings through Bell-la Furnishings and turn-key design-build collaboration with Frontier Improvements, a licensed Florida building contractor (CBC1259128).

TAB 5

JULIO SANCHEZ, RA * JSA GROUP INC.PRINCIPAL-IN-CHARGE, ARCHITECT

Responsibilities:
Mr. Sanchez serves as President of JSA Group Inc. and as Architect*Interior Designer. He leads the firm's project design and coordination efforts, with specialized experience in Commercial, Health Care Facilities, Institutional Architecture, and Interior Design. He also coordinates closely with sub-consultants in Civil, Land-Use, Landscape Architecture, Structural, Mechanical, Electrical, Fire, and Plumbing disciplines.

Experience/Qualifications:
Mr. Sanchez has extensive experience in programming, design, construction documents, and construction administration. His technical capabilities include AutoCAD, Revit, SketchUp, Microsoft Software, Adobe Photoshop, and Means Cost. Julio Sanchez is an ADA Title II Consultant and specializes in ADA Barrier Removal for Miami Dade County. He offers 48 years of professional experience in Architecture and Interior Design, including 25 years as sole proprietor of JSA Group Inc. He is fluent in English and Spanish. The following representative projects demonstrate his relevant services, qualifications, and expertise:

Professional Credentials:
Bachelor of Architecture from the University of Miami, 1977
State of Florida, Registered Architect, AR0015751 - State of Florida, Interior Designer 0002171
State of Florida, Sunbiz Certificate of Status P01000050069
SBE Small Business Enterprise - Miami-Dade County Equitable Distribution (EDP) Certified
Miami-Dade County Technical Certifications: 14.00 Architecture, 18.00 Architectural Construction Management and 22.00 ADA Title II Consultant.

PREVIOUS EXPERIENCE:
JSA Group Inc. is committed to providing responsive Architectural Services to Municipalities Health Care Facilities, Institutional, Federal, State, and Local Agencies. The firm has completed work for Miami Dade County Public Schools, City of Pembroke Pines Public Works Facilities, Miami Dade County Transit, Miami Dade County Parks and Recreation, Health Facilities, and several public and private organizations with scopes comparable to the proposed project.

Miami Dade County Public Schools:
JSA Group Inc. was awarded a four-year continuing contract with MDCPS in January 2025 for projects up to $7.5M and currently holds a seven-year running contract with Miami Dade Public Schools for projects under $2M. These phased assignments typically include construction cost estimates, scope analysis, estimate approval, scheduling, construction documents, and construction administration. The firm works closely with MDCPS to deliver budget-conscious solutions aligned with each scope of work agreed to by the school principal and board. Projects vary in scope and complexity and include educational technologies, current design concepts, and maintenance of public educational facilities. Key priorities include phasing around school schedules and peak testing seasons, budget conformance, code compliance, and multi-specialty coordination. Completed school contracts include The Center for International Education: A Cambridge Associate School, Irving and Beatrice Peskoe K-8 Center, South Dade Technical College, Gloria Floyd Elementary School, Nathan B. Young Elementary School, Treasure Island Elementary School, Auburndale Elementary School, Citrus Grove Elementary School, Hubert Sibley K-8 School, and Homestead S.H.S. Schools currently under contract include Homestead Senior High School, Pine Lake Elementary School, Horace Mann Middle School, Dr. William Chapman Elementary School, and Gloria Floyd E.S.

Citrus Health Network, Inc. Hialeah, Florida:
Project Architect for over ten years providing continuing architectural services. The firm's scope includes architectural services, cost estimating, long- and short-term planning, new construction, additions, renovations, space planning, life-safety issues, ADA compliance, and architectural, mechanical, electrical, and fire code compliance. JSA Group Inc. also consults on Joint Commission inspections and Florida Statutes 65E compliance; coordinates grant-related work such as HRSA and FEMA; and implements current industry-standard upgrades and remote-work models to better serve patients, administrators, and providers. The firm provides construction administration services and carefully plans scheduling and phasing, so all centers remain operational and safe during improvements. JSA Group Inc. is currently providing complete A/E services for a new 30,000-S.F. State-Wide In-Patient Psychiatric Center. The construction documents have been submitted to Miami-Dade County Building Department, and the firm is also commissioned for expediting, bidding, and construction administration services.

City of Pembroke Pines:

Metal Building: Architect of Record for a 36,000 sq. ft. metal building, including construction documents, cost estimates, permitting, and construction administration. The work was delivered through a phased approach, beginning with design development and followed by Design-Build delivery.

Charter Schools: Project manager for interior and exterior renovations to multiple charter schools. The scope includes predesign, construction documents, permitting, and construction administration, with close coordination with the City of Pembroke Pines on schedules, budgets, and code compliance. Schools currently under contract include Academic Village Bldg. A, Academic Village Bldg. U, Academic Village Bldg. C, West Middle Campus, West Elementary Campus, Central Campus, and Shores Campus.

CFCE – Center for Children and Family Enrichment Center: JSA Group Inc. completed construction cost estimating services for major renovations to this non-profit community-based agency. The scope included life-safety issues, ADA compliance, and architectural, mechanical, and electrical code compliance. The work required careful scheduling and phasing to allow the center to remain operational during improvements. The firm has also provided services for new interior renovations of approximately 3,500 S.F.

Kendall Transit Hub: JSA Group Inc. provided architectural services as sub-consultants to Sains & Associates, an engineering firm located in Alabama. Services included construction documents and construction administration for shelters and a rest area at the new transit hub serving West Kendall public transportation. The MDT Kendall Transit Hub reflects JSA Group Inc.'s ability to coordinate multiple disciplines and support the development of community-serving facilities.

JSA Group Inc. JSA Group Inc. has been in business since May 2001. JSA Group Inc. also specializes in ADA Barrier Removal. The firm is experienced in serving public facilities and ensuring code compliance with the Florida Building Code, FFPC, UFAS, ADAAG, and State of Florida regulations, including 65E. JSA Group Inc. welcomes the opportunity to demonstrate its expertise and competency as a firm well versed in regulatory requirements. Julio Sanchez consistently provides quality design services, delivering projects within budget and ahead of schedule. As a small firm, JSA Group Inc. provides personal, professional service and individualized attention to the specific needs of this contract.

MONICA MANDRI JSA GROUP INC. | PROJECT MANAGER

RESPONSIBILITIES AND QUALIFICATIONS: Architectural Project Manager for JSA Group Inc.; architect and interior designer since 2009. Responsibilities include project design and coordination with owners and subconsultants. Specializes in Health Care, Governmental, Commercial, and Institutional projects, with duties including site planning, space programming, design, construction documents, cost estimating, construction administration, code compliance, regulatory compliance, and implementation.
PROFESSIONAL CREDENTIALS: Bachelor of Architecture from the University of Miami, 1984
Commercial Real Estate Salesperson – Keller Williams Commercial – License 0639063 * Notary Public State of Florida HH565147
TECHNOLOGY: Skills include AutoCAD, Autodesk, Microsoft, Apple, SketchUp, Photoshop, and Adobe software.
LANGUAGES: Fully bilingual in English and Spanish; some French.
AWARDS

- Appreciation Award for architectural services supporting installation of a monument for The Presidio Politico Historico Cubano, City of Miami Parks Department, Little Havana, 2021
- Jacobs Pillow Dance Studios Design Competition, 3rd Place, 1985, Beckett, Massachusetts; published in Progressive Architecture, February 1985

CURRENT EXPERIENCE
COMMUNITY-BASED HEALTH ORGANIZATIONS
Citrus Health Network: Project manager for over ten years providing ongoing architectural services. Scope includes architectural services, cost estimating, long- and short-term planning, new construction, additions, renovations, space planning, life safety, ADA, architectural, mechanical, electrical, and fire code compliance; Joint Commission inspection consulting; Florida Statutes 65E compliance; HRSA and FEMA grant-related coordination; remote-work spaces and technology upgrades for patients, administrators, and providers; construction administration. Facility work requires rigorous scheduling and phasing to keep centers operational during improvements while maintaining safe workplaces for providers, staff, patients, and clients. Current project is a 54-bed Psychiatric In-patient facility with over 35,000 sq ft. currently in permitting phase at Miami Dade County.
Center for Family and Child Enrichment, Inc. (CFCE): Project manager for the redesign of existing offices, coordinating with the owner to implement a program meeting owner and client needs. Construction was completed in 2025.
MIAMI-DADE COUNTY PUBLIC SCHOOLS: Project manager for continuous and individual Miami-Dade Public Schools contracts. Projects typically progress from construction cost estimates, scope analysis, estimate approval, scheduling, construction documents, and construction administration. Work requires close coordination with MDCPS to deliver budget-conscious solutions meeting each scope agreed to by the school principal and board. Projects vary in scope and complexity and include educational technologies and current design and maintenance concepts for public educational facilities. Critical elements include phasing around school schedules and peak testing seasons, budget conformance, code compliance, and multi-specialty coordination.
Schools completed under this contract: Hubert O. Sibley K-8 Academy; Pine Lake Elementary School; Horrace Mann Middle School; Homestead SHS ADA Accessible Group Toilets, Doors, and Windows; The English Center; J.R.E. Lee Opportunity School; Homestead Senior High School; Citrus Elementary School; Citrus Middle School; Gloria Floyd Elementary School; Treasure Island and Auburndale Elementary Schools; The Center for International Education: A Cambridge Associate School; Irving and Beatrice Peskoe K-8 Center; South Dade Technical College; Nathan B. Young Elementary School; and Sweetwater Elementary School.
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS:
Metrorail Stations Refurbishment: Project manager for MDC-DTPW's assessment of 21 Metrorail stations, including architecture, structure, code compliance, mechanical, electrical, and plumbing. I produced individual station reports with existing-condition assessments; upgrade and improvement recommendations for aesthetics, age-related wear, code compliance; detailed cost estimates
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES (PROS): Project manager for ADA Improvements Phase II at Tropical Park, Amelia Earhart Park, Haulover Park, Crandon Park, and Matheson Hammock Park, including construction documents, cost estimates, permitting, and construction administration.
CITY OF PEMBROKE PINES:
Metal Building: Project manager for a new 36,000 sq. ft. metal building, including construction documents, cost estimates, permitting, and construction administration.
Charter Schools: Project manager for interior and exterior renovations to multiple charter schools, including predesign, construction documents, permitting, and construction administration, with close City of Pembroke Pines coordination on schedules, budgets, and code compliance.
COMMUNITY AND NOT-FOR-PROFIT ORGANIZATIONS – VOLUNTEER WORK:
Volunteer work includes Village of Key Biscayne Master Plan, Incorporation, and Seal and Motto Committees; Liga Contra el Cáncer, City of Miami; and City of Miami Parks, Presidio Politico Historico Cubano Monument, Miami, Florida.

Responsibilities: Project Manager for JSA Group Inc. Architect*Interior Designer. Responsibilities include the coordination of projects for the firm. Specialization in Commercial, Institutional, and Residential projects for Architecture and Interior Design, working with sub-consultants such as Surveying and Mapping, Civil, Landscape Architecture, Structural, Mechanical, Electrical, and Plumbing.
Qualifications: Preparing, programming, designing, construction drawing documents, cost estimating, bidding & construction administration. Practicing Architecture and Interior Design in Chile and U.S. for the past 13 years for various companies and practicing with JSA Group Inc. since 2021.
Professional Credentials: Bachelor of Architecture from Universidad Mayor, 2009, Chile.
Technology: Skills include Autodesk AutoCAD & Revit, 3D Modeling and Rendering in Sketch Up & Rhinoceros 3D, Office Suite, Adobe Suite, Microsoft & Apple OS.
Languages: Spanish, English, and some Italian.
Awards: CORMA-CTT Wooden Architecture National Competition for Students (Chile) Third Place, New Fishermen's Cove, Pichidangui, Chile.
CURRENT EXPERIENCE:
Miami Dade County Public Schools: Project Manager for continuous and individual contracts with Miami Dade Public Schools. These projects are typically phased, beginning with construction cost estimates, scope analysis, estimate approval, scheduling, construction documents, and construction administration. Work requires close coordination with MDCPS to achieve budget-conscious solutions that meet the needs of each scope of work as agreed to by the school principal and the board. These projects vary in scope and complexity. The work comprises a broad range of specialties, including cutting-edge educational technologies and implementing the latest concepts in the design and maintenance of public educational facilities. The most critical elements include phasing of work to correlate to school schedules and their peak testing seasons, budget conformance, code compliance, and multi-specialty coordination. Schools currently under contract: Whispering Pines ES. Completed Schools: Pine Lake Elementary School, Horace Mann Middle School, Homestead Senior High School, Homestead Senior High School 2nd Floor Restrooms, and Dr. William Chapman Elementary School, Hubert O. Sibley K-8 Academy has completed various classroom improvements for new art & science programs under this contract.
Pembroke Pines Charter Schools: Project manager for individual contracts with the City of Pembroke Pines. Renovation and improvements of charter schools. These projects typically begin with scope analysis and construction documents. Work requires close coordination with Pembroke Pines City to achieve budget-conscious solutions that meet the needs of each scope of work as agreed to by the school principal and the board. These projects vary in size and complexity. The schools currently under contract are Academic Village Bldg. A, Academic Village Bldg. U, Academic Village Bldg. C, West Middle Campus, West Elementary Campus, Central Campus, and Shores Campus.
Pembroke Pines Metal Building: Project Manager providing architectural services for improvements for the existing Metal Building, consisting of the addition of restrooms, Storage, Lighting, and electrical services. This project has completed both construction documents and construction administration phases.
Miami Dade County Parks, Recreation, and Open Spaces: We are completing the contract: ADA Improvements Phase II with Miami Dade Parks, Recreation, and Open Spaces for Amelia Earhart Park, Haulover Park, Tropical Park, Matheson Hammocks Park, and Crandon Park. I have provided construction documents and cost-estimating services and construction administration for these projects. Amelia Earhart Park, Haulover Park and Tropical Park have been completed. Crandon Park is currently in the construction administration process. Matheson Hammocks has halted the permit process due to lack of funds.
Citrus Health Network, Inc. - DCF Building: Architectural and engineering construction documents are completed. We are currently starting the permitting process for the new DCF building. This project includes Programming, scope analysis, project planning, design, Project development and documentation. Work requires close coordination with Citrus Health Network to achieve budget-conscious solutions that meet the needs of the new building's scope of work.
Palm Inn & Suites Hotel; We currently provide architectural services for existing renovation and a new addition for Palm Inn & Suites Hotel. This project has passed the City site plan approval and is now under construction documents and specification development.
Sleep Inn & Suites Hotel: Project manager providing architectural services for a new building addition for Sleep Inn & Suites Hotel. This project is currently under construction documents and specifications development.
Miami Jewish Health Rehabilitation Center Miami Fl.: Project manager providing architectural services for new interior renovation for physical rehabilitation center in a health care facility. Provided design concepts, construction documents, building department review, bidding and construction administration including closeout documents.

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

12. NAME	13. ROLE IN THIS PROJECT	14. YEARS EXPERIENCE	
Adebayo Coker, PE	Principal Technical Advisor / QA/QC	a. TOTAL 34	b. WITH CURRENT FIRM 20

15. FIRM NAME AND LOCATION *(City and State)*

HBC Engineering Company
Miami, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
B.S. in Civil Engineering, Florida International University (08/13/1992)	PE (FL) No. 55322 (02/11/2000); TIN No. C26001866

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

FDOT CTQP: Asphalt Paving Levels 1 and 2; QA/QC Manager

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
NE 2nd Avenue Reconstruction (Design-Build) Miami, FL	Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — [X] Check if project performed with current firm

Design Project Manager responsible for roadway reconstruction, storm sewer upgrades, signalization, lighting, and utility coordination. Includes widening and reconfiguring a 1.09-mile corridor with bike lanes, street parking, and an enhanced storm system. Coordination with railroads for construction through crossings. Cost: $1.1M

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
NW 84th Avenue Reconstruction (Design-Build) Miami, FL	Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — [X] Check if project performed with current firm

Design Project Manager for the reconstruction of a 1-mile segment, expanding a 2-lane road to 4 lanes with TWLTL. Includes new stormwater management facilities, drainage upgrades, geotechnical investigations, and permitting. Managed utility relocations and roadway geometric design. Cost: N/A

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
SR-7/US-441 Transit Corridor Improvements Broward County, FL	2021	N/A

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — [X] Check if project performed with current firm

Project Manager for pavement rehabilitation of I-95 SB mainline and ramps. Work included joint cleaning, selective slab replacement, diamond grinding, milling and resurfacing, and MOT planning. Coordinated with FDOT for traffic operations. Cost: $2.3M

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
MDC-WASD, OOL Program CDWWTP Electrical Buildings 2 & 3 Miami-Dade County, Florida	Ongoing	N/A

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — [X] Check if project performed with current firm

PIC managed and reviewed cost estimates, schedules, PER deliverables, scope assumptions, design criteria, and FDEP permitting support for OOL improvements at regional WWTP facilities. Scope supported CDWWTP upgrades required for ocean outfall elimination, reuse, nutrient reduction, and program compliance. Cost: $9.80M.

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
FTE, WWVDS Implementation South Florida Design-Build Miami-Dade, Broward, and Palm Beach Counties, Florida	2024	N/A

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — [X] Check if project performed with current firm

Design PM led DB delivery for 41 WWVDS covering 48 exit ramps on S.R. 821/HEFT, S.R. 91, and S.R. 869. Scope included thermal, radar, and video detection, solar power, wireless TMC integration, S&PM countermeasures, TTCPs with lane closures, FDOT/FDM/TDH compliance, and system testing. Cost: $5.50M.

PATRICIA M. BOTAS, PE, SI

EDUCATION AND PROFESSIONAL REGISTRATION
B. S. in Civil Engineering
University of Florida in 1984
Fl. P.E. License No. 41829; Special (Threshold) Inspector License No. 6983595

Patricia Botas has worked in the area of structural design, structural analysis and inspections since 1985; she is currently the Principal and Chief Structural Engineer of Botas Engineering, Inc. Her design experience related to buildings includes commercial, residential and educational structures.

PROFESSIONAL EXPERIENCE at: Botas Engineering, Inc. (1998 to Present)

- **Armando Badia Senior Center, Miami, Florida –** Responsible for the structural design for the renovation and addition to the existing building. The structural components consist of Shallow foundation (wall footing or monolithic footing and spread footing), concrete beams and columns, reinforced CMU walls and prefabricated Wood trusses.

- **C. Robert Markham Elementary School, Broward, Florida –** Responsible for the structural design for the Building 1 replacement which consist of a new 40,000 sf building which includes Auditorium/Dining (1 story), Kitchen (1 story), Classrooms/ Administration (2 stories) and Headstart classrooms (1 story). The Structural components consist of Shallow foundation, concrete beams and columns, CMU Blocks and prest. concrete joists for the roof and 2nd Floor.

- **Citrus Grove Elementary School, Miami, Florida** – Design the foundation system and the anchors for two different height aluminum walkways with a total length of 1,080sf. Reviewed the shop drawings for the aluminum structure.

- **Fire Station No. 9, Miami, Florida –** Responsible for the structural design of a 1-story/3 bays fire station. The building has a total of 15,570 sf. The structure consists of shallow foundation; masonry and reinforced concrete walls; and a combination of prestressed concrete joists (for all the monoslope roofs) and steel joists/girders (for the sloped roofs).

- **SFWMD - Homestead Field Station, Homestead, Florida** – Responsible for the structural design and construction administration of 3 buildings (Office, Maintenance and Generator building). The structural components consist of a combination of spread footings and wall footings for the Foundation, concrete columns, CMU blocks and Shear walls on the Maintenance bldg. and concrete joist system for the roof.

- **Miami International Airport (MIA) Central Base Apron and Utilities Mod. and Expansion, Miami, Florida** Responsible for the design and plans development of a 10' x 12' culvert (L= 1050') and a 10'x 16' culvert (L= 33'); the culverts and the corresponding wing walls were designed for aircraft or tug loading. Also, involved in the design of all the drainage structures, junction box, transition collar, etc; these structures were all aircraft rated to comply with MDAD requirements.

- **Port Miami – Refurbishment of Parking Garages G and J, Miami, Florida** - Inspection of both parking garages for structural deficiencies. Developed the construction plans and specifications for the required remedial repairs (double-tees, concrete slab and beams). Inspected all remedial repairs for compliance.

- **Lexus of Kendall bridge over Canal 100A, Miami, Florida –** Responsible for the design of a 1-span bridge (L=68'-11") over the C-100A Canal. The superstructure consists of 36-in. Florida I Beams (FIB's) and an extended slab to support adjacent utilities; the substruction consists of end bents with a projected embankment.



EDUCATION:
Bachelor of Science, 1988 from Florida Atlantic University, Associate of Arts in Business Administration from Florida Atlantic University, 1983

LICENSING & REGISTRATIONS:
Professional Engineer FL License LEED Accredited professional (2006)

PROFESSIONAL AFFILIATIONS:
United States Green Building Council

George SanJuan founded Delta G Consulting Engineers Inc. in 1992. Mr. SanJuan has led the firm's growth to twenty-four engineers and staff since October 1992. George SanJuan is an Electrical Professional Engineer with over thirty-eight years' experience as an electrical engineer, project manager, and Principal-in-charge. Mr. SanJuan is the principal of the firm and spends most of his time assisting the project managers of our 4 four fully staffed project teams and support personnel. His responsibilities also include QA/QC and specialty projects. Mr. SanJuan also works very closely with the client's project teams and is instrumental in the management and coordination of projects from the initial kick-off meeting through to final C.O. and commissioning of projects.

Municipal Project Experience

Coral Springs Cypress Hammock Park Improvements project, Coral Springs, FL Project#230107
Provide professional MEP engineering services, including field verification and preparation of coordinated construction documents, specifications, and permit submissions required for code compliance and regulatory approval. The scope includes electrical power distribution, LED lighting and controls, telephone/data and fire alarm modifications; HVAC load and energy calculations, equipment selection, ductwork, and outside-air design; and plumbing systems for domestic water, sanitary waste, and condensate disposal.

Port Everglades 14th Street Sallyport project, Ft. Lauderdale, FL Project#210712
Provided professional engineering services for vehicular access control/sally port upgrade at Port Everglades in Fort Lauderdale, Florida. The scope of work includes the replacement and upgrade of the existing security permit automated sally port system.

The Government Center West Escalator Replacement, Broward County, FL Project#200803
Complete gut and renovation of the interior area of the building of approximately 8,800 SF. They are renovating a portion of the first floor to accommodate the mobility advancement plan (MAP) administrative team & the surtax oversight board.

Broward County Government Center West, First Floor MAP & Surtax Oversite Board Interior Remodeling Broward County, FL Project#200413
Complete gut and renovation of the interior area of the building of approximately 8,800 SF. They are renovating a portion of the first floor to accommodate the mobility advancement plan (MAP) administrative team & the surtax oversight board.

Broward County Port Everglades Consolidated Maintenance Facility Building Broward County, FL.Project#200207
Services included detailed construction documents for electrical, mechanical, plumbing and Fire Protection systems with specifications and coordination with all trades for the development of a comprehensive schematic design set of plans. The project was developed using Revit and the project shall be designed to achieve LEED certification. The project consolidates all port maintenance functions and has a gas station, and Vehicle Maintenance Facility.

Broward County Government Center West Drive Through Demo and New Plaza Broward County, FL Project#190509
Demolition of an existing building, relocation of an irrigation/water pump and power and lighting for a new pedestrian plaza.

One University Drive, Fourth Floor Office Remodel, Broward County, FL Project#180201
Renovation of approximately 14,000 square feet of space within the main building at One University Drive for Broward County.

Government Center East Security Enhancements, Broward County, FL Project#120202
Security enhancements in rooms 114,120, and A100.

Government Center Fire Alarm System Modernization Broward County, FL Project#110813
The building is approximately 370,000 s.f. The scope of work calls for us to provide design consulting services to modernize the fire alarm system at the Broward County Governmental Center.

EMPLOYEE RESUME

DEENA R. BELL LLEWELLYN , ASLA

President, Bell Landscape Architecture Inc. (Bell-la) LC26000465
Firm established October 9, 2012
3360 Coral Way, Suite 5- Miami, FL 33145
Email: deena@bell-la.com www.bell-la.com

PROFESSIONAL REGISTRATION:

State of Florida, Landscape Architectural Registration # 0001620 –earned 1998
LEED AP- Leadership in Energy and Environmental Design for New Construction- Accreditation 2009
Firm certifications: Small Business Enterprise, Micro Business Enterprise, and Minority Woman Business Enterprise with Miami Dade County Public Schools and City of Miami, Florida.

EDUCATION:

University of Georgia School of Environment and Design; Athens, Georgia
Bachelor of Landscape Architecture, August 17, 1991; Magna Cum Laude (GPA 3.71)
Phi Kappa Phi; Sigma Lambda Alpha Honor Society May, 1990

EMPLOYMENT:

1991-1996- Susan Hall and Associates, Coral Gables, Florida
Landscape designer and office manager

1996-1998- Hall and Bell Landscape Architecture, Inc. Miami, Florida
Vice-President, Registered Landscape Architect, project manager

1998-2008- Hall, Bell, Aqui Landscape Architecture LLC
Vice- President, Registered Landscape Architect

2008- 2012- Bell + Aqui Landscape Architecture LLC
President, Registered Landscape Architect

2012-Present - Bell Landscape Architecture Inc. (Bell-la)
President, Registered Landscape Architect

CIVIC AND PROFESSIONAL ORGANIZATIONS:

America Society of Landscape Architects (ASLA)
Membership 1993-Present, Miami- Dade and Monroe Section Chair 2014-2016, State Conference at Ocean Reef Club, Chair 2014, FL ASLA President-elect 2017-2018

The City of Coral Gable – Landscape Architect Design, Review Board Member-March 2018-2019
The City of Coral Gable – Public Works Assistant Director, Greenspace Management Division- 2019-Present

The City of Miami Beach - Design Review Board member, March 2015- 2017
Chairman of the Board 2017- Present

Rotary International- Coral Gables, Florida Club (RI)
Paul Harris Fellow 2008, Board of Directors 2008-present, Membership 2007- Present

United States Green Building Council (USGBC)
South Florida Chapter, Membership 2008- present

Citizens for a Better South Florida- An environmental education non-profit organization.
Board of Directors 2008-2012; Advisory Board Member 2012- present

*References and Award acknowledgements provided separately upon request.

TAB 6

Consultant / Sub-Consultant	Client Name/ Project Name	Sector Private / Public	Public Agency	Contract Status	Contact Start Date	Substantial Completion or Closeout	Length of Contract	Scope of Services	Contract Type	Specific Acopmplishments	Client Contact Name	Phone Number	Email
JSA Group Inc.	Miami Dade County Public Schools	Public	County	Current	1/15/2025	Ongoing	4 Years	A/E	Continuing	Miscellaneous Projects under $7.5M on budget and on time.	Ailsa Simon	305-995-9074	AJSimon@dadeschools.net
	Homestad SHS	Project No. 1				1/14/2022	Successfully delivered A/E Services to Miami Dade County Public Schools, including construction documents, permitting support, bidding assistance, and construction administration through project completion.						
	Homestad SHS	Project No. 2				3/13/2026							
JSA Group Inc.	MDCPS -Pine Lakes ES #01618100	Public	County	Ongoing	3/17/2021	8/18/2023	Ongoing	A/E	Sheltered Market S/MBE	A/E Rennovations MDCPS Elelmentary School $2,8M	Ailsa Simon	305-995-9074	AJSimon@dadeschools.net
JSA Group Inc.	Miami Dade County Public Schools	Public	County	Expired	7/25/2018	-	1/14/2025	A/E	Continuing	Miscellaneous Projects under $7.5M on budget and on time.	Nazira Abdo-Decoster	305-995-9074	NAbdo@dadeschools.net
	Horace Mann MS					6/28/2024	Successfully delivered A/E Services to Miami Dade County Public Schools, including construction documents, permitting support, bidding assistance, and construction administration through project completion.						
	Hubert Sibley K-8					11/3/2022							
	Citrus Grove MS					1/10/2021							
	Citrus Grove ES					3/1/2021							
JSA Group Inc.	Miami Dade County EDP MDC-PROS	Public	County	Current	11/24/2023	-	Ongoing	A/E	Continuing	Misc. Projects under $2M brought in on budget & on time.	Maribel Almirola	305-755-7829	maribel.almirola@miamidade.gov
	Amelia Earhart Park					8/28/2026	Successfully delivered A/E Services for ADA improvements to Miami Dade County Parks, including construction documents, permitting support, bidding assistance, and construction administration through project completion.						
	Haulkover Park					10/25/2024							
	Tropical Park					6/18/2024							
JSA Group Inc.	Citrus Health Network, Inc.	Private/ Not for Proffit	No	Current	2016	-	Ongoing	A/E	Continuing	10 Years providing A/E services to a multi-facility healthcare organization.	Maria Alonso	305 424 3100	Maria@citrushealth.com
	HRSA Grants					2026	Successfully delivered A/E Services for Healthcare Network throughout Dade County including construction documents, permitting support, bidding assistance, and construction administration through project completion.						
	FIU Embrace Clinic					2021							
	Citrus Pharmacy W.					2024							
	Citrus Palm Center					2024							
	DCF Property					Ongoing							
JSA Group Inc.	Pembroke Pines	Public	Municipal	Ongoing	2016	-	Successfully delivered A/E Services for Municpality including construction documents, permitting support, bidding assistance, and construction administration through project completion.						
	Metal Building					6/21/2021							
	Charter Schools					12/16/2024							
HBC Engineering Company	JSA Group Inc. for Miami Dade County Public Schools	Public	County	Current	1/5/2025	-	4 Years	Civil Engineering Services (Sub-Consultant to	Continuing	Miscellaneous Projects under $7.5M on budget and on time. .	Ailsa Simon	305-995-9074	AJSimon@dadeschools.net
Botas Engineering	JSA Group Inc. for Miami Dade County Public Schools	Public	County	Current	11/24/2023	-	4 Years	Structural Enginering (Sub-Consultant to	Continuing	Miscellaneous Projects under $7.5M on budget and on time.	Ailsa Simon	305-995-9074	AJSimon@dadeschools.net
Delta G Consulting Enginerrs	JSA Group Inc. for MDCPROS	Public	County	Current	2021	-	Ongoing	Plumbing and electrical engineering design	Project-Based Fee	Succesfully delivered ADA improvements for MEP, permitting, bidding, & const. admin.	Maribel Almirola	305-755-7829	maribel.almirola@miamidade.gov
Bell Landscape Architects	JSA Group Inc. for Miami Dade County Public Schools	Public	County	Current	1/5/2025	-	4 Years	Landscape Architecture	Continuing		Ailsa Simon	305-995-9074	AJSimon@dadeschools.net

TAB 7

City of Pembroke Pines
Reference Contact Information: Giraldo Hernandez
8300 S Palm Drive - Pembroke Pines, FL 33025
954-518-9060 x 59117
Email: ghernandez@ppines.com







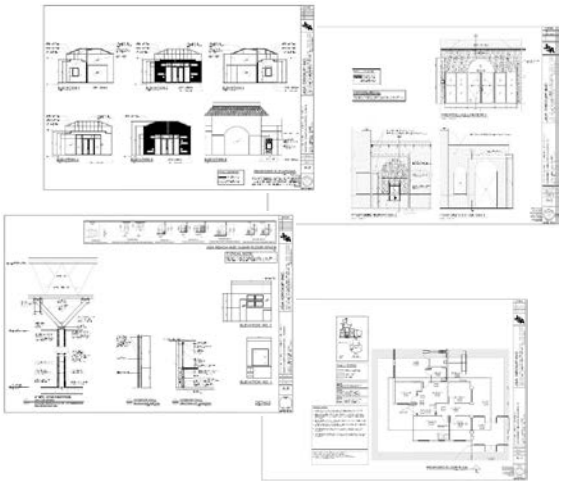
Public Works Metal Building
8300 Cypress Drive
Pembroke Pines, FL 33025
Description of Work: New Metal Building 360' Lx 100' W x 46' H with a standing seam metal roof. Square Footage36,000 sq ft
Completion Date March 28, 2022
Construction Cost: $1.7 Million
Professional Service Fees: $25,500.00



City of Pembroke Pines Charter Schools
Pembroke Pines, FL 33025
Description of Work: Interior and Exterior Renovations to the following Charter Schools, including additions for entrance and controlled security access points.

- Pembroke Shores Elementary School (FSU)
- West Elementary School Campus
- Academic Village Building A
- Academic Village Building U
- East Campus Charter School Administration Building
- Central Campus Charter School

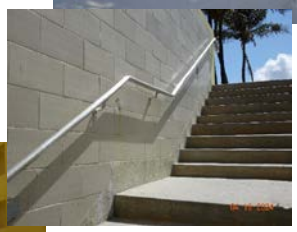
Completion Date September 2024
Construction Cost: $650,00
Professional Service Fees: $52,000



Miami Dade County Parks Recreation and Open Spaces (PROS)
Reference Contact Information: Maribel Almirola
Miami Dade County Parks Recreation and Open Spaces
275 NW 2nd Street 4th Floor
Miami, FL 33128
Tel: 305-7557829
Email: maribel.almirola@miamidade.gov
Tropical Park, Amelia Earhart Park, and Haulover Park
Description of Work: Miscellaneous Accessible Restrooms, Barrier Free Design and Route wayfinding.
Completion Date: Amelia Earhart, Haulover and Tropical completed 2024, Mathesson
Project halted in Building Department due to funding. Crandon Park under construction estimated completion September 2026.
Total Construction Cost $$1,694,857.60
Professional Service Fees: $ $220,000

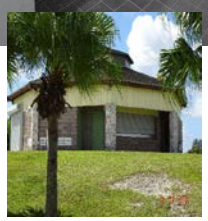












Miami Dade County Public Schools
Ailsa J. Simon, RA
Director Facilities Services, Central Region Office of Capital Improvement Projects Miami-Dade County Public Schools
Office 305-995-3074 Mobile 305-776-9344
Email: AJSimon@dadeschools.net
JSA Group Inc. holds a continuing A/E professional services contract with Miami Dade County Public Schools since 2014.
Schools that have been completed since 2022:

1. Pine Lake Elementary School
2. Homestead High School
3. Hubert Sibley K-8 Academy
4. Horrace Mann Middle School



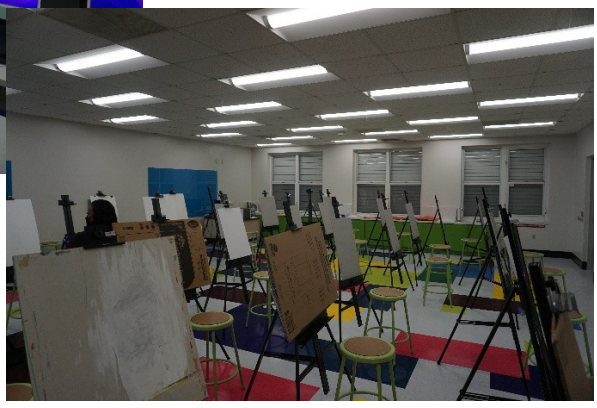


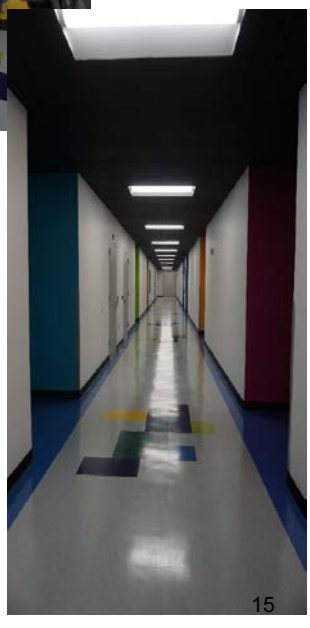
Pine Lake Elementary School
16700 SW 109th Avenue
Miami, FL 33157
Description of Work: New aluminum canopy and drainage system, New Fire Alarm System, Replacement of 4 Ahu's and controls, door and window replacement, new generator, new security cameras, roof replacement, basketball court replacement and stripping,
Completion Date: June 2025
Construction Cost:$3,3304,800.93
Professional Service Fees: $161,480.00

Hubert O. Sibley Elementary School
255 NW 115th St.
Miami, FL 33168
Description of Work: Architectural and engineering services to provide new marquee, renovations of existing classrooms for new art program, Flooring, walls, ceilings and furnishings, signage and an art patio. Approximately 12,000 SF.
Completion Date: November 3, 2022 Construction
Cost:$596,798,.00
Professional Service Fees: $54,270.00









TAB 8

The Strand Golden Beach Entrance
Reference Contact Information:
Alexander Diaz
Town Manager – Town of Golden Beach
One Golden Beach Drive
Golden Beach, FL 33160
Tel: 305-932-0744
Email: alexdiaz@goldenbeach.us

Project 1:

The Strand Golden Beach Entrance
1825 NW 167th Street, Suite 102
Miami Gardens, FL 33056

Description of Work: Exterior and Interior Renovations to the two-story entrance gate, security guards' offices and restroom,
Square Footage: 500 sq ft

Completion Date July 2019
Construction Cost: $750,000.00
Professional Service Fees: $21,205.00



Citrus Health Network, Inc.

JSA group Inc. Provides continuing architectural consulting services to Citrus Health Network since 2016.

Citrus DCF Property
20600 NW 47 Avenue
Miami, FL 33025

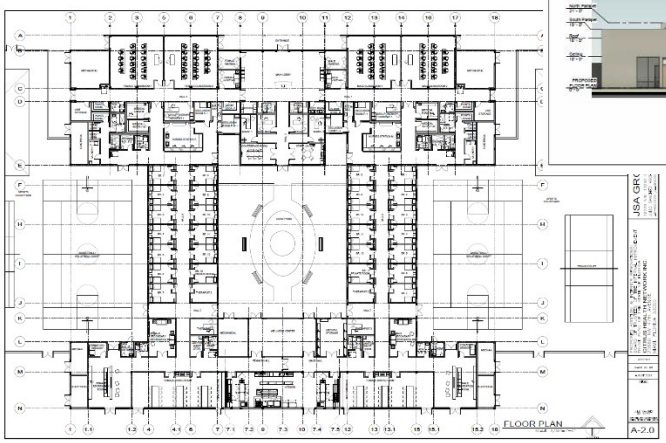
Description of Work: Citrus / DCF Property – New construction of building to house a 50 bed Statewide Mandated Impatient Psychiatric Program.
Contracted Professional Services: Zoning Approval Process, Construction Documents for the Demolition of existing Structure, Pre-Design, Cost Estimating, Design Development, Construction Documents, State and Local Fire Marshal Approval Process, Permitting, Construction Administration, Close Out and Warranty services. Project Square Footage: 34,742 Sq Ft



Completion Date expected for last quarter of 2027
Construction Cost: $25 Million
Professional Service Fees: $240,000







Neighborhood Animal Clinic
26 SW 4 Avenue
Hallandale, FL

Description of Work: Provide new building design for an animal veterinary clinic/hospital. Professional Services included: Pre-Design, Cost Estimating, Design Development, Construction Documents, Permitting, Construction Administration, Close-out and Warranty Services.
Size: 13,804 sq Ft site and 6,685 sq ft building.
Completion Date: 2024
Construction Cost: $1,671,250.00







TAB 9

JSA GROUP INC.

12229 SW 132 Ct., Miami, FL 33186 .Phone: 305-251-7923 .Fax: 305-251-7924

Architect * Interior Designer
julio@jsagroup.net

AR-0015751 * ID-0002171

JSA Group Inc. Awards

Julio Sanchez

- Appreciation Award for architectural services supporting the installation of a monument for City of Miami Parks Department, The Presidio Politico Historico Cubano, Little Havana, 2021
- Certificate of Appreciation, Aspira Youth Leadership Charter School, North Miami, Florida, 2007

Monica Mandri

- Jacobs Pillow Dance Studios Design Competition, 3rd Place, 1985, Beckett, Massachusetts; published in Progressive Architecture, February 1985
- Appreciation Award for architectural services supporting the installation of a monument for City of Miami Parks Department, The Presidio Politico Historico Cubano, Little Havana, 2021

Fernando Zamora:

- CORMA-CTT Wooden Architecture National Competition for Students (Chile) Third Place, New Fishermen's Cove, Pichidangui, Chile

HBC Engineering Company

American Council of Engineering Companies(ACEC)

- 2023 Outstanding Project Award- Venetian Causeway Improvements Bridges PD&E Study
- American Association of Civil Engineers (ASCE)
  2023 Awards & Board Installation Dinner Certificate of Appreciation 2023 - Silver Sponsor of the ASCE
  2022 Awards & Board Installation Dinner Certificate of Appreciation 2022 - Silver Sponsor of the ASCE
- 2024 Engineer of the Year Award - Claudia Bustamante.

Cuban American Association of Civil Engineers (CAACE)

- 2021 Project of the Year Category III Award for the Miami-Dade County Water and Sewer Department (MDC-WASD) Central District Wastewater Treatment Plant (CDWWTP) Oxygen Production Facility

Intelligent Transportation Society of Florida

- 2024 Outstanding Achievement Award - Daniel Rodriguez

The Nigerian Women Association of Georgia (NWAG)

- 2023 Sponsor Award

Bell Landscape Architecture, Inc.

Deena Ruth Bell, FASLA

- Received ASLA'S 2025 Fellowship Award (Member to the Council of Fellow)
  The American Society of Landscape Architects (ASLA) elevates Fellows for the exceptional contribution to the profession of Landscape architecture and to the society, as a whole. Election to the ASLA Council of Fellow is among the highest honors the ASLA bestows on members and is based on works , leadership, management, knowledge, and service. ASLA will formally recognized Fellows during the 2025 ASLA Conference on Landscape Architecture, New Orleans LA.

TAB 10

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Landscape Architecture	Bell Landscape Architecture, Inc.	3360 Coral Way, Suite 5 Miami, FL 33145	Phone 305-774-9662 Fax 305-775-9652
General Civil Engineering	HBC Engineering Co.	9675 NW 117th Ave. ste 305 Miami, FL 33178	Phone 305-232-7932
Roadway Traffic&Transportation Planning & Engineering Servces	HBC Engineering Co.	9675 NW 117th Ave. ste 305 Miami, FL 33178	Phone 305-232-7932
General Urban Planning Services	HBCEngineering Co.	9675 NW 117th Ave. ste 305 Miami, FL 33178	Phone 305-232-7932
Structural Engineering	Botas Engineering	8935 NW 35th Lane, Ste. 202 Doral, FL 33172	Phone 305-418-9111
Enviromental Engineering	Delta G Consulting Engineers/ HBC Engineering Co.	9675 NW 117th Ave. ste 305 Miami, FL 33178/ 1800 Eller Drive, Suite 570 Ft. Lauderdale, FL 33316	Phone 305-232-7932/ Phone 954-527-1112 Fax 954-361-8816
Electrical, Fire Protection & Plumbing Engineering	Delta G Consulting Engineers	1800 Eller Drive, Suite 570 Ft. Lauderdale, FL 33316	Phone 954-527-1112 Fax 954-361-8816

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: JSA Group Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: New construction & interior renovations/additions

Initial Value of Contract: over $100,000 Final Value of Contract: over $100,000

Length of Contract: Ongoing

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

✓ Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: The City of Pembroke Pines

Name of Individual completing this form: _____

Signature: _____ Title: PS Director

Telephone: 786-313-1079 Email: ghernandez@ppines.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: _____

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Architectural/Engineering Projects Consultants Term Contract

Initial Value of Contract: <$7,500,000 each project Final Value of Contract: <$7,700,000 each project

Length of Contract: 4 year term

Would you enter into a contract with the Company in the future? x Yes _____ No

Were the services provided acceptable and of quality standards: x Yes _____ No

Was the Company responsive to your requests and resourceful with the task? x Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

x Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: Miami Dade County Public Schools

Name of Individual completing this form: Ailsa J Simon

Signature: _____ Title: Administrative Director

Telephone: 305-776-9344 Email: ajsimon@dadeschools.net

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: _____

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Architectural services

Initial Value of Contract: Various Contracts over the last 6 years Final Value of Contract: _____

Length of Contract: _____

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

Architects of the Company keep open lines of communication, assist with design, permits, supervision & construction

Comments:

Name of Public Entity/Company: Citrus Health Network, Inc

Name of Individual completing this form: Maria Alonso, COO

Signature: [signature] Title: COO

Telephone: (305) 424-3100 Email: maria@citrushealth.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	*JSA Group Inc. 12229 SW 132nd Court Miami, FL 33186
Landscape Design	Bell Landscape Architecture, Inc. 3360 Coral Way, Suite 5, Miami, FL 33145
General Civil Engineering	HBC Engineering Company 9675 NW 117th Ave, Suite 305 Miami, FL 33178
Roadway Traffic & Transportation Planning and Engineering Services	HBC Engineering Company 9675 NW 117th Ave, Suite 305 Miami, FL 33178
General Urban Planning Services	HBC Engineering Company 9675 NW 117th Ave, Suite 305 Miami, FL 33178
Electrical Engineering	Delta G Consulting Engineers 1800 Eller Drive Suite #570 Ft. Lauderdale, FL 33316
Structural Engineering	Botas Engineering 8935 NW 35th Lane, Ste 202 Doral, FL 33172
Mechanical	Delta G Consulting Engineers 1800 Eller Drive Suite #570 Ft. Lauderdale, FL 33316
Enviornmental Engineering	HBC Eng. Co./Delta G Consulting Eng. 9675 NW 117th Ave, Ste 305/1800 Eller Drv Ste 570 Miami, FL 33178/Ft. Lauderdale FL 33316
Fire Protection	Delta G Consulting Engineers 1800 Eller Drive Suite #570 Ft. Lauderdale, FL 33316
Plumbing	Delta G Consulting Engineers 1800 Eller Drive Suite #570 Ft. Lauderdale, FL 33316
*Please check mark the area of your specialty/ies	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company JSA Group Inc.

Date Addendum Received August 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Julio Sanchez

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company JSA Group Inc.

Date Addendum Received August 19, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Julio Sanchez

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company JSA Group Inc.

Date Addendum Received August 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Julio Sanchez

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company JSA Group Inc.

Date Addendum Received September 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name _____

Signature _____

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

Request for Qualifications (RFQ) # 2026-11-015

VILLAGE OF PALMETTO BAY

PROFESSIONAL CONSULTING SERVICES

GENERAL URBAN PLANNING SERVICES
LANDSCAPE ARCHITECTURE DESIGN SERVICES

PROPOSAL PACKAGE
DUE DATE/TIME: TUESDAY, SEPTEMBER 11, 2026, 11:00 AM EST

plusurbia.
1385 Coral Way PH 401
Miami, FL 33145

Juan Mullerat
juan@plusurbia.com
+1 305 444 4850

TAB 1
LETTER OF INTENT

Village of Palmetto Bay
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

September 8, 2026

RE: Plusurbia Design Response to RFQ No. 2026-11-015

Dear Selection Committee Members,

We believe our highly experienced, multi-disciplinary Team is the right partner for the Village of Palmetto Bay to provide the General Urban Planning Services and Landscape Design services outlined in RFQ No. 2026-11-015. As a South Florida planning and design firm, we understand communities' unique challenges balancing growth with environmental, historic, and economic considerations, and have successfully guided countless municipalities across the region through this balancing act. Throughout our 16+ years in business and a staff of 14 professionals, we have remained nimble, focused and committed to each client as if they were our only one.

To provide the best services possible, our Team comprises professionals from various disciplines, including urban and land use planning, landscape architecture, historic preservation, and community engagement. Collectively, we have decades of experience delivering updates to comprehensive plans, master plans, zoning code evaluations, economic development strategies, and many other services that support the diverse needs of communities across Florida and the broader region. Beyond this, we value the Village of Palmetto Bay's unique character and recognize that every community requires tailored solutions that reflect its culture and aspirations.

Our goal is to collaborate closely with the Village to assist and support with planning services that anticipate meaningful change while considering current economic, environmental, social, and physical conditions. We are committed to all planning tasks and initiatives identified in the RFQ, using data-driven analysis, modern sustainability practices, and proven community engagement strategies to shape forward-thinking and feasible solutions. Through this partnership, our work will help the Village of Palmetto Bay integrate new priorities into its planning framework to support its growth and preserve its established character.

We look forward to collaborating with the Village of Palmetto Bay to deliver on its vision and create a vibrant, adaptable community for future generations. Please feel free to contact us with any questions regarding our proposed approach. Thank you for considering us for this important opportunity.

Sincerely,

Juan Mullerat, Principal
juan@plusurbia.com | 305-444-4850
1385 Coral Wy Ste 401, Miami, FL 33145

TAB 2
TABLE OF CONTENTS

TAB 2:
TABLE OF CONTENTS

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Project Lead:

plusurbia.

PLUSURBIA DESIGN
Architecture, Planning + Urban Design

1385 Coral Way PH401
Miami, Florida, 33145
P. +1.305.444.4850
www.plusurbia.com

Juan Mullerat
Principal

P. +1.305.4444850
juan@plusurbia.com

TAB 3
ORGANIZATIONAL CHART

ORGANIZATIONAL CHART



All designated key personnel will remain assigned to the project for its full duration, consistent with the level of involvement proposed. No key team member will be removed or replaced without prior written approval from the Village of Palmetto Bay.

*Percentages denote project availability during the duration of the project.

TAB 4
HISTORY OF CONSULTANT

PLUSURBIA DESIGN

Plusurbia is an award-winning planning and urban design firm based in Miami, with offices in Greenville, SC, Washington, DC, and Bayamón, PR. With a team boasting over 25 years of combined experience, we excel in comprehensive planning, general planning services, visioning, downtown revitalization, form-based code creation, complete streets design, transit-oriented development, and historic preservation.

Firm Philosophy Rooted In Creating Livable, Sustainable Communities

The firm's philosophy is to create and capture the essence of places that transcend trends and value culture. Plusurbia's collaborative approach is based on the belief that a society can be understood by the nature of its public spaces. The studio believes very strongly in corporate social responsibility, donating thousands of hours toward pro bono, community-based projects. The City of Miami, Miami-Dade County, and the MiamiToday have recognized Plusurbia with proclamations and awards honoring its dedication to creating innovative design interventions to the community over the last ten years.

Plusurbia understands that thriving places are continuously re-inventing themselves and constantly evolving to meet rapidly changing needs. The combined experience empowers the team to design healthy cities and neighborhoods, transit, recreation, and job-sustaining commerce to preserve the best of the past, address the needs of the present, and create durable plans for a viable and adaptable future.

Innovative, Award-Winning Urban Design

Over the years, Plusurbia has assembled a multidisciplinary team that creates innovative planning solutions for resilient communities. The firm comprises city planners, designers, and visionaries with an acute sense of placemaking and the responsibility to shape, strengthen, and protect the built environment and encourage economic prosperity, diversity, equity, and cultural dynamism to ensure a resilient future. Plusurbia believes in inclusive planning and thrives in the challenge of change: to protect, enhance, and envision the evolution of places and spaces through a multidisciplinary approach rooted in collaboration and discourse and putting people first.

The practice has designed contextual cities, towns, and neighborhoods that create lasting value and has shaped our built environment at many scales. Plusurbia has produced master plans for municipalities and private developers, from regional plans to city and neighborhood zoning codes and comprehensive plans. Its work in the private and public sectors gives the firm the unique ability to understand and bridge the divide between diverse interests. The team has received numerous awards for our innovative city planning, community engagement, and design approaches. Plusurbia considers its planners and designers as 'change agents' of the environment, tasked to plan for a better future. The goal is to design resilient, relevant, thriving places rooted in their social and cultural legacy, one project at a time.

The firm's most notable projects, the Little Havana Revitalization Master Plan and the Wynwood Master Plan, have received numerous awards since their unveiling, including a National Award for Economic Development by the American Planning Association (APA), an Award of Excellence from APA Florida and the Gold Coast Section, as well as the 2018 Livable Cities Award and the Dade Heritage Trust's Annual Preservation Award.

Community Engagement

Plusurbia recognizes the importance of community involvement in any successful planning project. Drawing on the experience and expertise of National Charrette Institute (NCI) members, we use best practices for both in-person and online engagement. Our bilingual (English and Spanish) visual preference surveys have resulted in valuable input from a wide range of stakeholders. We also use updated project websites, social media, broadcasts, print and online media to ensure that project developments are communicated to all interested parties. The studio has also worked with remote and online solutions for community engagement over the years, which have become indispensable in a hybridized world. We remain focused on being as inclusive as possible and ensuring that those who cannot attend meetings in person are still able to engage with us online.

Small Business Certification/ Big Impact Projects

Plusurbia is certified as a Disadvantaged Business Enterprise (**DBE**) for the practice of Urban Planning Services in Florida. It also holds Minority Business Certification (**MBE**) as well as Miami-Dade County's Small Business Enterprise under 21.0 – Land Use Planning and Architectural/Engineering category (SBE/A/E Tier 2). The firm also is Technically Qualified in Group 13 – Planning, for 13.6 -- Land Planning/Engineering by the Florida Department of Transportation (FDOT).

> *"When we started this planning process, led by this team, I was a politician. After the process I became an urbanist. Becoming an urbanist makes me a better politician and a better Mayor."*
> - Edgar Mora Altamirano
> ***Mayor, Curridabat, Costa Rica***

TAB 5
RESUMES

KEY PERSONNEL



JUAN MULLERAT

PRINCIPAL-IN-CHARGE

plusurbia.

juan@plusurbia.com
+1.305.213.4410

Juan is the Founding Principal of Plusurbia Design – a firm that specializes in value-added contextual design methods. Mullerat serves on several Public Boards and Committees that deal with livability and the built environment. He is also the past-Chair of the American Planning Association's Florida Gold Coast Section.

A designer with over 20 years of experience, Mullerat has authored numerous projects in five continents ranging from neighborhood parks to citywide master plans. Among them, the Wynwood Master Plan, recipient of the APA's 2017 National Economic Planning Award, the 2019 International Livable Cities Award and the Little Havana Revitalization Plan. In 2013, Mullerat was honored as the Urban Designer of the Year by the AIA Miami.

PROFESSIONAL

Plusurbia Design
Founding Principal & Designer
(2009-present)

University of Miami
Associate Professor
(2010-present)

Florida APA Gold Coast Section
Chair (2020-2022)
Immediate Past Chair
(2022-present)

EDUCATION

University of Miami
Master of Architecture
Master of Urban Design

UNC at Charlotte
Bachelor of Arts in Urban Studies
Bachelor of Arts in Architecture

ASSOCIATIONS

American Planning Association (APA) Florida Chapter - Gold Coast Section
Florida APA VP for Section Affairs

National Charrette Institute (NCI)
Member

RELEVANT PROJECTS

LONG TERM PLANNING & VISIONING
CITY OF HIALEAH 2050 MASTER PLAN
Hialeah, FL..... ~14,500 AC
Launched in 2023 to align with Hialeah's 2025 centennial, the Hialeah 2050 Master Plan sets a 25-year vision to guide sustainable and equitable growth, improve livability, address key challenges like infrastructure and mobility, and preserve the city's cultural identity.

AFFORDABLE HOUSING
WEST GROVE AFFORDABLE HOUSING
Miami, FL..... ~960 AC
Blueprint to make policy and legislative modifications to the current conditions in the West Grove neighborhood to incentivize an affordable housing component.

URBAN DESIGN
WYNWOOD NORTE
Miami, FL..... 250 AC
Community-driven vision plan for the neighborhood north of Wynwood that worked to craft recommendations and propose design solutions for the neighborhood based on the community's feedback, with an emphasis on mobility, accessibility, and safety.

NEIGHBORHOOD REVITALIZATION + URBAN DESIGN
LITTLE HAVANA REVITALIZATION
Miami, FL..... 1700 AC
In partnership with the National Trust for Historic Preservation, plan efforts worked to preserve the authenticity of Little Havana and provide new policy recommendations that incentivize preservation, adaptive re-use and urban infill.

URBAN DESIGN
UNDERLINE SPECIAL DISTRICT
Miami Dade County..... 11Miles
Recommendations to ensure compatible land uses, development patterns, quality urban design and connectivity along the 10+ mile corridor identifying specific value capture mechanisms and inclusive outreach strategies.

URBAN PLANNING, ZONING
NORTH RAILROAD AVENUE DISTRICT
West Palm Beach, Florida ..... 43 AC
The intent of the North Railroad Avenue District (NORA) is to establish an urban district that adapts the neighborhood into a walkable, mixed-use district in the City of West Palm Beach.



MEGAN MCLAUGHLIN, AICP

PROJECT MANAGER & PLANNER

plusurbia.

megan@plusurbia.com
+1.305.444.4850 ext. 710

McLaughlin is a certified urban planner and historic preservation specialist who has extensive public and private sector experience in providing general planning services for cities nationwide. Her work with comprehensive plans, urban design, and economic development consistently promotes memorable places as a catalyst for revitalization and community identity. This experience gives her a unique ability to leverage planning and historic preservation as a tool to improve quality of life.

McLaughlin joined Plusurbia from a background with Dover, Kohl & Partners, and has authored a variety of land use regulations.

PROFESSIONAL

Plusurbia Design
Principal Planner & Historic Preservationist
(2017-present)

University of Miami
Associate Professor
(2008-Present)

City of Coral Gables
City Planner (2014-2016)

City of Miami
Int. Preservation Officer (2012-2014)

City of Miami
Preservation Planner (2011-2012)

Dover, Kohl & Partners
Project Director (2007-2011)

EDUCATION

University of Miami
Master of Architecture

College of William & Mary
Bachelor of Art History

ASSOCIATIONS

American Planning Association (APA)
Member

Congress for New Urbanism (CNU)
Member

RELEVANT PROJECTS

PLANNING AND ZONING

EL PORTAL DESIGN GUIDELINES

El Portal, FL ..... ~256 AC

The El Portal Design Guidelines articulate design principles that guide architects, developers, and property owners in creating a built environment compatible with existing structures, open spaces, and the public realm. They intend to provide a framework for the successful execution of quality urban design and architecture in El Portal, addressing building composition, scale, and articulation to establish a measure of architectural harmony that accommodates diverse styles and uses and addresses landscaping and site design elements.

COMPREHENSIVE PLANNING

BELMONT COMPREHENSIVE PLAN

Belmont, NC ..... Citywide

Located across the Catawba River from Charlotte, NC and its red-hot development market, Belmont faces unprecedented growth pressures. This action-oriented, graphic Comprehensive Plan addresses the challenge on all fronts, creating a roadmap to effectively regulate and harness the power of development for a better city and riverfront.

HISTORIC PRESERVATION

GROVE PARK NATIONAL REGISTER

Miami-Dade, FL ..... 12.6 AC

Working for the Dade Heritage Trust, Megan served as Project Manager, lead researcher, and author for an extensive documentation of historic resources in Miami-Dade County's Grove Park, a neighborhood bifurcated in the 1960's by highway expansion.

COMPREHENSIVE PLANNING

PLAN EL PASO*

El Paso, TX ..... Citywide

The nationally-recognized comprehensive plan directs the City of El Paso through the implementation of consensus-based goals created via an extensive public process.

HISTORIC PRESERVATION

GREENVILLE EAST GATEWAY

Greenville, SC ..... 150 AC

This Community Vision Plan embraces the assets of Greenville's Gateway District and introduces strategies to weave the built environment back together, better establishing physical and psychological connections to the adjacent downtown.

** Denotes experience prior to Plusurbia Design*

PLUSURBIA DESIGN



MANUEL **DE LEMOS**

LEAD PLANNER & URBAN DESIGNER

plusurbia.
manuel@plusurbia.com
+1.305.444.4850 ext. 709

PROFESSIONAL EXPERIENCE

Plusurbia Design
Senior Urban Designer (2016-present)
Citywise Appraisal & Real Estate C.
Associate Appraiser (2012-present)
Manuel De Lemos, Architects + Planners
Urban Designer (2010-2012)

EDUCATION

University of Miami
Bachelor of Architecture

De Lemos is an urban and architectural designer with more than a decade of experience in public engagement, multi-modal mobility, land use planning and transit oriented development. He has managed urban design workshops for clients. He is also the project manager for Miami Transit Oriented Development Districts. The project, funded by the Treasure Coast Regional Planning Council, will create urban design and land use guidelines for development in the Little River, Midtown and Downtown areas.



CRISTINA **PARRILLA-NAVARRO**

LEAD GRAPHIC DESIGNER

plusurbia.
cristina@plusurbia.com
+1.305.444.4850

PROFESSIONAL EXPERIENCE

Plusurbia Design
Urban Designer + Graphic Designer (2016-present)
Polytechnic University of Puerto Rico
ARQpoli, School of Architecture | Professor (2015-2017)

EDUCATION

Polytechnic University of Puerto Rico
Bachelor of Architecture

Parrilla is an architectural and graphic designer with a decade of experience in professional practice and academia. She is well-known for her attention to detail and remarkable ability to identify project qualities that distinguish it from the rest, which is reflected in her design work for the Studio's projects. She also specializes in schematic design, documentation, construction documents, digital representations and permit procedures.



MARIA **BENDFELDT**

SENIOR URBAN PLANNER

plusurbia.
maria@plusurbia.com
+1.864.633.0008 ext. 720

PROFESSIONAL EXPERIENCE

Plusurbia Design
Senior Urban Designer/Planner (2010-present)
Jaime Correa & Associates
Associate (2008-2010)

EDUCATION

University of Miami
Master of Suburb and Town Design
Universidad Francisco Marroquín
Architecture Degree

Bendfeldt is a Senior Project Director at Plusurbia Design. As an urban planner and designer with over 20+ years of experience, Bendfeldt has worked on dozens of successful form-based codes and master plans both in the public and private sector. Throughout her career, Bendfeldt has consistently promoted and implemented forward-thinking land use policy that emphasizes walkability and multi-modal mobility. Her expertise in urban design, land use planning, public involvement and conceptual design has been honored with national, statewide, and regional planning awards.



KARLA **FIDALGO**

URBAN PLANNER AND DESIGNER

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karla@plusurbia.com
+1.305.444.4850 ext. 720

PROFESSIONAL EXPERIENCE

Plusurbia Design
Urban Planner & Designer
(2026-present)
Robert A.M Stern Architects
Architectural Intern (2025)

EDUCATION

University of Miami
Bachelor of Architecture

Fidalgo is an urban planner and designer, with a background in architecture and historic preservation. Her academic background has equipped her with a strong foundation in design, visual storytelling, and climate resilience research. Fidalgo has experience in designing with a variety of creative programs, such as the Adobe Suite, with an emphasis on place-making, research, and community outreach.



BEAU **CLARDY**

URBAN PLANNER

plusurbia.

beau@plusurbia.com
+1.305.444.4850

PROFESSIONAL EXPERIENCE

Plusurbia Design
Urban Planner (2025-present)

EDUCATION

Clemson University
Master of City & Regional Planning

Clemson University
Bachelor of History

Clardy is an urban planner and historic preservation specialist. He holds a master's degree in planning, and has played key roles on recent Plusurbia projects, including Belmont's Comprehensive Plan and Miami-Dade's Trail Oriented Development Project. Clardy is passionate about ensuring that communities are able to accommodate growth while preserving their unique identities.



BRUNO **CARVALHO**

LANDSCAPE ARCHITECTURAL DESIGNER

plusurbia.

bruno@plusurbia.com
+1.240.938.9050

PROFESSIONAL EXPERIENCE

Plusurbia Design
Landscape Architect(2021-present)
Urban Designer (2021-present)
Kimley-Horn and Associates
Landscape Architect (1999-2009)

EDUCATION

Virginia Polytechnic Institute and State University (Virginia Tech)
Virginia Polytechnic Institute and State University (Virginia Tech)

Carvalho, our lead landscape architectural designer, brings over 25 years of experience as a practicing design professional focused on large-scale, complex public space projects. As Plusurbia's Head of Landscape Design, he oversees projects throughout the eastern seaboard, and his wealth of knowledge, proven track record, and acquired experience make him particularly well suited to this exact type of project.

TAB 6
CURRENT & RECENTLY COMPLETED WORK

CURRENT & RECENTLY COMPLETED WORK

PROJECT TITLE	CONTRACT LENGTH	SCOPE OF SERVICES	CONTRACT TYPE	ACC.	CONTACT INFORMATION
Miami Dade County TrODs	*02/26 - Present*	Trail-oriented development planning	Project-based fee	On-time	Francesca de Quesada Covery dequesadacovey@kf.org 305.908.2600
Watson Island MP	*04/26 - Present*	Master planning services	Project-based fee		Graham Jones GJones@miamigov.com 305.416.1453
Migrant Farmworkers Historic Survey	*10/24 - Present*	Historic resources survey	Project-based fee		Sarah Cody Sarah.Cody@miamidade.gov 305.375.4958
City of South Miami GPS	*02/24 - Present*	Placemaking & urban design	Project-based fee		Chip Iglesias Chip.Iglesias@SoMiFL.gov 305.668.2510
The Shoreline MP	*12/25 - Present*	Master planning services	Project-based fee		Eulois Cleckley eulois.cleckley@theunderline.org 305.439.1199
City of Homestead GPS	*09/25 - Present*	General Planning Services	Project-based fee		Debora Storch dstorch@homesteadfl.gov 305.224.4510
Palmetto Bay Transportation Master Plan Update	*12/24 - 04/26*	Outreach and Visualization	Project-based fee		Dionisio Torres dtorres@palmettobay-fl.gov 305.969.5011
Village of El Portal GPS	*01/15 - 12/25*	General Plannnig Services	Project-based fee		Mayor Omarr C. Nickerson PhD mayornickerson@villageofel-portal.org 305.338.2730
Miami Beach Resilient Development Code	*11/20 - 05/23*	Form-Base and Resiliency Code	Project-based fee		Rogelio A. Madan RogelioMadan@miamibeachfl.gov 305.6737000 ext. 26131
Washington Park Community Vision Plan	*04/25 - 08/26*	Neighborhood Master Plan	Project-based fee		Nicole Moyo nmoyo@HollywoodFL.org 754.329.0610
City of Belmont CDMP	*03/24 - 09/25*	Comprehensive Plan Update	Project-based fee		Tiffany Faro tfaro@cityofbelmont.org 704.901.2610
City of Hialeah 2050 Master Plan	*05/23- 06/25*	Citywide long-term master plan	Project-based fee		Claudia Hasbunchasbun@hialeahfl.gov 305.492.2012
Brownsville Survey	*08-20 - 05/25*	Historic resources survey	Project-based fee		Christine Rupp 305-358-9572 chris@dadeheritagetrust.org

TAB 7
PROJECTS NARRATIVE



PROJECTS NARRATIVE

Plusurbia Design's project delivery record since January 2022 reflects a firm-wide discipline around scope management, schedule adherence, and budget control, applied consistently across our firm's specialties, including comprehensive planning, general planning services, code amendment, urban design, historic preservation, and architectural engagements. This section outlines representative projects completed on time and within budget over this period in order to showcase

"Holistic, scalable, and implementation-focused"

that our delivery performance is a direct outcome of how we staff, phase, and manage our work.

1. General Planning Services

General planning services, including planning petition review, zoning interpretations, and planning studies, have been delivered on time and within budget across engagements for the **City of South Miami, the City of Homestead, and the Village of El Portal** — ultimately enabled through staff coordination and board presentation timelines, which were met without delay despite the recurring nature of development review work. Our placemaking and urban design work for the City of South Miami has followed the same pattern, largely because we separate data collection, analysis, and reporting into distinct phases from the outset rather than letting them blur together, which is where multidisciplinary studies tend to lose time to scope creep. General planning support for Homestead and El Portal has been just as consistent, a byproduct of having a clear internal process in place before questions come in.

2. Comprehensive Planning & Code Amendments

Comprehensive plan and code amendment work for the **Village of El Portal, and the City of Belmont NC,** was each completed within the original contracted timeline and budget with positive outcomes. This is particularly evident in our work on the **Miami Beach Resiliency Code and the Village of El Portal Code** updates, where illustrated code amendments and custom diagrams were delivered on the agreed schedule despite the added coordination required to align new regulatory language with community design standards, demonstrating our adaptability in accommodating unforeseen events.

3. Urban Design & Transit/Trail-Oriented Development

The Master Plan for the **Trail Oriented Development in Miami-Dade County, the Watson Island Master Plan,** and the **City of Hialeah Master Plan** were each phase has been delivered on time and within budget, which is notable given the number of stakeholders, jurisdictions, and infrastructure considerations involved in master planning. Our approach to these projects relied on early coordination with mobility, land use, and environmental subconsultants, allowing design and technical work to proceed in parallel rather than sequentially.



4. Historic Preservation

Historic preservation services for the **Neighborhood of Brownsville in Miami Dade County and Migrant Farmworkers Survey in MDC** were completed within budget and schedule, including historic resource surveys, mapping, and design guideline development. Given the research-intensive nature of documentation work, scope definition is especially important in this service area, and our on-time delivery reflects a consistent methodology for producing meaningful, implementable deliverables rather than adjusting scope once research is underway.

5. Public Engagement & Graphic Communication

As members of the National Charrette Institute, we tailor our multilingual community engagement approach to the needs of each community. Our methods fosues on transparency and combine in-person and digital outreach, including walking audits, bike rides, workshops, design charrettes, open houses, visual preference surveys, online surveys, and customized project websites such as **www.Hialeah2050.com**. This flexible approach allows us to reach diverse stakeholders, adapt to each community, and maintain project schedules, as demonstrated through our outreach efforts for **Washington Park in the City of Hollywood.**

6. Landscape Design & Resiliency Planning

Our resiliency planning work, including the **Miami Beach Resiliency Code,** has delivered context-sensitive strategies and code language within established schedules and budgets. Resiliency was also a guiding principle for our **Shoreline Master Plan**, where landscape architecture solutions responded directly to existing environmental challenges while integrating creative, site-specific strategies for long-term resilience.

7. Value-Added Efficiency

Fiscal efficiency starts with how we staff and manage our work. Our cross-trained team handles zoning interpretation, design review, and graphic design in-house, reducing the need for outside subconsultants. Our form-based code tools and library of ready-to-use graphic assets also allow us to produce deliverables efficiently without starting from scratch. We further save time and resources through interactive online engagement tools that support broad public participation, as well as a phased approach to deliverables that reduces upfront costs and simplifies implementation for the client.

8. Conclusion

Taken together, these projects demonstrate that Plusurbia's on-time, in-budget delivery is consistent across service types, jurisdictions, and project scales, from single-department code amendments to multi-year comprehensive plans. This track record is the direct result of scoping discipline at project initiation, coordinated internal team structures, and milestone-based deliverable structures, practices we would apply to the Village of Palmetto Bay's General Planning Services engagement to ensure the same standard of predictable, accountable delivery.

TAB 8
PROJECT PAGES



MASTER PLAN

HIALEAH 2050 MASTER PLAN

HIALEAH, FLORIDA

plusurbia.

APA FL Gold Coast Chapter
2025 Award of Excellence - Innovation in Sustaining Places

Project Type: Master Planning
Project Dates: Sept 2023 - May 2025 (original deadline met)
Site Area: 22.8 square miles
Team: Plusurbia Design (lead), The Corradino Group,Urbë Studio, Cúre & Penabad, EXP
Key Project Staff: Maria Bendfeldt, Cristina Parrilla, Juan Mullerat
Client: City of Hialeah
Reference: Claudia Hasbun, Planning & Zoning Official chasbun@hialeahfl.gov - 305.492.2012
Budget: $1.21 M



In 2023, the City of Hialeah launched an ambitious initiative to define a long-term vision for its future through the creation of the Hialeah 2050 Master Plan. Timed to align with the City's centennial anniversary in 2025, this effort sets a forward-looking agenda for the next 25 years—one focused on enhancing livability, infrastructure, and community well-being across Hialeah's diverse neighborhoods.

Grounded in extensive data analysis and extensive public engagement, the Master Plan represents a comprehensive roadmap to guide future development, investment, and policy decisions. It addresses critical challenges related to aging infrastructure, land use transitions, economic opportunity, transportation access, and quality of life. At its core, the plan aspires to make Hialeah a more vibrant, sustainable, and connected City—while preserving the rich cultural identity that defines its past and present.

Organized around four foundational pillars—Urban Design & Quality of Life, Mobility & Connectivity, Infrastructure & Public Services, and Parking—the Hialeah 2050 Master Plan outlines a strategic framework for managing growth while enhancing the City's livability and resilience. It identifies opportunity areas at the regional, Citywide, and neighborhood levels, and introduces scalable interventions to promote equity, economic vitality, and environmental stewardship.











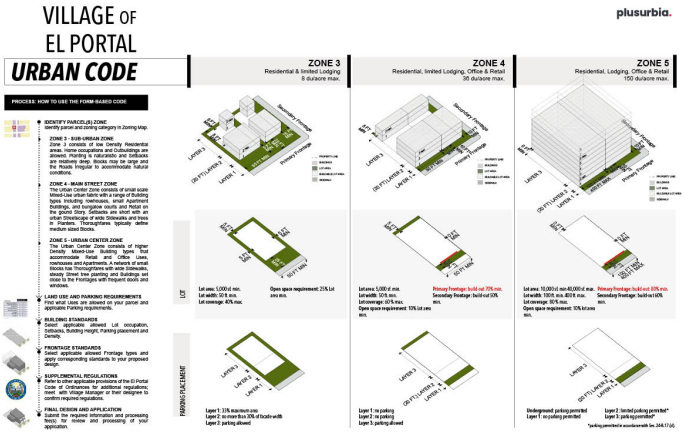
GENERAL PLANNING SERVICES

VILLAGE OF EL PORTAL

VILLAGE OF EL PORTAL, FLORIDA

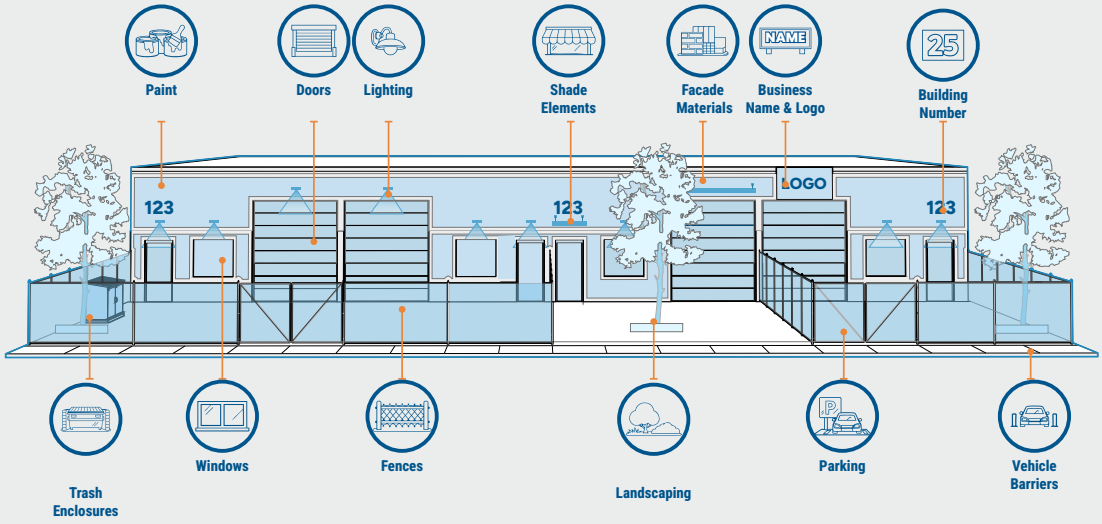
plusurbia.

Project Type: General Planning Services
Project Dates: 2015 - present
Site Area: Citywide
Team: Plusurbia Design
Key Project Staff: Megan Mclaughlin, Juan Mullerat
Client: Village of El Portal
Reference: Christia E. Alou, Village Manager
500 NE 87th Street, El Portal, FL 33138
(305) 795-7880
Budget: On-call on an hourly basis + special projects (flat fee)



For the past decade, Plusurbia Design has proudly served as the Village of El Portal's general planning consultant, providing a comprehensive range of professional planning services tailored to the community's evolving needs. Our role has included leading updates to the Village's Comprehensive Plan to ensure alignment with state and local growth management requirements, conducting extensive community outreach to engage residents in shaping their future, and serving as the Village's in-house planning staff. In this capacity, Plusurbia has reviewed development applications, met directly with applicants to clarify code requirements, presented staff recommendations at Council meetings, and provided clear explanations of planning and zoning regulations to stakeholders.

Beyond these core responsibilities, Plusurbia has led transformative initiatives to strengthen El Portal's regulatory and design framework. We spearheaded the update of the Village's Land Development Code, transitioning it into a modern, context-sensitive Form-Based Code that encourages walkability, mixed-use development, and preservation of neighborhood character. We also developed Architectural Design Guidelines to protect and enhance El Portal's historic charm while advancing community health, resilience, and sustainability goals. In collaboration with traffic engineering partners, Plusurbia prepared the Streets Master Plan, creating a coordinated vision for safer and more connected public spaces.



COMMUNITY VISION PLAN

WASHINGTON PARK

CITY OF HOLLYWOOD, FLORIDA

plusurbia.

Project Type: Long-Term Vision Plan
Project Dates: April 2025 - Present (ongoing and meeting all deadlines)
Site Area: 0.37 square miles
Team: Plusurbia Design (lead), Business Flare and EXP
Key Project Staff: Juan Mullerat, Maria Bendfeldt, Cristina Parrilla
Client: City of Hollywood
Reference: Nicole Moyo - Principal Planner/Supervisor Development Services | Planning and Urban Design nmoyo@HollywoodFL.org - 754.329.0610
Budget: $149,500



In November 2024, the City of Hollywood, Florida launched the Washington Park Redevelopment Program to establish a future vision for the Washington Park Industrial Area. The initiative focuses on guiding strategic growth, enhancing land use and urban design, improving environmental conditions, and supporting economic development while strengthening connections to surrounding residential communities.

The project integrates technical analysis, public engagement, and planning best practices to develop an actionable framework that aligns land use regulations, infrastructure investments, and community priorities in the short, mid and long-term. The resulting strategy positions Washington Park as a more vibrant, sustainable, and economically resilient district that reflects community needs and supports long-term growth.





FORM-BASED RESILIENCE CODE

MIAMI BEACH RESILIENCY CODE

CITY OF MIAMI BEACH, FLORIDA

plusurbia.

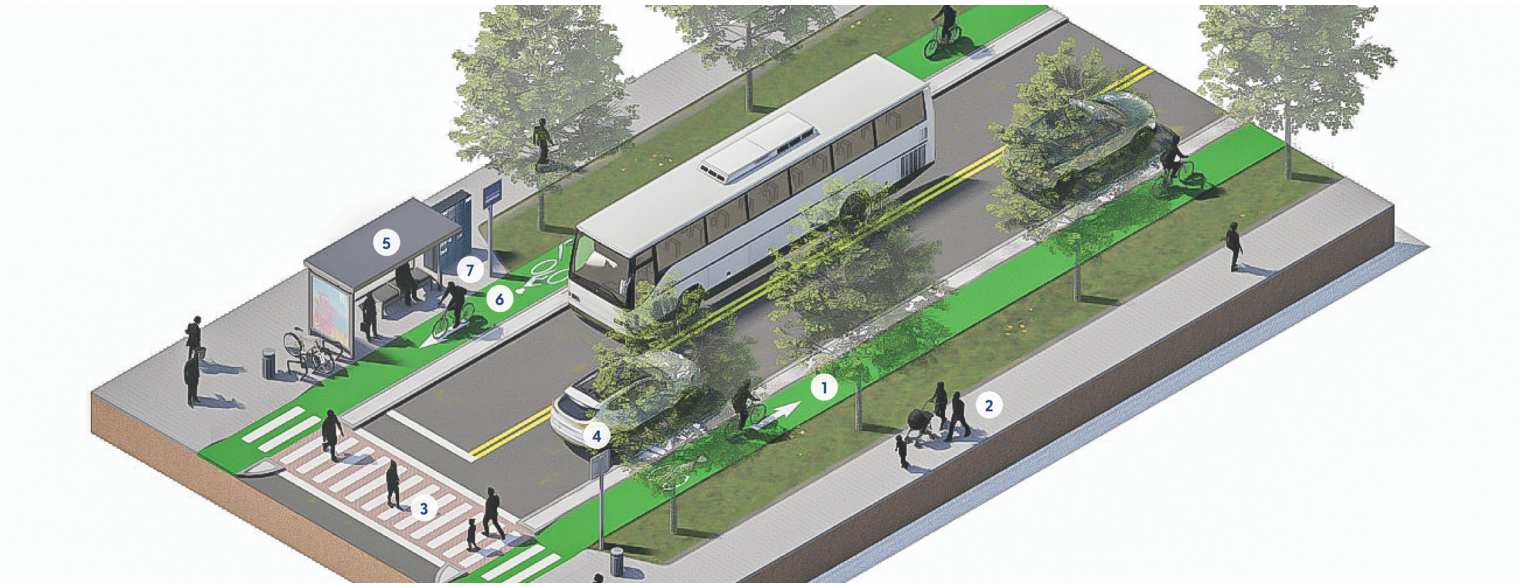
Project Type: Hybrid Form-Based Code
Project Dates: November 2020 - July 2023
Site Area: Citywide
Team: Plusurbia Design, Perkins + Will (lead)
Key Project Staff: Maria Bendfeldt, Juan Mullerat
Client: City of Miami Beach
Reference: Thomas Mooney, Planning Director
1700 Convention Center Drive, Miami Beach, FL
33139, (305) 673-7550
Budget: $200K



Plusurbia was part of a multi-disciplinary team that included architects, engineers, and scientists capable of transforming Miami Beach's existing and outdated Development Regulations into a new Resiliency Code, establishing new construction guidelines for the next 50 years. The team spent months meeting with community groups, architects, developers, and the City's Planning Department, to lead them into a fresh and visionary Code addressing these issues and offering remedies to the devastating effects of sea-level rise.

The 2040 Comprehensive Plan for the City, updated in 2019, was the backbone for developing the zoning code, ensuring land use was consistent with the comprehensive plan's goals and objectives. The outcome was a new form-based style code, tailored specifically to Miami Beach, focused on resilience, adaptation, and mitigation strategies. This code simplifies use requirements, focusing on building orientation, scale, context, and building frontages. It provides City staff, developers, and the community with clear, consistent, and predictable rules and regulations for new development.

Overall, the code helps formulate a strategic plan that will continue to promote and protect the historic character of Miami Beach's distinct neighborhoods while identifying areas for sustainable growth and development.



MULTI-MODAL TRANSPORTATION MASTER PLAN

PALMETTO BAY

VILLAGE OF PALMETTO BAY, FLORIDA

Project Type: Multi-Modal Transportation Master Plan
Project Dates: Completed | 04/26
Site Area: Villa Wide
Team:MARLIN Engineering (Prime) with PlusUrbia Design (sub)
Key Project Staff: Maria Bendfeldt, Juan Mullerat
Client: Village of Palmetto Bay
Reference: Dionisio Torres, Director of Public Services
dtorres@palmettobay-fl.gov





Plusurbia supported Marlin Engineering in the development of the Village of Palmetto Bay Multimodal Transportation Master Plan, leading key public engagement, outreach, and visualization efforts. The team developed and managed the project's online engagement platform and community survey, participated in stakeholder meetings and public events, prepared outreach materials, and documented community feedback.

Plusurbia also collaborated with the project team to develop multimodal concepts and alternatives and produced renderings, diagrams, and supporting graphics to communicate recommendations to the public and Village Council.

TAB 9

PRESS ARTICLES , PROFILES & AWARDS

AWARDS

APA Florida Gold Coast Award of Excellence
Hialeah 2050 Master Plan — 2025

APA Florida Gold Coast Award of Excellence
The Shoreline: Reclaiming Public Space and Resilience — 2025

Annual Preservation Award
Grove Park Historic District 2024 — 2024

Florida Main Street Distinctive Preservation Award
Lake Wales Downtown Mixed-use Design Standards — 2023

APA Florida Gold Coast Award of Excellence
West Grove Affordable Housing Blueprint — 2022

ASLA Design Award
Heron Bay — 2022

APA Florida Award of Merit
Wynwood Norte Community Vision Plan — 2021

APA Florida Award of Merit
Grassroots Initiative
Shenandoah Historic Properties Inventory — 2021

APA Florida Award of Excellence
Little Havana Revitalization Plan — 2019

APA Florida Award of Merit
Coconut Grove Village Core Master Plan — 2019

APA Florida Gold Coast Award of Excellence
Little Havana Revitalization Plan
Best Plan/Study Award — 2019

APA Florida Gold Coast Award of Merit
Coconut Grove Village Core Master Plan
Implementation Award — 2019

APA Florida Gold Coast Award of Excellence
SFRTA TOD Guidelines
Best Practice Award — 2019

International Livable Cities Award
Urban Design/Comprehensive Plan - Little Havana — 2019

Miami Today Gold Medal Awards
Urban Design/Corporate Social Responsibility — 2018

2026 PRESS ARTICLES & PROFILES

PUBLISHER	ARTICLE TITLE
WLRN Public Radio & Television	*Interview with Megan McLaughlin and Juan Mullerat on the Calle Ocho Revitalization Plan, 10 years later*
Miami Herald	*In-depth feature on Plusurbia's long-term work along Calle Ocho*
HousingWire - The Builder's Daily	*Feature on Florida's 2026 housing reform agenda*
Miami's Community Newspapers	*"Allapattah's Grand Hotel: The Fritz" by Megan McLaughlin*
Preservation Today (Dade Heritage Trust)	*Migrant Farmworker Historic Context Study, feature*
Miami's Community Newspapers	*Profile of Rose Wagner Richards by Megan McLaughlin*
Miami Herald (syndicated: Tampa Bay Times, Yahoo News, MSN)	*Interview with Juan Mullerat on high-rise development and street-level design*
Miami's Community Newspapers	*Interview with Juan Mullerat and Megan McLaughlin on 20 years of progress in Miami-Dade County*
Key Biscayne Portal	*Feature on The Shoreline (Rickenbacker Causeway redesign) progress*

This certificate hereby qualifies

Megan McLaughlin, AICP

as a member with all the benefits of a Certified Planner
and a commitment to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number 024515

Paul Farmer, FAICP
Executive Director and CEO

Paul Inghram, AICP
President

Ron DeSantis, Governor

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

CARVALHO, BRUNO P
1025 CONNECTICUT AVENUE, NW
SUITE 1000
WASHINGTON DC 20036

LICENSE NUMBER: LA0001748
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/03/2026

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This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida
Department of State

I certify from the records of this office that PLUS URBIA, LLC is a limited liability company organized under the laws of the State of Florida, filed on January 11, 2010.

The document number of this limited liability company is L10000003286.

I further certify that said limited liability company has paid all fees due this office through December 31, 2026, that its most recent annual report was filed on January 8, 2026, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighth day of January, 2026

Secretary of State

Tracking Number: 0858377709CC

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

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

TAB 10
RESPONSE SUBMITTAL FORMS

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
N/A	N/A	N/A	N/A

REFERENCES

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Plusurbia Design

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is

Contracted Services Information:

Scope of Work: A comprehensive assessment of housing conditions, neighborhood character, development patterns, market forces, regulatory frameworks, community needs, and implementation opportunities, resulting in a coordinated set of policy, zoning, programmatic, financial, administrative, and redevelopment strategies to preserve existing residents, expand housing affordability, guide context-sensitive growth, and support the long-term stability of the West Grove community

Initial Value of Contract: $224,000 Final Value of Contract: $224,000
Length of Contract: 10 months
Would you enter into a contract with the Company in the future? X Yes ____ No
Were the services provided acceptable and of quality standards: X Yes ____ No
Was the Company responsive to your requests and resourceful with the task? X Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No
If you responded no to any of the above please provide details:

Comments:

Plusurbia provided excellent professional services to the City of Miami, demonstrating strong professional and local knowledge, effective community outreach, and reliable project management. The quality of their analysis and deliverables was consistently high, providing practical and actionable recommendations for the West Grove community. Overall, PlusUrbia delivered excellent value for the City.

Name of Public Entity/Company: City of Miami
Name of Individual completing this form: Graham Jones
Signature:  Title: Assistant Planning Director
Telephone: 305-416-1400 Email: gjones@miamigov.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Plusurbia Design

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Project Management, Landscape Design, Graphic Design & General Planning Services
Project management of a large scale project submitted for zoning entitlements
Planning assistance services and graphic support for planning and zoning tasks.Review of zoning entitlements and code amendments applications
Initial Value of Contract: Hourly rates Final Value of Contract: Complied with contract rates
Length of Contract: 3 years, ongoing
Would you enter into a contract with the Company in the future? ✓ Yes ____ No
Were the services provided acceptable and of quality standards: ✓ Yes ____ No
Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No
If you responded no to any of the above please provide details:
N/A

Comments:

I have worked with Plusurbia for more than 15 years, dating back from my times as the Planning and Zoning Director for the City of Hialeah.
They are very knowledgeable, responsible and know how to make themselves part of the city's team. The highlight of the work I have done with them
is the planning of the Hialeah Transit Oriented District Masterplan and City of Hialeah 2050 Masterplan.
Plusurbia is the " planning dream team" for any municipality.

Name of Public Entity/Company: City of Homestead
Name of Individual completing this form: Debora Storch
Signature: Debora Storch Title: Development Services Director
Telephone: 305-781-5691 Email: DStorch@homesteadfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Plusurbia Design

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Visioning, community engagement and recommendations report, including KPIs and an implementation framework; stakeholder/project management meetings, board/commission presentations and follow-up, and adaptable graphics.

Initial Value of Contract: $149,500 Final Value of Contract: $149,500

Length of Contract: 12 months

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

N/A

Comments:

Plusurbia consistently exceeded expectations in communication, responsiveness, quality of work, and timely delivery. The team demonstrated a strong ability to understand staff objectives and translate complex planning and implementation concepts into clear, visually compelling materials for diverse audiences. Their work included stakeholder engagement, project coordination, adaptable graphics, board/commission presentations, and responsive follow-up, while effectively articulating the project vision and practical short-, medium-, and long-term recommendations.

Name of Public Entity/Company: City of Hollywood, Florida

Name of Individual completing this form: Cameron Palmer

Signature: _____ Title: Assistant Director of Development Services

Telephone: 754-329-0554 Email: CPALMER@hollywoodfl.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Plusurbia Design

Date Addendum Received 08.14.2026

Total Pages of Addendum including Acknowledgement 8

Print Name Juan Mullerat

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Plusurbia Design

Date Addendum Received 08.18.2026

Total Pages of Addendum including Acknowledgement 7

Print Name Juan Mullerat

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Plusurbia Design

Date Addendum Received 08/26/2026

Total Pages of Addendum including Acknowledgement 4

Print Name Juan Mullerat

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Plusurbia Design

Date Addendum Received 09/09/2026

Total Pages of Addendum including Acknowledgement 2

Print Name Juan Mullerat

Signature Juan Mullerat

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	Plusurbia Design
General Civil Engineering	
Roadway Traffic & Transportation Planning and Engineering Services	
General Urban Planning Services	Plusurbia Design
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
***Please check mark the area of your specialty/ies**	

RFQ# 2026-11-015

PROFESSIONAL
CONSULTING SERVICES ON CONTINUING AGREEMENT BASIS



Prepared for:

VILLAGE OF PALMETTO BAY

Prepared by:

Kimley»Horn

Expect More. Experience Better.

IWFLFTLD017621.2026

Professional Consulting Services on Continuing Agreement Basis for Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical Engineering, Structural Engineering, Environmental Engineering, Fire Protection and Plumbing

Kimley»Horn

Expect More. Experience Better.

Kimley-Horn and Associates, Inc.

CONTACT

Tiffany Stanton, PE
Project Manager
8201 Peters Road, Suite 2200
Plantation, FL 33324

September 18, 2026



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LETTER OF INTENT

TAB 1: LETTER OF INTENT

Alessia Bencomo
Procurement Specialist
Finance Department, Procurement Division
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

Tiffany Stanton, PE
8201 Peters Road, Suite 2200
Plantation, FL 33324
P: 954.828.0081
E: Tiffany.stanton@kimley-horn.com

Re: Request for Qualifications No. 2026-11-015, Professional Consulting Services on a Continuing Agreement Basis

Dear Ms. Bencomo and Members of the Selection Committee:

Kimley-Horn and Associates, Inc. is pleased to submit our qualifications to the Village of Palmetto Bay for continuing professional consulting services in all disciplines the Village seeks to fill. Palmetto Bay's identity as a close-knit, tree-lined community within Miami-Dade County comes with a distinct set of infrastructure priorities, from localized drainage improvements that protect individual neighborhoods to the transportation and streetscape work that shapes daily life for residents. Delivering on a continuing services agreement of this kind requires a partner who understands both the technical demands of municipal infrastructure and the community-first character the Village expects from every project. From our past and current work with you, we believe we are the reliable and seasoned partner you require for this contract.

As a multidisciplinary, full-service consultant, we have the in-house resources to efficiently manage any task, mitigating the additional cost and liability often associated with a tiered team of consultants. With multiple offices through Miami-Dade and Broward County, Kimley-Horn has the expertise, experience, and resources to work as a cohesive unit with the Village to ensure your projects are completed to your specifications and within your schedules.

History with the Village: Kimley-Horn has a long history working with Palmetto Bay, spanning back to the early 2000s when we worked on the Village's 2004 Transportation Master Plan as well as multiple stormwater master plans and comprehensive plans. Since those early days serving the Village, we have continued to expand our services in the community, getting to know the character of the Village and the needs of its residents. We will leverage our experience, including that on the previous iteration of this contract, to provide the Village's residents with the high-quality service they have come to expect.

Local Team of Experts: When working with Kimley-Horn, the Village gains access to the resources of a national firm with the attention of local business, and our project manager, **Tiffany Stanton, PE**, will lead our team of engineers, architects, surveyors, and planners out of our office in Plantation, Florida. In addition to our in-house Kimley-Horn team, we've partnered with **CPZ Architects** for architecture, **Tierra South Florida** for geotechnical engineering, and **Longitude Surveyors** for subsurface utility explorations and surveying. Through our comprehensive external teaming and extensive bench of internal staff, we are the one-stop shop for services the Village requires under this contract.

Proven On-Call Delivery Model: Kimley-Horn is proud of our long-standing role as a trusted on-call partner for many municipalities across Florida, including neighboring Cutler Bay and Palmetto Bay itself. We have taken on task work orders ranging from extension-of-staff services and grant writing to drainage design and street beautification, demonstrating our ability to mobilize a single, coordinated multidisciplinary team for rotating, task-order-based municipal work.

Thank you for the opportunity to be considered for this continuing services agreement. We hope to continue growing our relationship with the Village of Palmetto Bay and provide your residents with the quality of life they deserve.

Sincerely,
Kimley-Horn and Associates, Inc.

Tiffany Stanton, PE
Project Manager

Stefano Viola, PE
Senior Vice President / Principal-in-Charge

As Senior Vice President of Kimley-Horn and Associates, Inc., Stefano Viola, PE is authorized to bind the firm. Kimley-Horn is committed to diversity, inclusion, and equal opportunity.



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ORGANIZATIONAL CHART

TAB 3: ORGANIZATIONAL CHART

= Key Personnel

VILLAGE OF PALMETTO BAY

PRINCIPAL-IN-CHARGE
Stefano Viola, PE

PROJECT MANAGER
Tiffany Stanton, PE

QUALITY CONTROL/ QUALITY ASSURANCE
Kevin Schanen, PE

ROADWAY DESIGN
Eric Regueiro, PE
Brandon Kern, PE
Tiffany Stanton, PE
Artem Strunnikov, PE

BRIDGE DESIGN/ REHABILITATION
Jerry Piccolo, PE
Jamea Long, PE
Carly-Cliff Derosier, PE
Diego Madueno, PE
Katiushka Rich, PE
Sean Menker, EIT

MISCELLANEOUS STRUCTURES (SEAWALLS, BULKHEADS, ETC.)
Jaime Ghitelman, PE
Diego Madueno, PE
Casey Long, PE
Jason Goldman, PE

STRUCTURAL INSPECTIONS/ CONDITION ASSESSMENTS
Jaime Ghitelman, PE
Jason Goldman, PE
Jerry Piccolo, PE

STORMWATER COLLECTION, CONVEYANCE, AND PLANNING
Stefano Viola, PE
Tiffany Stanton, PE
Matt Brosman, PE
Ceasar Borges, PE

SITE ENGINEERING AND PARKING LOTS
Stefano Viola, PE
Josue Ramos, EI

CONSTRUCTION DOCUMENTS/ SPECIFICATIONS
Jerry Piccolo, PE
Jaime Ghitelman, PE
Diego Madueno, PE
Katiushka Rich, PE

LIGHTING DESIGN
Matt Fursetzer, PE

TRAFFIC CALMING
John McWilliams, PE
Stefano Viola, PE
Josue Ramos, EI

PUBLIC INVOLVEMENT
Lisa Stone, PE
Stefano Viola, PE
Jerry Piccolo, PE

ENVIRONMENTAL/ PROJECT PERMITTING
Tori Bacheler, PWS, GTA
Lisa Celano, GTA
Maggie Giraldo, PE

TRANSPORTATION SIGNALIZATION
Eli Perez, PE, PTOE, IMSA II
John McWilliams, PE

ARCHITECT
CPZ Architects, Inc.
Chris P. Zimmerman, AIA
Heidi Rodriguez, AIA
Joseph J. Barry, AIA

LANDSCAPE ARCHITECTURE
George Puig, PLA
Michelle Latte, PLA
Tom Hargrett, PLA
Jonathan Haigh, PLA

UTILITY RELOCATION DESIGN
Ignacio Lizama, PE
Kevin Gerszuny, PE

MOBILITY
John McWilliams, PE
Eli Perez, PE, PTOE, IMSA II
Stewart Robertson, PE

MECHANICAL ELECTRICAL/ PLUMBING
Jeffrey Sallee, PE
Al LaPera, LEED AP
BD+C, LEED AP O+M
Armani Rodriguez, PE

GEOTECHNICAL ENGINEERING, SOIL EXPLORATIONS, AND MATERIAL TESTING
Tierra South Florida, Inc.
Raj Krishnasamy
Ramakumar V. Vedula

SUBSURFACE UTILITY EXPLORATIONS
Longitude Surveyors, LLC
Eduardo M. Suarez, PSM
Greg Bouie, PSM
Telva Morejon, CST, SIT

DESIGN, RIGHT OF WAY, CONSTRUCTION SURVEY
Longitude Surveyors, LLC
Eduardo M. Suarez, PSM
Greg Bouie, PSM
Telva Morejon, CST, SIT

PROJECT MANAGEMENT/ OWNERS REPRESENTATIVE/ COST ESTIMATING
Tiffany Stanton, PE
Casey Cruzpino, PE, UAG

GIS AND ASSET MANAGEMENT
Amber Crane
Maggie Giraldo, PE

CONSTRUCTION ENGINEERING
Luis Guerra

Tiffany Stanton: 70% | **Stefano Viola:** 50% | **Kevin Schanen:** 10% | Other Key Staff: 60%



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HISTORY OF CONSULTANTS

TAB 4: HISTORY OF CONSULTANTS

Kimley-Horn was founded in 1967 in Raleigh, North Carolina, by Bob Kimley and John Horn, two engineering professors who set out to build a different kind of consulting firm. What began as a small transportation planning and traffic engineering practice has grown into a full-service, multidisciplinary consulting firm offering planning, engineering, structural, and environmental services to public- and private-sector clients. We opened our first Florida office in West Palm Beach the following year and have maintained an established local office in Miami-Dade County since 1995, giving us nearly three decades of continuous, on-the-ground presence in the county the Village of Palmetto Bay calls home.

Today, Kimley-Horn is one of the largest and fastest-growing full-service consulting firms in Florida, with more than 1,800 employees in 26 Florida offices, including nine locations in Broward, Miami-Dade, and Palm Beach counties. We remain one of the few employee-owned consulting firms in the nation, a structure that keeps decision-making close to the people who serve our municipal clients and provides long-term staffing stability rather than turnover driven by outside ownership interests. That stability has been recognized externally: in 2026, Engineering News-Record ranked Kimley-Horn eighth among the top five hundred United States design firms, and Fortune ranked the firm 17th on its “100 Best Companies to Work For” list, marking our 19th appearance on that list. Across Florida, 91% of our services are performed for repeat clients, a track record we attribute directly to consistent staff continuity and responsive local delivery rather than one-time wins.

Depth to Support Rotating Task Orders

Our regional bench allows us to staff the Village’s rotating, non-exclusive task orders across all nine solicited disciplines without relying on a single overextended office. When a discipline requires specialized support beyond our South Florida staff, we draw on more than 11,000 employees nationwide, so the Village receives both a locally accountable team and the backup capacity needed to run several assignments concurrently. Our staff maintains working familiarity with the county and regional agencies that govern permitting and approvals in Miami-Dade County, including the Department of Regulatory and Economic Resources (DERM), the Department of Transportation and Public Works (DTPW), and the South Florida Water Management District (SFWMD), maintaining regular contact with key regulatory reviewers and decision makers to help keep Village task orders moving efficiently through review.

A Trusted Extension of Municipal Staff

Kimley-Horn’s value to the Village is best demonstrated through our record with similar nearby municipalities. We have served the neighboring Town of Cutler Bay under a nonexclusive, continuing services agreement since July 2008, providing general civil engineering, transportation planning and engineering, stormwater facility design and management, updates to the Town’s Stormwater Master Plan, landscape architecture, environmental permitting, and construction engineering and inspection on an as-needed basis. That relationship reflects the same operating model the Village is seeking: a single, coordinated consultant functioning as a trusted extension of municipal staff across a broad range of civil, transportation, and resiliency needs.

Kimley-Horn’s relationship with Palmetto Bay itself extends this same track record. Our firm was one of the Village’s selected consultants under multiple prior continuing services agreements, including the most recent iteration, providing landscape and architectural design, general civil engineering, roadway traffic and transportation planning and engineering, and general urban planning services. That history gives our team institutional familiarity with the Village’s standards, infrastructure priorities, and community expectations, reducing start-up time on new task orders and supporting the continuity and reliability the Village’s rotating assignment structure depends on.



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RESUMES



TIFFANY STANTON, PE

Project Manager; Roadway Design; Stormwater Collection, Conveyance, and Planning; Project Management/Owners Representative/Cost Estimating

PROFESSIONAL CREDENTIALS

Education

+ Bachelor of Science, Civil Engineering, Florida Atlantic University

Credential License

+ Professional Engineer in FL, #85268

Special Qualifications

+ Has more than 14 years of civil engineering experience
+ Software experience includes AutoCAD, Civil 3D, Interconnected Channel and Pond Routing Model (ICPR) Modeling, ArcMap, AGi32, MS

RELEVANT EXPERIENCE

+ **Sub-Basin 12, Palmetto Bay, FL** — Project Manager
+ **Sub-Basin 12 Grant Support, Palmetto Bay, FL** — Project Manager
+ **Village of Palmetto Bay Owner Representative Services for Design-Build - Multi-Purpose Recreational Facility, Palmetto Bay, FL** — Project Manager
+ **SW 82nd Bike Lanes, Palmetto Bay, FL** — Project Manager
+ **Palmetto Bay Design Services for the Safe Routes to School (SRTS) Improvements near Howard Drive Elementary, Coral Reef Elementary and Perrine Elementary Schools, Palmetto Bay, FL** — Project Engineer
+ **Sub-Basin 43 Grant Assistance, Palmetto Bay, FL** — Project Manager
+ **Sub-Basin 61 Drainage Improvements, Palmetto Bay, FL** — Project Engineer
+ **Saga Bay Drainage Improvements, Cutler Bay, FL** — Project Engineer
+ **Cooper City Continuing Professional Consulting Services, Cooper City, FL** — Project Manager
+ **Architectural Services for New Public Safety Complex, Cooper City, FL** — Project Manager
+ **Town of Pembroke Park Civil Engineering Consultant Services, Pembroke Park, FL** — Project Manager
+ **McTyre Park Cultural Center Phase III - Amphitheater Restroom, West Park, FL** — Project Manager



STEFANO VIOLA, PE

Principal-in-Charge; Stormwater Collection, Conveyance, and Planning; Site Engineering and Parking Lots; Public Involvement; Traffic Calming

PROFESSIONAL CREDENTIALS

Education

+ Bachelor of Science, Civil Engineering, Florida International University
+ Associates, Engineering, Broward College

Credential License

+ Professional Engineer in FL, #74655

Special Qualifications

+ More than 20 years of engineering experience, including drainage modeling, stormwater master planning, preparation of engineering drawings, permitting, and site/plan preparation

RELEVANT EXPERIENCE

+ **SW 82nd Avenue (Sub-basin 59/60) Paving and Drainage Improvements, Palmetto Bay, FL** — Project Manager
+ **Palmetto Professional Consulting Services on Continuing Agreement Basis for Landscape 2021, Palmetto Bay Village, FL** — Project Manager
+ **Village of Palmetto Bay Franjo Activity Center, Palmetto Bay, FL** — Project Engineer
+ **Palmetto Professional Consulting Services on Continuing Agreement Basis for Urban Planning 2021, Palmetto Bay Village, FL** — Project Manager
+ **Palmetto Professional Consulting Services on Continuing Agreement Basis for General Civil Engineering 2021, Palmetto Bay Village, FL** — Project Manager
+ **Village of Palmetto Bay, Palmetto Bay General Consulting Services (includes Stormwater Master Plan, SW 88th St, SW 89th St, SW 146th and 148th St, SW 164th St Improvements), Palmetto Bay, FL** — Project Engineer
+ **Palmetto Bay Design Services for the Safe Routes to School (SRTS) Improvements near Howard Drive Elementary, Coral Reef Elementary and Perrine Elementary Schools, Palmetto Bay, FL** — Project Engineer
+ **Palmetto Professional Consulting Services on Continuing Agreement Basis for Roadway Traffic and Transportation 2021, Palmetto Bay Village, FL** — Project Manager
+ **Town of Cutler Bay Continuing Stormwater Services (Stormwater Master Plan), Cutler Bay** — Florida Project Engineer



KEVIN SCHANEN, PE
Quality Control/Quality Assurance

PROFESSIONAL CREDENTIALS

Education
- Bachelor of Science, Civil Engineering, University of Florida

Credential License
- Professional Engineer in FL, #60251
- Professional Engineer in VA, #040.205.9944
- Professional Engineer in TX, #132196

Special Qualifications
- Has 28 years of diverse engineering and project management experience

RELEVANT EXPERIENCE

- **Town Wide Undergrounding of Utilities Program, Town of Palm Beach, Palm Beach, FL** — Principal-in-Charge
- **City of Avon Park Continuing Contract Engineering Services, Avon Park, FL** — Quality Control Manager
- **Miramar Way Roadway Design and ADA Enhancements, West Palm Beach, FL** — QC/QA Reviewer
- **Bradley Park Improvements, Palm Beach, FL** — QC/QA Reviewer
- **501 Palm Street Sanitary Main Relocation, West Palm Beach, FL** — QC/QA Reviewer
- **East Central Regional Water Reclamation Facility (ECRWRF), 70-MGD WWTP Improvement Evaluation and Design On-Call, Various, FL** — Project Manager
- **Wellington Engineering and Architectural Services for Greenbriar Park and South Shore Community Park, Wellington, FL** — Principal-in-Charge
- **Master Planning for Key Biscayne Village-Wide Undergrounding of Utilities Program, Key Biscayne, FL** — Principal-in-Charge
- **Lake Towers Underground Utilities Conversion Project, Palm Beach, FL** — Project Manager
- **Jupiter Community Park Master Plan, Jupiter, FL** — Project Manager



ERIC REGUEIRO, PE
Roadway Design

PROFESSIONAL CREDENTIALS

Education
- Bachelor of Science, Civil Engineering, University of California, Irvine

Credential License
- Professional Engineer in FL, #86211
- Professional Engineer in CA, #78161

Special Qualifications
- More than 21 years of experience in civil engineering for roadway and land development projects, with emphasis on street improvement design

RELEVANT EXPERIENCE

- **Delray Beach Design Services for Lindell Blvd. from Linton Blvd. to US-1/Federal Highway and Barwick Rd. from SR-806/Atlantic Ave. to Lake Ida Rd., Delray Beach, FL** — Project Manager
- **Fort Lauderdale Transportation and Public Spaces Planning and Engineering Continuing Services, Fort Lauderdale, FL** — Project Engineer
- **Design Services for the NW 1st Street Complete Streets Improvement Project, Dania Beach, FL** — Project Engineer
- **Weston Professional Engineering Design Services: Saddle Club Road Bicycle Lanes - Lakeview Drive to Weston Road, Weston, FL** — Project Engineer
- **Juno Beach Professional Traffic Engineering Services for a Safety Action Plan - SS4A Grant Program, Juno Beach, FL** — Project Engineer
- **Delray Beach Tropic Isles Roadway Underground Utility Improvements, Delray Beach, FL** — Project Manager
- **Lake Worth Beach Continuing Contracts for Professional Services, Lake Worth Beach, FL** — Project Manager
- **Boynton Beach General Engineering Consulting Services (Scope D: Transportation) 2023, Boynton Beach, FL** — Project Manager



JERRY PICCOLO, PE

Bridge Design; Rehabilitation; Structural Inspections; Condition Assessments; Construction Documents; Specifications; Public Involvement

PROFESSIONAL CREDENTIALS

Education

+ Master of Science, Civil Engineering, University of Florida
+ Bachelor of Science, Civil Engineering, University of Florida

Credential License

+ Professional Engineer in FL, #80484

Special Qualifications

+ More than 14 years of experience providing structural design support for roadway improvements in South Florida

RELEVANT EXPERIENCE

+ **Gordy Road over Ten-Mile Creek Bridge Replacement, Ft. Pierce, FL** — Project Engineer
+ **Charlotte County Engineering Services for Greater Port Charlotte Bridges, Charlotte County, FL** — Project Manager
+ **City of Lighthouse Point Bridge Condition Assessments, Lighthouse Point, FL** — Project Manager
+ **Natural Area Pedestrian Bridge Replacement, Lantana, FL** — Project Manager
+ **E20-DTPW-01 PSTE Contract - Downtown Mast Arm Structural Study, Miami, FL** — Project Manager
+ **Sumter County Engineering Design Services for C-475 Small County Outreach Program (SCOP) Project, Sumter County, FL** — Project Engineer
+ **Charlotte County Design Englewood East Bridge Rehabilitation, Charlotte County, FL** — Project Manager
+ **Charlotte County Design Bridge Replacement - Washington Loop Bridge, Port Charlotte, FL** — Project Manager
+ **G.O. Bond Project #43: 23rd Street Complete Streets Improvements, Miami Beach, FL** — Project Engineer
+ **McNab Road Over Cypress Creek (C-14) Bridge Replacement and Terra Mar Drive over Spanish River Bridge Rehabilitation Projects, Pompano Beach, FL** — Project Engineer



JAIME GHITELMAN, PE

Miscellaneous Structures (Seawalls, Bulkheads, Etc.); Structural Inspections; Condition Assessments; Construction Documents; Specifications

PROFESSIONAL CREDENTIALS

Education

+ Master of Science, Civil and Environmental Engineering, Georgia Institute of Technology
+ Bachelor of Science, Civil Engineering, Georgia Institute of Technology

Credential License

+ Professional Engineer in FL, #87473

Special Qualifications

+ Eleven years of experience involved with civil engineering, structural, and forensics projects

RELEVANT EXPERIENCE

+ **Continuing Services for Water, Wastewater, Stormwater and Administrative Facilities, Coral Springs, FL** — Project Engineer
+ **Town of Palm Beach Town Hall Square Streetscape and Infrastructure Improvements, Palm Beach, FL** — Project Analyst
+ **Boynton Beach Gateway Enhancements and Welcome Signage, Boynton Beach, FL** — Project Analyst
+ **Delray Beach Fire Station 113, Delray Beach, FL** — Structural Engineer
+ **Broward County Convention Center Expansion and Parking Garage, Fort Lauderdale, FL** — Structural Engineer
+ **Seville and Sebastian Seawall Replacement, Fort Lauderdale, FL** — Project Manager
+ **Professional Consulting Services for LWDD E-4 Canal Aerial Watermain Crossing, Lake Worth Beach, Florida** — Structural Engineer
+ **Wellfield Improvements and Engineering Design Services, Palm Beach County Water Utilities Department (PBCWUD), West Palm Beach, FL** — Project Engineer
+ **City of Fort Pierce, Citrus Avenue Bridge Repairs over FEC Railway, Fort Pierce, FL** — Project Analyst



MATT FURSETZER, PE
Lighting Design

PROFESSIONAL CREDENTIALS

Education
+ Bachelor of Science, Civil Engineering, University of Florida

Credential License
+ Professional Engineer in FL, #63997

Special Qualifications
+ Has 25 years of experience in roadway design with a specialty emphasis on lighting for FDOT facilities
+ Proficient in AGI 32, Microstation, AutoCad, MathCad, and Visual Basic software programs

RELEVANT EXPERIENCE

+ **Lake Park Continuing Services - Architecture, Engineering (Various Types), Landscape Architecture, Survey Mapping, Planning and Other Related Services, Lake Park, FL** — Project Manager
+ **Fort Lauderdale Transportation and Public Spaces Planning and Engineering Continuing Services, Fort Lauderdale, FL** — Project Engineer
+ **Professional Lighting Design and Engineering Consulting Services, Vero Beach, FL** — Project Engineer
+ **SR A1A Streetscape Improvements, Fort Lauderdale, FL** — Project Engineer
+ **Palm Beach Park of Commerce Utility Services, Jupiter, FL** — Project Engineer
+ **Hollywood Corridor Lighting, Hollywood, FL** — Project Manager
+ **FDOT District One Districtwide Pedestrian Lighting Retrofit Design, Multiple, FL** — Project Engineer
+ **I-95/Central Boulevard Interchange Design, FDOT District Four, Palm Beach Gardens, FL** — Project Engineer
+ **Hollywood North Beach Underground Utilities Conversion, Hollywood, FL** — Project Engineer
+ **Reconstruction of Krome Avenue from South of SW 296 St to South of SW 232 St, FDOT District Six, Miami, FL** — Project Engineer



JOHN MCWILLIAMS, PE
Traffic Calming/Transportation/Signalization/Mobility

PROFESSIONAL CREDENTIALS

Education
+ Bachelor of Science, Civil Engineering, Ohio Northern University

Credential License
+ Professional Engineer in FL, #62541

Special Qualifications
+ Has 28 years of experience focusing on access management, traffic impact studies, corridor studies, operational analyses, and signalization design

RELEVANT EXPERIENCE

+ **Design Services for the NW 1st Street Complete Streets Improvement Project, Dania Beach, FL** — Principal-in-Charge
+ **Cutler Bay Medical Office, Cutler Bay, FL** — Project Manager
+ **South Dade Govt Complex, Cutler Bay, FL** — Project Manager
+ **Transportation Master Plan, Pompano Beach, FL** — Project Manager
+ **Miami-Dade County ATMS Integrator Contract General Operational Support, Miami, FL** — Project Engineer
+ **FDOT District Six I-95 Corridorwide Planning for Operational Deficiencies, US 1 to Broward County Line, Miami, FL** — Deputy Project Manager
+ **E20-DTPW-01 PSTE Contract - SR 5/US 1 at NE 96 Street Signal Mod, Miami Shores, FL** — Project Manager
+ **Districtwide Intermodal Systems Planning Consultant, FDOT District Six, FL** — Project Manager
+ **Downtown Transportation Grid Study, Oakland Park, FL** — Project Manager
+ **On-Call Statewide Policy Planning, FDOT Central Office, Tallahassee, FL** — Project Engineer



ELI PEREZ, PE, PTOE, IMSA II

Transportation/Signalization/Mobility

PROFESSIONAL CREDENTIALS

Education

+ Bachelor of Science, Civil Engineering, Florida International University

Credential License

+ Professional Engineer in FL, #93227
+ Professional Traffic Operations Engineer, #5473
+ Traffic Signals II in IMSA, #127159

Special Qualifications

+ Brings eight years of transportation engineering and planning experience

RELEVANT EXPERIENCE

+ **Weston Professional Engineering Design Services: Saddle Club Road Bicycle Lanes - Lakeview Drive to Weston Road, Weston, FL** — Project Engineer
+ **Fort Lauderdale Transportation and Public Spaces Planning and Engineering Continuing Services, Fort Lauderdale, FL** — Project Engineer
+ **City of Miami Beach Signal Support, Miami Beach, FL** — Project Manager
+ **Signal Operation Support, City of Miami Beach, FL** — Project Manager
+ **City of Miami Beach, ITS, and Smart Parking System Program Management, Miami Beach, FL** — Project Analyst
+ **Miami-Dade County ATMS Integrator Contract General Operational Support, Miami, FL** — Project Engineer
+ **Districtwide Complete Streets Contract, FDOT District Six, South Miami, FL** — Project Analyst
+ **Broward County Advanced Traffic Management System (ATMS) Communications Design, Fort Lauderdale, FL** — Project Engineer
+ **Professional Services for Transit and Public Works Projects, Miami-Dade Department of Transportation and Public Works, Miami, Florida** — Project Engineer
+ **FDOT District Three Districtwide ATMS/ITS Consultant Contract, Districtwide, FL** — Project Analyst



GEORGE PUIG, PLA

Landscape Architecture

PROFESSIONAL CREDENTIALS

Education

+ Bachelor, Landscape Architecture, University of Florida

Credential License

+ Professional Landscape Architect in FL, #0001706
+ Professional Landscape Architect in PR, #41

Special Qualifications

+ Has 36 years of landscape architecture experience
+ Team oriented with a unique blend of design knowledge and management experience

RELEVANT EXPERIENCE

+ **General Landscape Architectural Services Contract, Village of Palmetto Bay, FL, Palmetto Bay, FL** — Project Manager
+ **Landscape Design Services for Beautification of US 1 Medians, Palmetto Bay, FL** — Project Manager
+ **Islamorada Professional General Engineering, Village of Islamorada, FL** — Landscape Architect
+ **Professional Lighting Design and Engineering Consulting Services, Vero Beach, FL** — Project Manager
+ **Miami Miscellaneous Architectural Services for Citywide Capital Improvements, Miami, FL** — Project Manager
+ **Miami A/E Services for Shenandoah Park and New Swimming Pool Facility, Miami, FL** — Project Manager
+ **Miami Urban Design, Landscape Architecture and Engineering Services for a Flex Park at Virginia Key, Virginia Key, FL** — Project Manager
+ **Professional Services for Transit and Public Works Projects, Miami-Dade Department of Transportation and Public Works, Miami, Florida** — Landscape Architect
+ **North Bay Village Continuing Services Agreement for Planning, Utilities, Engineering, and Roadways, North Bay Village, FL** — Landscape Architect



IGNACIO LIZAMA, PE

Utility Relocation Design

PROFESSIONAL CREDENTIALS

Education

+ Bachelor of Science, Civil and Environmental Engineering, Cornell University

Credential License

+ Professional Engineer in FL, #53868

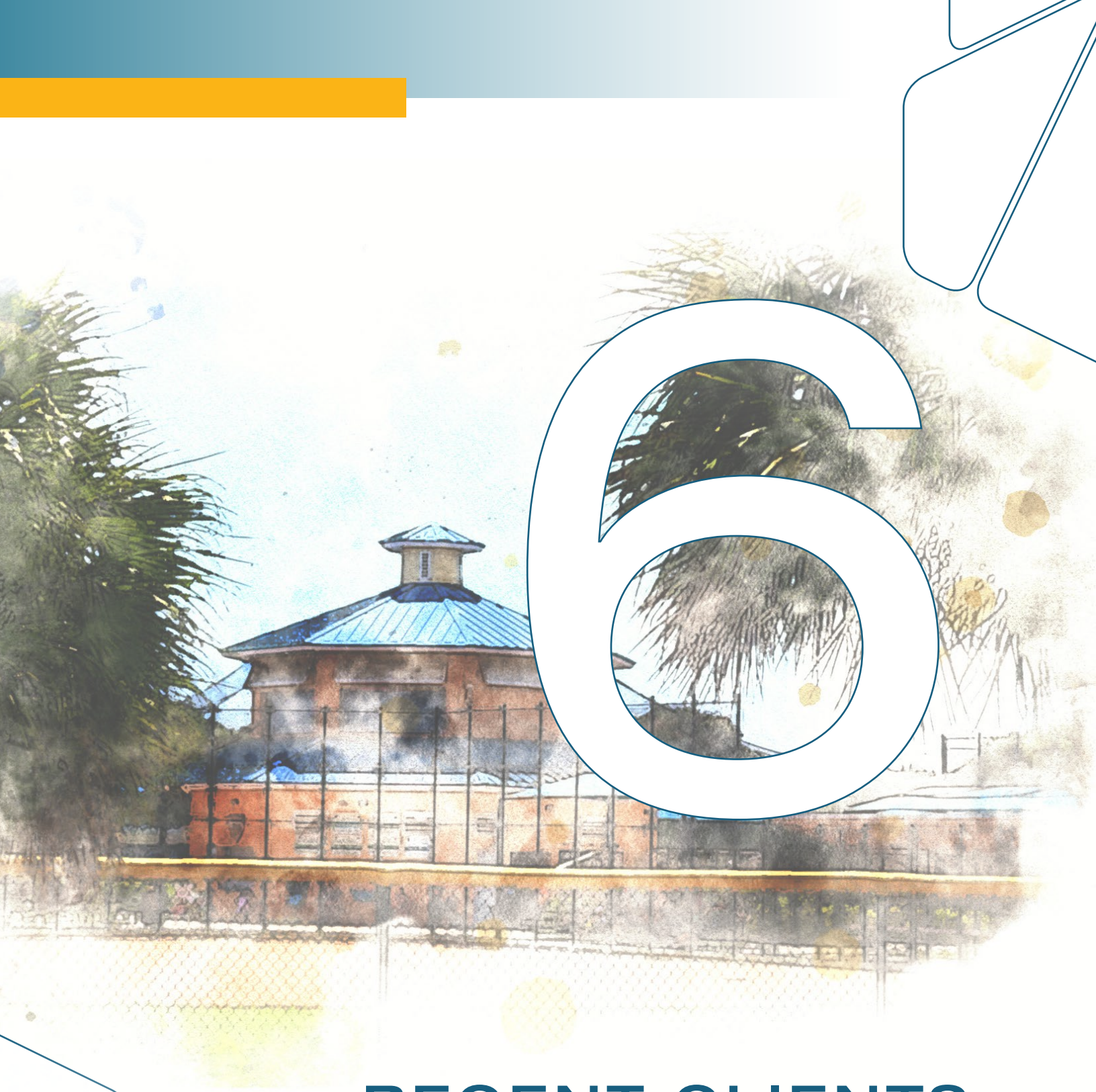
Special Qualifications

+ Leverages 32 years of institutional knowledge in service to municipal clients
+ Keen understanding of the leadership and technical skills necessary to exceed client expectations

RELEVANT EXPERIENCE

+ **Continuing Services for Water, Wastewater, Stormwater and Administrative Facilities, Coral Springs, FL** — Project Engineer
+ **Miami Beach Engineering Services for Water and Wastewater System Projects, Miami Beach, FL** — Project Manager
+ **City of Miami Miscellaneous Engineering Services for Citywide Capital Improvements, Miami, FL** — Project Manager
+ **Islamorada Professional General Engineering, Village of Islamorada, FL** — Quality Control Manager
+ **Florida Keys Aqueduct Authority Continuing Professional Services for Hydrogeologic and Water/Wastewater Regulatory Permitting, Key West, FL** — Quality Control Manager
+ **Utilities Commission of New Smyrna Beach Preliminary Wellfield Evaluation Implementation Plan, New Smyrna Beach, FL** — QC/QA Reviewer
+ **Miami-Dade County Design of Large Diameter Water and Wastewater Pipelines for the Water and Sewer Department's (WASD) Wastewater and Water Collection, Transmission, and Distribution System ISD Project No. E15-WASD-01, Miami-Dade County, FL** — Project Engineer
+ **WASD Water and Wastewater Infrastructure Projects - E23WS03, Miami, FL** — Project Manager





6

RECENT CLIENTS

TAB 6: RECENT CLIENTS

Kimley-Horn contracts with private and public entities throughout the U.S. Due to the size of the firm, this list would be too extensive to include within the proposal page limits. Below is a sample of the clients with whom we hold continuing service and on-call contracts after December 31, 2021.

A more extensive list of clients, barring those with whom we have signed non-disclosure agreements, can be provided upon request.

LENGTH OF CONTRACT	SCOPE OF SERVICES	TYPE OF CONTRACT	ACCOMPLISHMENTS	CONTACT INFORMATION
Village of Palmetto Bay				
September 2022-March 2024	Sub-Basin 61 Paving and Drainage Limited Construction Phase Services	Task Work Order-Based Fee	N/A	Nick Marano 305.259.1234 nmarano@palmettobay-fl.gov
December 2022-December 2025	SW 148th Street Streetscape Improvement Project, Design, Permitting, and Limited Construction Phase Services	Task Work Order-Based Fee	Provided construction phase services to expedite the project and to confirm that the project was built in accordance with the design plans	Nick Marano 305.259.1234 nmarano@palmettobay-fl.gov
June 2026-Ongoing	Preliminary Stormwater Capital Improvement Development	Task Work Order-Based Fee	N/A	Nick Marano 305.259.1234 nmarano@palmettobay-fl.gov
November 2024-May 2025	Sub-Basin 43 FDEM Phase 2 Grant Support	Task Work Order-Based Fee	Used previously prepared hydrologic and hydraulic analyses to prepare the data necessary for the application	Nick Marano 305.259.1234 nmarano@palmettobay-fl.gov
Village of Cutler Bay				
April 2025-Ongoing	Environmental Services during Construction Town of Cutler Bay Legacy Park	Task Work Order-Based Fee	N/A	Alfredo Quintero Jr. 305.234.4262 aquintero@cutlerbay-fl.gov
February 2025-Ongoing	US-1 / South Dixie Highway Median Landscape Beautification	Task Work Order-Based Fee	Prepared landscape architecture for five medians according to FDOT standards	Alfredo Quintero Jr. 305.234.4262 aquintero@cutlerbay-fl.gov

LENGTH OF CONTRACT	SCOPE OF SERVICES	TYPE OF CONTRACT	ACCOMPLISHMENTS	CONTACT INFORMATION
January 2024-Ongoing	Saga Bay Drainage Improvements	Task Work Order-Based Fee	Professional services include design, permitting, bid document development, bidding assistance, and limited construction phase services	Alfredo Quintero Jr. 305.234.4262 aquintero@cutlerbay-fl.gov
May 2025-August 2025	Environmental Site Assessment Report for Potential Future Town Hall Location	Task Work Order-Based Fee	Followed Florida Administrative Code and local brownfield guidance	Alfredo Quintero Jr. 305.234.4262 aquintero@cutlerbay-fl.gov

Subconsultants

LENGTH OF CONTRACT	SCOPE OF SERVICES	TYPE OF CONTRACT	ACCOMPLISHMENTS	CONTACT INFORMATION
CPZ Architects, Inc. – City of Boca Raton				
February 2019-October 2022	Wildflower Park	Project-Based Fee	Includes a new pedestrian promenade, boat ramp, picnic pavilion and restroom facility	Jennifer Bistyga 561.416.3397 jbistyga@myboca.us
Tierra South Florida, Inc. – The Corradino Group, Inc.				
November 2018-April 2019	La Pastorita Neighborhood Roadway Improvements	Project-Based Fee	Provided a geotechnical engineering report which included evaluations and recommendations regarding groundwater conditions, soil suitability and construction excavation and dewatering	Mel Pollock, PE 305.594.0735 mpollock@corradino.com
Longitude Surveyors, LLC – City of Miami Beach				
January 2025-Ongoing	Citywide Survey and Mapping Services	Task Work Order-Based Fee	N/A	Mr. Matthew LePera, P.E., PMP 305.673.7000 Ext. 26828 matthewlepera@miamibeachfl.gov



7

APPROACH TO COMPLETE PROJECTS ON TIME AND IN BUDGET

TAB 7: APPROACH TO COMPLETE PROJECTS ON TIME AND IN BUDGET

Kimley-Horn's client experience demonstrates the delivery approach we will bring to the Village of Palmetto Bay: responsive communication, practical technical solutions, coordinated permitting, disciplined schedule management, and a clear understanding of how municipal projects move from planning through implementation. The following table provides the RFQ-required client information, followed by concise examples of how these assignments illustrate our approach to meeting the Village's expectations of delivering quality results on time and on budget.

CLIENT/ PROJECT	CONTRACT LENGTH/ TYPE	SCOPE/ACCOMPLISHMENTS	CLIENT CONTACT
Town of Miami Lakes / Miscellaneous Civil Engineering Services	Ongoing / Continuing services and work orders	Continuing civil engineering support including stormwater planning, drainage improvements, Safe Routes to School, traffic studies, GIS, parks, CIP management, resurfacing, and signing/ pavement marking; provides responsive staff-extension support across recurring municipal assignments.	Omar Santos Baez, Public Works Director 305.364.6100 ext. 1182 santoso@miamilakes-fl.gov
City of Lighthouse Point / Continuing Professional Engineering Services	Ongoing / Continuing services and ask-based assignments	Continuing engineering support including stormwater master planning, drainage atlas updates, H/H modeling, flood reduction alternatives, CIP development, bridge inspections, condition assessments, scour measurements, and bridge repair recommendations; delivered the City's first stormwater master plan update in more than 20 years.	Ross Licata, City Administrator 954.784.3434 rlicata@lighthousepoint.com Charles Schramm, Public Works Director 954.946.7386 cschramm@lighthousepoint.com
City of Sunrise / Welleby Park Expansion Project	Completed 2023 / Landscape architecture continuing services agreement	Conceptual design, public presentation support, refined design plans, paving, drainage, utilities, signing and marking, landscape architecture, civil engineering, traffic engineering, stormwater/utility planning, and general planning; advanced a community-focused park expansion into coordinated design plans. Design fee: $449.55K; construction cost: $2.7M.	Earl Prizlee, Capital Projects Coordinator 954.888.6002 eprizlee@sunrisefl.gov

Across these assignments, Kimley-Horn's approach is demonstrated through delivery. We begin by confirming the client's priorities, assembling the right technical disciplines; defining a clear scope and work plan; and identifying schedule milestones, agency and stakeholder touchpoints, quality reviews, and critical path issues. By evaluating planning, design, permitting, utilities, cost, schedule, constructability, and long-term maintenance considerations together from the outset, we reduce rework; identify risks before they affect delivery; and produce coordinated work products that support decision-making, bidding, construction, and long-term capital implementation.

Staff-extension service and accountability: Miami Lakes and Lighthouse Point demonstrate Kimley-Horn's ability to provide flexible, assignment-based support while maintaining a single point of accountability, regular communication, disciplined action-item tracking, and responsive project management.

Integrated planning, permitting, and implementation: Kimley-Horn approaches each assignment by connecting planning, design, permitting, cost, schedule, and implementation decisions from the outset. We identify required approvals early, coordinate with agencies and utility providers, evaluate constructability and long-term maintenance considerations, and incorporate these factors into the work plan before design advances too far. This integrated process helps clients avoid late-stage surprises, maintain momentum through review and permitting, and move efficiently from technical evaluation to actionable recommendations, bid-ready documents, or construction-phase support.

Constructible design delivery: Kimley-Horn approaches design with implementation in mind from the outset. We integrate the appropriate technical disciplines early and test decisions against permitting, cost, schedule, utility, maintenance, and constructability considerations before the design advances too far. This approach helps identify conflicts before submittal, reduce late-stage revisions, produce clearer construction documents, and support a smoother transition from concept development to bidding and construction.

Milestone-based QA/QC: Kimley-Horn builds quality review into the work plan from the outset. Senior staff and discipline leads perform milestone reviews focused on technical assumptions, calculations, interdisciplinary coordination, permitting requirements, and deliverable completeness so issues are identified before submittal, rework is minimized, and final documents are coordinated and aligned with the client's objectives.

Schedule and budget control: Kimley-Horn manages schedule and budget through clear scope definition, realistic work planning, regular progress reviews, and early identification of critical path items. Project managers track deliverables, decisions, agency reviews, staffing needs, and potential risks throughout each assignment so adjustments can be made before they affect project commitments. By pairing disciplined communication with experienced technical leadership and milestone-based cost and schedule checks, we help clients maintain budget confidence, avoid unnecessary rework, and keep projects moving toward implementation.

Stakeholder and public involvement: Kimley-Horn incorporates stakeholder coordination and public communication as part of project delivery, not as an afterthought. We work with municipal staff, agency reviewers, utility providers, adjacent property owners, residents, and other affected stakeholders to confirm priorities, communicate potential impacts, and gather input that can be reflected in design development, permitting, maintenance of traffic, and construction sequencing. By using clear meeting materials, graphics, action-item tracking, and timely follow-up, we help clients maintain transparency, reduce uncertainty, and build support for implementation.

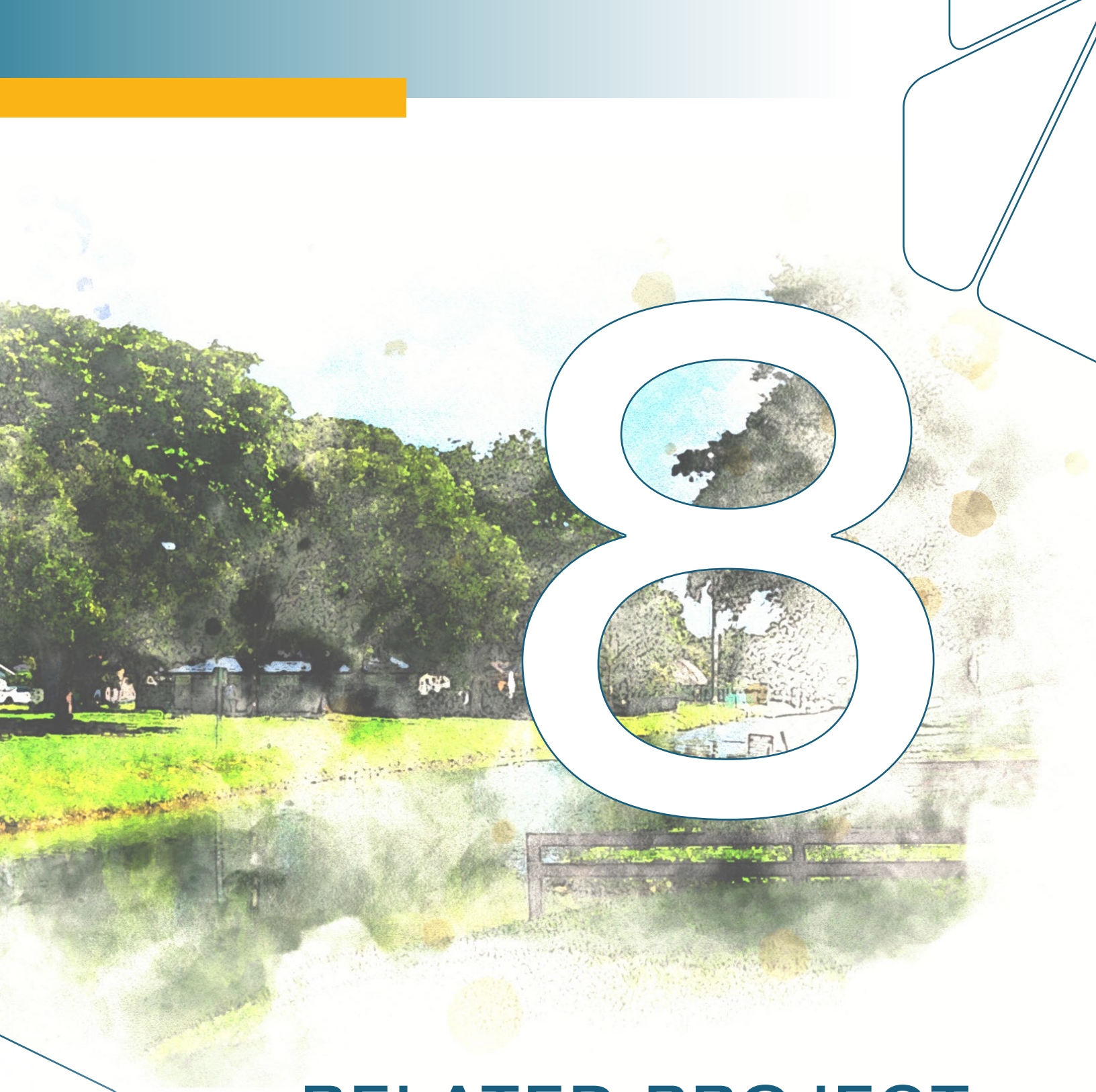
This client-focused delivery model allows Kimley-Horn to provide the Village with responsive service, technically sound recommendations, and coordinated work products that are ready to support implementation.



Welleby Park Expansion, Sunrise, FL



Bridge Design and Consulting Services, Lighthouse Point, FL



8

RELATED PROJECT EXAMPLES

TAB 8: RELATED PROJECT EXAMPLES

Kimley-Horn brings a continuous, multi-decade record of on-call service to the Village of Palmetto Bay, delivering stormwater master planning, roadway and drainage improvements, municipal facility planning, continuing traffic engineering, Safe Routes to School (SRTS) design, and comprehensive planning updates. The 10 projects below demonstrate our experience working on projects related to the scope of services outlined by the Village, and we completed each consistent with the professional standard of care and within the client's schedule and budget expectations.

Sub-Basin 43 Design and Grant Assistance, Palmetto Bay, FL

Kimley-Horn is providing professional engineering services for the design and permitting of a drainage system for the neighborhoods located within the Village's Sub-Basin 43. Improvements consist of underground piping, exfiltration trench for storm attenuation and stormwater treatment, connection to an existing outfall, roadway resurfacing, and new pavement marking. Professional services include surveying, stormwater analysis, civil and electrical engineering design, landscaping and irrigation, permitting, coordinating with utility providers, preparing quantity calculations, and engineer's estimates of probable costs. The construction phase services will include site visits, pay application review, responding to RFIs, and project closeout/certifications. Kimley-Horn's team is also assisting the Village of Palmetto Bay with a grant application for the paving, grading, and draining improvements in sub-basin 43. The firm is providing supporting documentation for the grant application that is seeking funding from the Florida Department of Emergency Management (FDEM). The firm will use previously prepared hydrologic and hydraulic analyses to prepare the data necessary for the application. Additional services for this project include calculations and roadway analysis.

Relevant Staff: Tiffany Stanton

Franjo Activity Center, Palmetto Bay, FL



The Village of Palmetto Bay selected Kimley-Horn to develop a comprehensive approach to land use in order to identify the tools needed to facilitate a prosperous downtown. In order to differentiate ourselves from the City's previous unsuccessful plan, we designed a more comprehensive analysis by utilizing tools such as TDRs, flexibility, density bonuses, green building construction, and incentives for open space as part of the Franjo Activity Center Comprehensive Plan Amendment and supporting analysis. As a result, Palmetto Bay is in the process of creating a "downtown" encompassing a mix of land uses within a compact, walkable setting including civic/governmental functions, residential, commercial, office, and parks. The Village has now developed the Downtown Urban Village zoning district, a $10,000,000 infrastructure project, an unsolicited bid to build a multimodal parking facility with commercial leasable space, and the submission of multiple private mixed-use development applications. The new downtown met the need of an economic and cultural heart of their Village complete with landscaping, off-street parking, and bicycle lanes.

Relevant Staff: Stefano Viola

SW 82nd Avenue (Sub-basin 59/60) Paving and Drainage Improvements, Palmetto Bay, FL

Kimley-Horn assisted the Village with addressing flooding issues throughout Drainage Basin 59-60 as defined in the Village's Stormwater Master Plan. The project consisted of analyzing the contributing drainage area associated with the following roadways: SW 82nd Avenue from SW 152nd Street to SW 160th Street, SW 81st Street from SW 152nd Street to SW 155th Street, and a localized improvement at the intersection of SW 160th Street and SW 81st Avenue. Kimley-Horn assisted in developing a roadway restoration/resurfacing and drainage improvements project in the residential area including permitting, signing and pavement markings, and site restoration. The project occurred on a roadway with high traffic volumes, and a detailed maintenance of traffic plan was required to minimize impacts to the community while focusing on vehicular and pedestrian safety

at all times. Tasks included data collection, preparation of design development plans, drainage design and permitting (including hydraulic analysis), and preparation of final construction plans and contract documents.

Relevant Staff: Stefano Viola

Palmetto Bay Design Services for the Safe Routes to School (SRTS) Improvements near Howard Drive Elementary, Coral Reef Elementary and Perrine Elementary Schools, Palmetto Bay, FL

The project was a safe routes to school project for Howard Drive, Coral Reef, and Perrine Elementary schools that the Village received LAP funding to implement. The improvements included new sidewalks, landscaping, solar pedestrian flashers, and signing and marking.

Relevant Staff: Tiffany Stanton, Tom Hargrett, Josue Ramos, Stefano Viola, Matt Brosman

Landscape Design Services for Beautification of US 1 Medians, Palmetto Bay, FL

Kimley-Horn developed planting and irrigation designs for existing US 1 medians between SW 136th and SW 184th Street consisting of 24 medians spanning 6 miles. The planting design incorporated new trees, palms, shrubs, and groundcovers into the medians following FDOT design standards. The planting and irrigation contract documents were presented to FDOT for right-of-way landscape permits. The scope included conceptual design, planting and irrigation design, and permit processing assistance.

Relevant Staff: George Puig, Jonathan Haigh

Safe Routes to School Design Services — Cutler Bay Middle School, Cutler Bay, FL



Kimley-Horn provided professional services for the design and preparation of construction documents for the federally funded Safe Routes to School (SRTS) project at Cutler Bay Middle School, formerly known as Cutler Bay Academy of Advanced Studies. The scope included project management, preliminary design, environmental documentation, permitting assistance, final design services, LAP funding coordination and post design services, as well as construction contract documents including design plans, specifications, cost estimates, and production of the necessary environmental documents for the project.

Relevant Staff: Stefano Viola

Saga Bay Drainage Improvements, Cutler Bay, FL

The Town of Cutler Bay is experiencing flooding within the Saga Bay neighborhood. Kimley-Horn was retained to prepare and deliver design and construction plans to improve stormwater management and improve stormwater quality within the project limits. The professional services associated with this project include design, permitting, bid document development, bidding assistance, and limited construction phase services. The proposed drainage improvements consist of exfiltration trench, manholes, catch basins, piping, and roadway and swale restoration.

Relevant Staff: Tiffany Stanton, Casey Cruzpino, Stefano Viola, Matt Brosman

Town Center Plaza, Cutler Bay, FL

For the Town of Cutler Bay, Kimley-Horn provided landscape architecture and planning services for the Cutler Bay Town Center Plaza, transforming an approximately 2.27-acre site adjacent to the Town Center building into a flexible civic gathering space. Kimley-Horn developed a comprehensive conceptual landscape design and cost estimates that balance everyday use with large

community events, featuring a central stage and amphitheater, custom shade structures, a skate park, outdoor fitness stations, pedestrian walkways, structured parking, and integrated landscaping. The design emphasizes durable hardscape, shaded gathering areas, and connected circulation to support activities ranging from daily recreation to farmers markets, movie nights, and community events. To support public engagement and decision-making, Kimley-Horn also prepared a video fly-through of the Final Conceptual Plan, which was presented during community outreach and Town Council meetings.

Relevant Staff: George Puig, Michelle Latte

On-Call GIS Services, Pinecrest, FL

Kimley-Horn has been contracted by the Village of Pinecrest as an on-call GIS consultant since 2016. Kimley-Horn provides remote and on-site training to staff and has assisted the Village in the development and organization of their GIS Enterprise Server configuration and database development. Recent project support includes the development of an online interactive ArcGIS Enterprise Hub Site based on the Village's Strategic Plan. The Village's Strategic Plan included adopted goals, objectives, and target metrics for each Department and the online resident dashboard provided a way for residents, Village staff, and Council to review, visualize, and track progress through the use of interactive maps and dynamic charts and indicators reporting on real-time information. In addition to reporting on community objectives, the public was also able to access information about their individual properties to obtain flood zone information, zoning and future land use designations, congressional and local representatives districts, as well as property appraiser information. This Hub Site allows for streamlined communication between departments and the public concerning updates to the Village's Strategic Plan.

Relevant Staff: Amber Crane, Eli Perez, John McWilliams

SR A1A Streetscape Improvements, Fort Lauderdale, FL

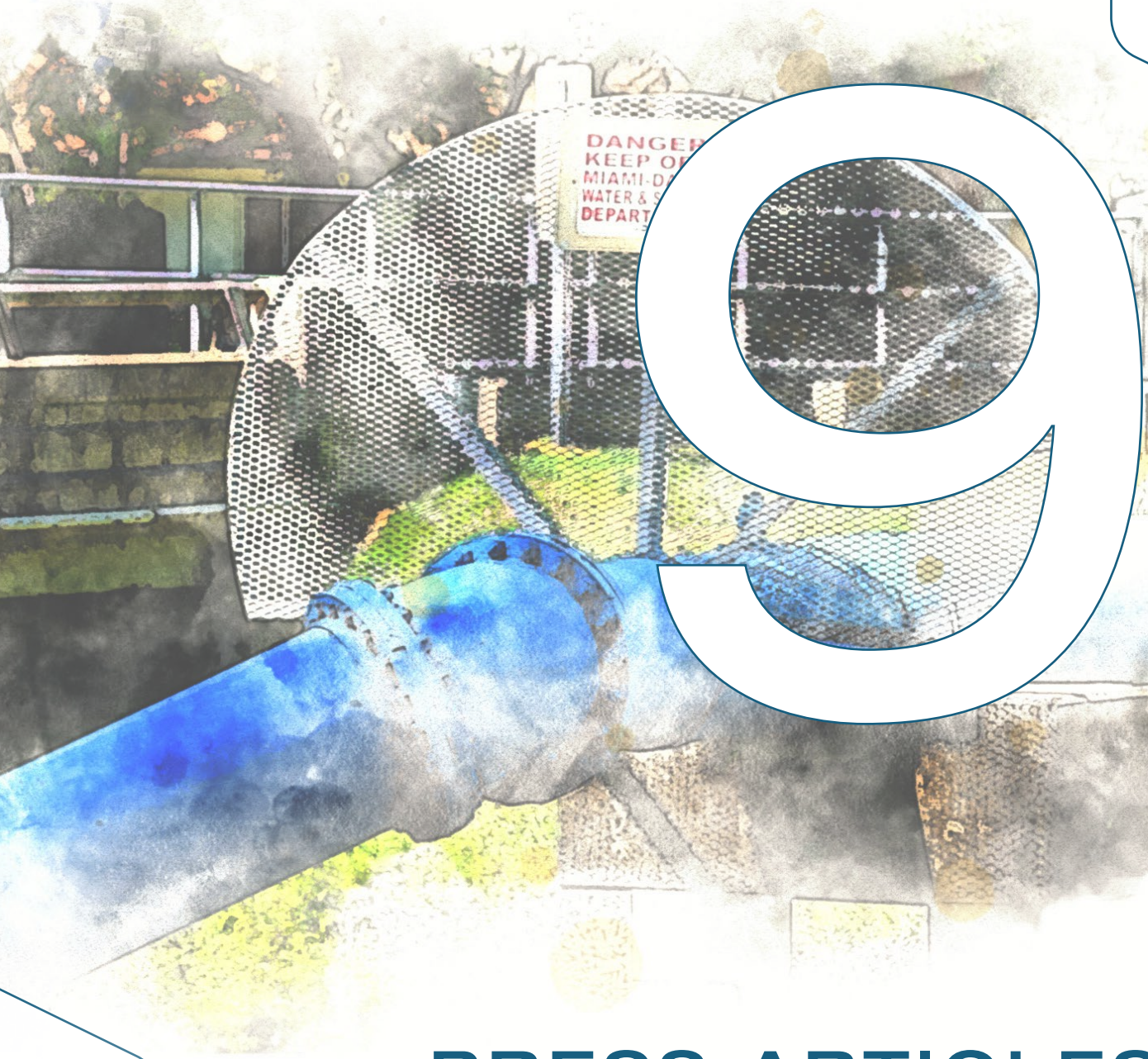
Kimley-Horn is providing full civil engineering services for the redevelopment of the existing streetscape of State Road A1A Northbound from the South Beach Parking to Alhambra Street along Fort Lauderdale Beach. The project consists of improving the sidewalk on both sides of the street outside of the curbing in order to provide modern and cohesive look, a definitive delineation between the pedestrian zone and the outdoor restaurant café zone, and an improved pedestrian experience while walking along the beach and to its businesses. The trees and light poles are being consolidated near the back of curb to open up the pedestrian zone and provide a clear walking path. Kimley-Horn is the prime consultant on the project, with a team of local subconsultants, and is responsible for providing the civil engineering, permitting, coordination, and other services for the complete project.

Relevant Staff: Matt Fursetzer, Stewart Robertson, Lisa Stone, Jaime Ghitelman, Jonathan Haigh, Jerry Piccolo, Tori Bacheler

Professional Services for Transit and Public Works Projects, Miami-Dade Department of Transportation and Public Works, Miami-Dade County, FL

In 2022, Kimley-Horn was selected by the Miami-Dade County Department of Transportation and Public Works (DTPW) to perform professional and technical services for DTPW to support the development of various DTPW plans and studies; detailed site plans; technical and operational planning; transit studies; environmental review and studies in accordance with the National Environmental Policy Act; and public involvement activities. These professional services will support DTPW with infrastructure facilities and system engineering, planning, analysis, and design to support the Strategic Miami Area Rapid Transit Plan corridor studies and design. The Work Orders that have been performed under this contract to date have included a Bonnet Bat Survey, East-West Corridor Project Management Support, the Countywide Transportation Master Plan, Electric Vehicle Charging Station Design at Lehman Center, The Rickenbaker Causeway Master Plan, South Dade Trail Design, South Dade Busway Pick-up/Drop-off Area Conceptual Design, Lehman Rail Curve Realignment, Program Development Design Guidelines, and the Aventura Intermodal Terminal Conceptual Design.

Relevant Staff: Amber Crane, Stewart Robertson, Eli Perez, George Puig, Maggie Giraldo, John McWilliams, Stefano Viola, Jeffrey Sallee, Lisa Celano, Michelle Latte, Matt Brosman, Jerry Piccolo, Tori Bacheler, Matt Fursetzer, Jaime Ghitelman, Josue Ramos



9

PRESS ARTICLES, PROFILES, COMMENDATIONS, AND AWARDS

TAB 9: PRESS ARTICLES, PROFILES, COMMENDATIONS, AND AWARDS

The following credentials, honors, and client testimonials support our qualifications for the Village of Palmetto Bay's continuing services contract.

Florida Project Recognition

The strongest proof of Kimley-Horn's ability to execute projects with professionalism and passion is our high percentage of repeat clients, approximately 90%. This includes Palmetto Bay, which we have been serving for over two decades on multiple previous iterations of the Village's continuing services contract. We are proud of our ability to understand a client's needs, and it is through that understanding that we execute projects that improve their residents' quality of life.

Awards and Industry Honors

Stefano Viola, PE, our proposed Principal-in-Charge, was recognized with the 2025 APWA Technical Innovation Award. Kimley-Horn's South Florida practice has also earned regional distinctions, including the 2023 American Public Works Association Florida Chapter West Coast Branch Project of the Year for Transportation and the 2023 ASCE Palm Beach Branch Sustainable Project of the Year, and the firm's broader Florida portfolio includes multiple Florida Institute of Consulting Engineers Engineering Excellence Awards and an ASCE Florida Section Project of the Year, demonstrating sustained recognition across the state's engineering community. Additionally, our key landscape architect, **Jonathan Haigh, PLA**, led the expansion of Welleby Park in the City of Sunrise, which was honored with the 2024 ASLA Florida Design Award of Merit (Open Space Category).

Client Commendations and Testimonials

Omar Santos Baez, Director of Public Works for the Town of Miami Lakes, stated that he "worked with Stefano Viola, PE, for close to 20 years" and found the Kimley-Horn team "responsive, professional, and provide high-quality work," citing specific projects "completed on time and within budget, including the Stormwater Master Plan Update #3, Multiple Neighborhood Drainage Improvements Projects, and Safe Routes to School design services."

Additionally, Alfredo Quintero Jr., Public Works Director for the Town of Cutler Bay, recognized Kimley-Horn for our ability to obtain a $200,000 grant from the South Florida Water Management District for the Town's stormwater master plan. Through our strategic assistance, we "significantly offset the Town's cost," reducing it from $230,000 to $30,000 with our grant management professionals.

Professional Licenses and Certifications

Kimley-Horn maintains an active Florida Department of Transportation prequalification covering a wide range of work groups, including Minor and Major Highway Design, Traffic Engineering Studies, Signalization, Land Planning/Engineering, and Landscape Architecture. Additionally, we have held an active Florida Department of State Certificate of Status confirming the firm's authorization to transact business in the State of Florida since 1968 as well as firm licenses for engineering, landscape architecture, and surveying. All proposed staff have maintained the appropriate credentialing for this Continuing Services contract, as reflected in the organizational chart in Tab 3.

Kimley-Horn Corporate and Staff Licenses



State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

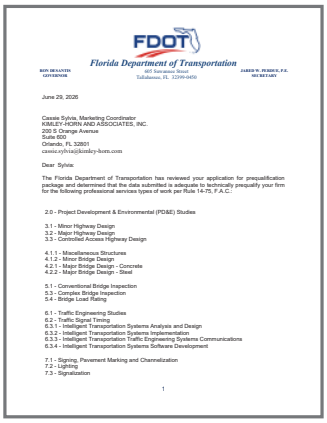
The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 10, 2026, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2026

Secretary of State



FDOT
Florida Department of Transportation

RON DESANTIS
GOVERNOR

JARED W. PERDUE, P.E.
SECRETARY

June 29, 2026

Cassie Sylvia, Marketing Coordinator
KIMLEY-HORN AND ASSOCIATES, INC.
200 S Orange Avenue
Suite 600
Orlando, FL 32801
cassie.sylvia@kimley-horn.com

Dear Sylvia:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

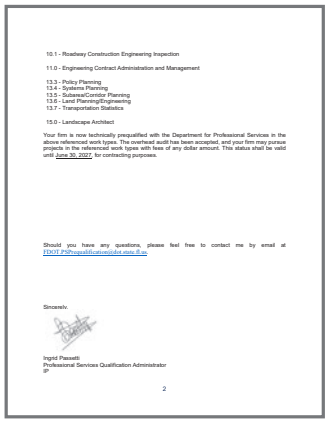
4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design
4.2.1 - Major Bridge Design - Concrete
4.2.2 - Major Bridge Design - Steel

5.1 - Conventional Bridge Inspection
5.3 - Complex Bridge Inspection
5.4 - Bridge Load Rating

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
6.3.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

1



10.1 - Roadway Construction Engineering Inspection

11.0 - Engineering Contract Administration and Management

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

15.0 - Landscape Architect

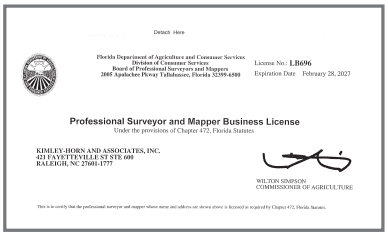
Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Ingrid Passetti
Professional Services Qualification Administrator
IP

2



Detach Here

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

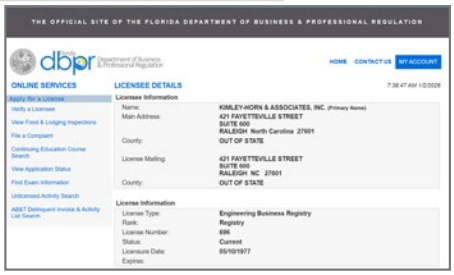
License No.: LB696
Expiration Date: February 28, 2027

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

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST STE 600
RALEIGH, NC 27601-1777

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



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dbpr Department of Business & Professional Regulation

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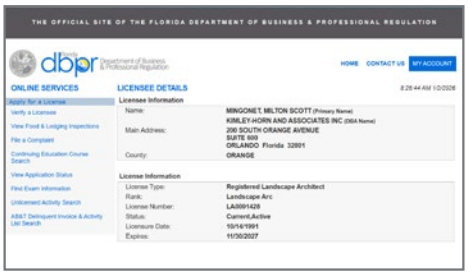
LICENSEE DETAILS

License Information

Name: KIMLEY-HORN & ASSOCIATES, INC. (Primary Name)
Main Address: 421 FAYETTEVILLE STREET SUITE 600 RALEIGH North Carolina 27601
County: OUT OF STATE
License Mailing: 421 FAYETTEVILLE STREET SUITE 600 RALEIGH NC 27601
County: OUT OF STATE

License Information

License Type: Engineering Business Registry
Rank: Registry
License Number: 696
Status: Current
Licensure Date: 05/10/1977
Expires:



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LICENSEE DETAILS

Licensee Information

Name: MINGONET, MILTON SCOTT (Primary Name)
KIMLEY-HORN AND ASSOCIATES INC (DBA Name)
Main Address: 200 SOUTH ORANGE AVENUE SUITE 600 ORLANDO Florida 32801
County: ORANGE

License Information

License Type: Registered Landscape Architect
Rank: Landscape Arc
License Number: LA0001428
Status: Current,Active
Licensure Date: 10/14/1991
Expires: 11/30/2027



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE

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

STANTON, TIFFANY
5179 SW 87TH AVE
COOPER CITY FL 33328

LICENSE NUMBER: PE85268
EXPIRATION DATE: FEBRUARY 28, 2027
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VIOLA, STEFANO F.
324 BAYBERRY DRIVE
PLANTATION FL 33317

LICENSE NUMBER: PE74655
EXPIRATION DATE: FEBRUARY 28, 2027
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SCHANEN, KEVIN M.
1687 BREAKERS WEST BLVD.
WEST PALM BEACH FL 33411

LICENSE NUMBER: PE60251
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FURSETZER, MATTHEW BERNARD
6160 SHADOW TREE LANE
LAKE WORTH FL 33463

LICENSE NUMBER: PE63997
EXPIRATION DATE: FEBRUARY 28, 2027
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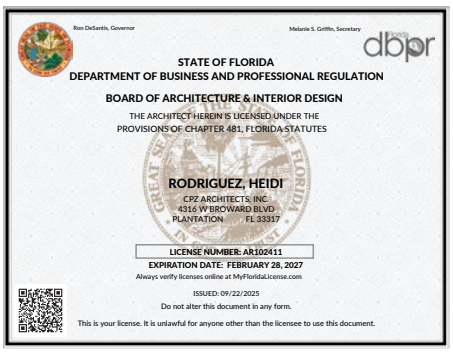
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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GHITELMAN, JAIME
8201 PETERS ROAD
SUITE 2200
PLANTATION FL 33324

LICENSE NUMBER: PE87473
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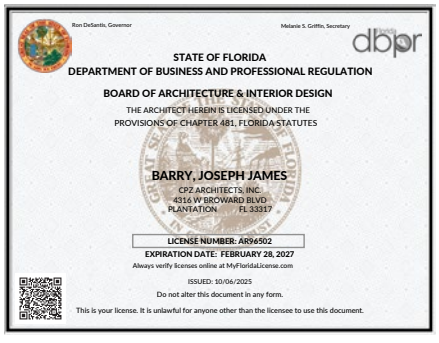
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BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

RODRIGUEZ, HEIDI
CPZ ARCHITECTS, INC.
4316 W BROWARD BLVD
PLANTATION FL 33317

LICENSE NUMBER: AR102411
EXPIRATION DATE: FEBRUARY 28, 2027
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ISSUED: 09/22/2025
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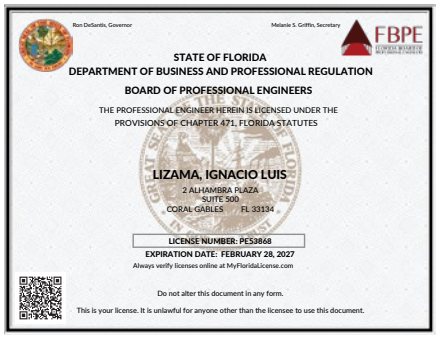
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

BARRY, JOSEPH JAMES
CPZ ARCHITECTS, INC.
4316 W BROWARD BLVD
PLANTATION FL 33317

LICENSE NUMBER: AR96502
EXPIRATION DATE: FEBRUARY 28, 2027
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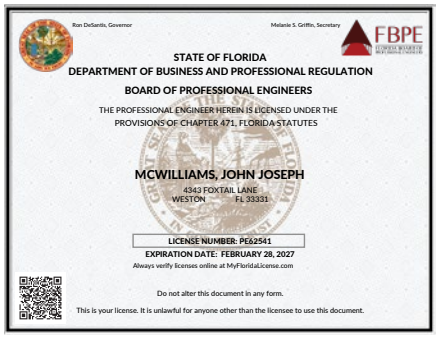
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LIZAMA, IGNACIO LUIS
2 ALHAMBRA PLAZA
SUITE 500
CORAL GABLES FL 33134

LICENSE NUMBER: PE53868
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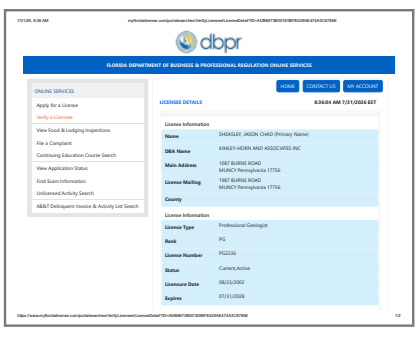
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MCWILLIAMS, JOHN JOSEPH
4343 FOXTAIL LANE
WESTON FL 33331

LICENSE NUMBER: PE62541
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LICENSEE DETAILS

8:36:04 AM 7/31/2026 EST

License Information

Name: SHEASLEY, JASON CHAD (Primary Name)
DBA Name: KIMLEY-HORN AND ASSOCIATES INC
Main Address: 1987 BURNS ROAD MUNCY Pennsylvania 17756
License Mailing: 1987 BURNS ROAD MUNCY Pennsylvania 17756
County:

License Information

License Type: Professional Geologist
Rank: PG
License Number: PG2236
Status: Current Active
Licensure Date: 08/23/2002
Expires: 07/31/2028

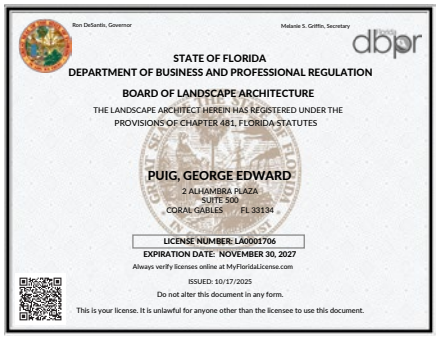




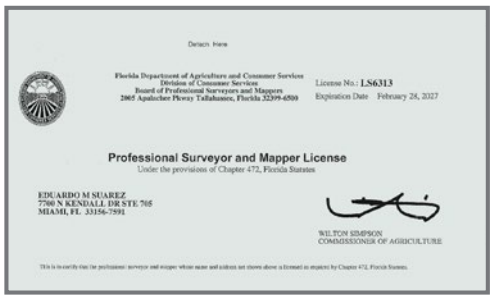


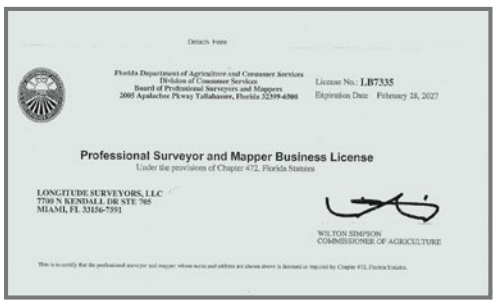






Subconsultant Licenses







Tierra South Florida, Inc.
CA 28073
No Expiration Date



Raj Krishnasamy, PE
FL PE 53567
Expires 2/28/2027



Kumar Vedula, PE
FL PE 54873
Expires 2/28/2027



10

FORMS

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	Kimley-Horn and Associates, Inc. CPZ Architects, Inc.
Landscape Design	Kimley-Horn and Associates, Inc.
General Civil Engineering	Kimley-Horn and Associates, Inc. Tierra South Florida, Inc. - Geotechnical Longitude Surveyors, LLC - SUE and Surveying
Roadway Traffic & Transportation Planning and Engineering Services	Kimley-Horn and Associates, Inc. Tierra South Florida, Inc. - Geotechnical Longitude Surveyors, LLC - SUE and Surveying
General Urban Planning Services	Kimley-Horn and Associates, Inc. Longitude Surveyors, LLC - SUE and Surveying
Electrical Engineering	Kimley-Horn and Associates, Inc. Longitude Surveyors, LLC - SUE and Surveying
Structural Engineering	Kimley-Horn and Associates, Inc. Tierra South Florida, Inc. - Geotechnical Longitude Surveyors, LLC - SUE and Surveying
Mechanical	Kimley-Horn and Associates, Inc. Longitude Surveyors, LLC - SUE and Surveying
Enviornmental Engineering	Kimley-Horn and Associates, Inc. Tierra South Florida, Inc. - Geotechnical Longitude Surveyors, LLC - SUE and Surveying
Fire Protection	Kimley-Horn and Associates, Inc. Longitude Surveyors, LLC - SUE and Surveying
Plumbing	Kimley-Horn and Associates, Inc. Longitude Surveyors, LLC - SUE and Surveying
***Please check mark the area of your specialty/ies**	

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Architecture	CPZ Architects, Inc.	4316 W Broward Blvd Plantation, FL 33317	P: (954) 792-8525 F: N/A
Geotechnical Engineering, Soil Explorations, and Material Testing	Tierra South Florida, Inc.	2765 Vista Pkwy West Palm Beach, FL 33411	P: (561) 687-8536 F: N/A
Subsurface Utility Explorations	Longitude Surveyors, Inc.	7700 N Kendall Dr., Ste 705 Miami, FL 33156	P: (305) 463-0912 F: N/A
Design, Right of Way, Construction Survey	Longitude Surveyors, Inc.	7700 N Kendall Dr., Ste 705 Miami, FL 33156	P: (305) 463-0912 F: N/A

SUBCONSULTANT STATEMENT OF EXPERIENCE

CPZ Architects, Inc.

CPZ Architects, Inc. is a Florida-licensed architectural corporation founded in 2002, headquartered at 4316 W. Broward Boulevard, Plantation, Florida 33317. The firm holds active Florida Certificate of Authorization AA #26000685 and has operated continuously and debt-free for all 24 years of its history. CPZ Architects has designed more than 200 municipal facilities across more than 20 public agencies in Florida under continuing professional services contracts. Our portfolio spans fire and public safety facilities, civic and administrative buildings, recreation and aquatics centers, community centers, and school campuses.

The 22-person firm includes seven registered architects, 10 associate architects, two construction administrators, and three office support staff. As a full-service architecture firm with a focus on municipal projects, this team provides focused depth in civil buildings and facilities as a core practice.

Our firm's strength lies in our ability to provide responsive, client-focused service while managing projects from initial planning and programming through design, permitting, bidding, construction administration, and project closeout. We understand the unique requirements of public procurement, regulatory compliance, funding constraints, and stakeholder coordination, enabling us to consistently deliver projects that meet client expectations for quality, schedule, and budget.

CPZ Architects combines technical expertise, local knowledge, and a collaborative approach to consistently deliver successful projects that meet the operational needs of our clients while maintaining the highest standards of design, functionality, and fiscal responsibility.

Longitude Surveyors, LLC

Longitude Surveyors, LLC is a Florida-based surveying and mapping firm with more than 22 years of experience supporting municipal, county, transportation, and infrastructure projects throughout South Florida. Longitude is well qualified to support the Village of Palmetto Bay under this continuing services contract with experience in roadway, drainage, utility, park, streetscape, and public infrastructure improvements.

Longitude provides boundary, right-of-way, topographic, construction, hydrographic, and as-built surveying, as well as Subsurface Utility Engineering (SUE), 3D laser scanning, UAV photogrammetry, and digital terrain modeling. Representative experience includes roadway and drainage improvements, pump stations, canal and seawall projects, pedestrian and bicycle facilities, and work within municipal, County, and State rights-of-way.

Longitude maintains experienced professional staff, multiple field crews, and modern survey technology to respond efficiently to as-needed assignments. The firm is FDOT prequalified in Surveying and Mapping Work Groups 8.1, 8.2, and 8.4 and holds Miami-Dade County technical certifications in Land Surveying, Aerial Photogrammetry, Underground Utility Location, and Hydrographic Surveying.

Tierra South Florida, Inc.

Tierra South Florida is a full-service consulting geotechnical engineering, construction materials testing, and inspections firm with capabilities that include test borings, engineering analyses and reports, AutoCAD and MicroStation plan sheets, laboratory soils testing, and construction engineering inspection services.

Tierra has partnered with Kimley-Horn on more than 200 projects in South Florida, including Sub Basin 12 in Palmetto Bay in which they provided a geotechnical engineering report that included evaluations and recommendations regarding the asphalt and drainage of the roadway.

The firm's professional team is committed to providing quality, responsive service and has established a reputation for sound technical approaches and professional competence across a wide range of demanding disciplines. Tierra South Florida also provides threshold and special inspection services, as well as roofing inspection services. The firm is a certified Disadvantaged Business Enterprise (DBE) with the Florida Department of Transportation and a certified Small Business Enterprise (SBE) with the South Florida Water Management District and the City of West Palm Beach. Its main office is located in West Palm Beach, Florida, with branch offices in Miami Lakes, Tampa, and Orlando.

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Kimley-Horn & Associates, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Kimley-Horn updated the Town of Miami Lakes' Storm Water Master Plan, including drainage system evaluation, hydrologic and hydraulic modeling, and development of a prioritized capital improvement program. The project identified stormwater deficiencies and recommended improvements to support long-term flood mitigation and system resilience.

Initial Value of Contract: $60,345.00 Final Value of Contract: $60,345.00

Length of Contract: 2 years (2018-2020)

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

✓ Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Kimley-Horn has been an outstanding consultant to the Town of Miami Lakes. Their expertise, responsiveness, professionalism, and commitment to delivering high-quality work have been exceptional. We highly recommend their services.

Name of Public Entity/Company: Town of Miami Lakes

Name of Individual completing this form: Anaily Padron

Signature: [signature] Title: Capital Improvements Project Manager

Telephone: (305) 364-6100 Email: padrona@miamilakes-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Kimley-Horn & Associates, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Kimley-Horn provided engineering design, permitting, and construction phase services for the McNab Road Bridge Replacement and Streetscape Project in Pompano Beach, Florida. Improvements included replacement of the existing bridge, relocation of utilities, drainage upgrades, widened sidewalks, lighting, landscaping, and streetscape enhancements.

Initial Value of Contract: $909,162.88 Final Value of Contract: $1,180,531.44

Length of Contract: 7 years

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Overall, the Company has been providing excellent services over the past seven (7) years for the McNab Road & Bridge Improvements project. The design team demonstrated professionalism and responsiveness when dealing with City requests. Also, the core staff is knowledgeable and flexible as the project has experienced multiples challenges such as Covid-19, industry backlogs and permitting delays primarily outside of the company's control.

Name of Public Entity/Company: City of Pompano Beach

Name of Individual completing this form: Fernand Thony. P.E.

Signature: Fernand Thony Digitally signed by Fernand Thony Date: 2026.08.26 14:19:55 -04'00' Title: GO Bond Director

Telephone: (954) 786-7923 Email: Fernand.thony@copbfl.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Kimley-Horn & Associates, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Kimley-Horn provided engineering design, plan production, permitting, procurement assistance, and construction phase services for the Bay Harbor Drive Drainage Improvements project in Bay Harbor Islands, Florida. The project included a new stormwater pump station and upgraded stormwater collection system.

Initial Value of Contract: $99,895.00 Final Value of Contract: $154,705.00

Length of Contract: 3 years

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No

If you responded no to any of the above please provide details:

N.A.

Comments:

Name of Public Entity/Company: Town of Bay Harbour Islands

Name of Individual completing this form: Randy L. Daniel, P.E.

Signature: Randy Daniel Title: Town Engineer

Telephone: 786-881-3615 Email: rdaniel@bayharborislands-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

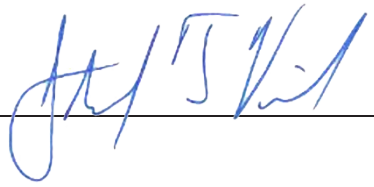
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Kimley-Horn and Associates, Inc.

Date Addendum Received August 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Stefano Viola, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Kimley-Horn and Associates, Inc.

Date Addendum Received August 19, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Stefano Viola, PE

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Kimley-Horn and Associates, Inc

Date Addendum Received August 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Stefano Viola, PE

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Kimley-Horn and Associates, Inc.

Date Addendum Received September 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Stefano Viola, PE

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

Litigation Involving Government Agencies

Per section 3.24 of the Request for Qualifications, we have provided all prior or pending litigation or investigation, either civil or criminal, involving a governmental agency or which may affect the performance of the services to be rendered in which the Kimley-Horn and our subconsultants have been involved within the last three years.

Kimley-Horn and Associates, Inc.

Kimley-Horn and its subsidiaries have provided services in all 50 states and numerous countries. Because of the many and varied projects we have completed, we are subject to various legal proceedings from time to time and in the ordinary course of business. It is not practical to provide a complete list as part of this proposal. In the last three (3) years, Kimley-Horn has had more than 22,804 active projects in Florida, 31 of which had some form of litigation. Of these cases, 15 were settled, 4 dismissed, and 12 are pending. This represents 0.1052% of all projects completed by Kimley-Horn in Florida over the past three years. None of the pending cases, if decided against Kimley-Horn, would have a material impact on our financial statements or impair in any way our ability to serve our clients. Generally, these matters are covered by insurance, and we consider them to be without merit. If you would like to discuss our legal matters in more detail, please contact Kimley-Horn's General Counsel, Ashley Keil, at (919) 678-4179.

Legal proceedings in Florida within the past three (3) years are as follows:

1. Angela Briguglio v Palm Avenue Hospitality Holdings, et al; 12th Judicial Circuit Court of Sarasota, Florida; No 2022-CA-3952-NC; filed 2022; served 2022; alleged personal injury; settled; closed 2023
2. Community Asphalt Corporation v. Wantman Group, Inc., et al; FDOT; 11th Judicial Circuit Court, Miami-Dade County, FL; No. 2018-029816-CA-01; filed 2018; alleged economic loss; settled; closed 2023
3. Jennifer Curell v FDOT, et al; 19th Judicial Circuit in and for St. Lucie County, Florida; Cause No. 562022CA001297AXXXXHC; alleged personal injuries claimed; settled; closed 2024
4. Florida Silt and Sod, Inc. v. City of Plant City, et al: 13th Judicial Circuit Court, Hillsborough County, Florida; Case No. 22-CA-004094; filed 2022; alleged economic loss; settled; closed 2023
5. Grande Oaks at Heathrow Association v Kolter Signature Homes, et al; 18th Judicial Circuit Court, Seminole Co, Florida; No. 2020-CA-003188; filed 2020; alleged economic loss; settled; closed 2023.
6. Medline Industries v. McShane Construction Company v. Ware Malcomb, Inc., et al.; 10th Judicial Circuit Court, Polk, FL; No 2020-CA-0022790; filed 2020; alleged economic loss; settled; closed 2023
7. Lawrence Milder v. RT GeoSolutions Inc., et al; 17th Judicial District Court, Broward County, Florida; No. 20-020512(25); filed 2020; served 2023; alleged personal injuries claimed; dismissed; closed 2023
8. Yolanda Peaslee v The City of West Palm Beach, et al; 15th Judicial Circuit, Palm Beach County, Florida; Cause No. 502021CA004964XXXXMB; filed 2021; personal injury claim; settled; closed 2023
9. Sherri Reed v. Town Center Boca Raton Trust, et al: 15th Judicial Circuit Court in and for Palm Beach County, Florida; Case No. 21CA005161; filed 2021; personal injury claim; settled; closed 2023
10. Sema Construction, Inc. v. City of Altamonte Springs; 18th Judicial Circuit Court, Seminole County, Florida; Case No. 2015-CA-002951-15-W; filed 2016; alleged economic loss; settled; closed 2024
11. Morrison-Cobalt JV v. Kimley-Horn and Associates, Inc.; 11th Judicial Circuit in and for Miami-Dade County, Florida; No. 2021-013239-CA-01; filed 2021; alleged economic loss; settled; closed 2025
12. Maurico Suarez v Miami-Dade County, et al; 11th Judicial Circuit Court, Miami-Dade County, Florida; Cause No. 2024-011127-CA-01; filed 2024; alleged personal injuries claimed; dismissed; closed 2025
13. Donald Stroman, Jr. v FDOT, et al; Cause No. 2023-CA-007165-O; 9th Judicial District Court of Orange County, Florida; filed 2023; alleged personal injuries claimed; dismissed; closed 2025
14. Adrian Langford v. Suffolk Construction, et al; 12th Judicial Circuit Court, Sarasota, FL; No. 582020CA005449XXX; filed 2020; served 2021; alleged personal injuries claimed; settled; closed 2026

15. Iconbrickell Master Association v Complete Property Services, et al; 11th Judicial Circuit, Miami-Dade, FL; No. 2023-028981-CA-0121; filed 2023; served 2024; alleged property damage claimed; settled; closed 2026
16. Acosta Tractors, Inc. v Biltmore Construction Co, Inc, et al; 11th Judicial Circuit Court of Miami-Dade, Florida; Cause No 18-020135-CA-25; filed 2018; served 2022; alleged economic loss; pending
17. Enrique R. Antezana, et al. v Kimley-Horn; Applied Technical Services; City of Miramar; 17th Judicial Circuit for Broward County, Florida; No. CACE23012261; filed 2023; alleged property damage; pending
18. Royal Palm Polo Property Owners Association, Inc. v. Toll FL I, LLC, et al; 15th Judicial Circuit, Palm Beach County, Florida; No. 50-2024-CA-006059XXXAMB; filed 2024; alleged economic loss, settled; closed 2025
19. Julington Lakes Homeowners Association, Inc. v Toll FL XIII Limited Partnership, et al; 7th Judicial Circuit, St. Johns County, FL; No. CA24-0901; filed 2024; served 2025; alleged economic loss, pending
20. North Meridian Condominium Association, Inc. v North Meridian, LLC, et al; 11th Judicial Circuit Court, Miami-Dade County, Florida; No. 2025-001550-CA-01; filed 2025; alleged economic loss, pending
21. City of Sunrise v West Construction, Inc. v Kimley-Horn, et al; 17th Judicial Circuit in and for Broward County, Florida; Case No. CACE25-013137; filed 2024; served 2025; alleged economic loss, settled 2026
22. Maria Agostino Albanese v ACME Barricades LC, et al; 15th Judicial Circuit in and for Palm Beach County, Florida; No. 50-2025-CA-005639; filed 2025; bicycle accident; wrongful death claimed. Settled 2026
23. PC Construction Company dba PCEO v Palm Beach County, et al; 15th Judicial Circuit in and for Palm Beach County, Florida; No. 50-2025-CA-011062XXXAMB; filed 2025; alleged economic loss; pending
24. John Karangis, Personal Rep for Estate of Phyllis Karangis vs. Flotech Environmental, LLC, et al; 5th Judicial Circuit, Sumter County, Florida; No. 2025CA000636AXMX; filed 2025; wrongful death; pending
25. Williams Portfolio 26, LLC v Radius Owner, LLC, et al; 9th Judicial Circuit in and for Orange County, FL; Case No. 2025-CÃ-003407-O; filed 2025; alleged economic loss, pending
26. Southwest Florida Water Management District v Pop Florida v. Kimley-Horn; 5th Judicial Circuit in and for Sumter County, FL; Case No. 2024-CA-000191; filed 2025; served 2025; alleged economic loss, dismissed; closed 2026
27. Coach Homes IV At Gran Paradiso Condominium Association, Inc. vs. Lennar Homes, LLC, et al; 12th Judicial Circuit in and for Sarasota County, FL; Case No. 2025 CA 0043I 9; filed 2025; alleged economic loss, pending
28. Coach Homes III At Gran Paradiso Condominium Association, Inc. vs. AD-LER Roofing, Inc., et al; 12th Judicial Circuit in and for Sarasota County, FL; Case No. 2026 CA 001665 NC; filed 2026; alleged economic loss, pending
29. Susan Alexander v Town of Cutler Bay, et al; 11th Judicial Circuit in and for Miami-Dade County, FL; Case No. 2026-001498-CA-0I; filed 2026; alleged personal injury, pending
30. Shalette Daugherty vs. WMG Development LLC, et al; 9th Judicial Circuit in and for Orange County, FL; Case No. 2026-CA-002178-O; filed 2026; alleged personal injury, pending
31. Sailfish Cove Condominium Association, Inc. vs. Sailfish Cove Stuart, LLC, et al; 19th Judicial Circuit in and for Martin County, FL; Case No. 26000241CAAXMX; filed 2026; alleged economic loss, pending

CPZ Architects, Inc.

CPZ Architects, Inc. has never been involved in any municipal Litigation, Claims, Judgments, Arbitration, Debarment/Suspension or State Licensing Issues.

CPZ Architects, Inc. has never had any legal charges and/or convictions of the organization or its officers regarding fraud, bribery, or criminal offenses.

We also have never had any contracts or agreements terminated for convenience, cause, or default and have never paid liquidated damages.

Longitude Surveyors, LLC

Longitude Surveyors has not been involved in any prior or pending civil or criminal litigation or investigation involving a governmental agency, or any matter that may affect the performance of services, within the past three (3) years.

Should you require any additional information or clarification regarding this statement, please do not hesitate to contact us.

Tierra South Florida, Inc.

Tierra South Florida, Inc. has not been involved in any prior or pending civil or criminal litigation or investigation involving a governmental agency, or any matter that may affect the performance of services, within the past three years.

SUBMITTED BY

MARLIN now IMEG

MARLIN Engineering, Inc. now IMEG
9726 East Indigo Street, #301
Palmetto Bay, FL 33157
305.477.7575
www.marlinengineering.com

Contact Person
Armando Aguiar, PE
Project Manager
954.603.7100
Armando.J.Aguiar@imegcorp.com



VILLAGE OF PALMETTO BAY FLORIDA

PROFESSIONAL CONSULTING SERVICES
ON CONTINUING AGREEMENT BASIS
RFQ NO. 2026-11-015

GENERAL CIVIL ENGINEERING, ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES, & GENERAL URBAN PLANNING SERVICES

SEPTEMBER 18 2026



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LETTER OF INTENT

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1 LETTER OF INTENT

Village of Palmetto Bay

September 18, 2026

RE: Request For Qualifications - Professional Consulting Services on Continuing Agreement Basis for General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, & General Urban Planning Services | RFQ No. 2026-11-015

Dear Members of the Selection Committee:

MARLIN Engineering, Inc., now IMEG, is pleased to submit our qualifications to the Village of Palmetto Bay for continuing professional consulting services in General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering, and General Urban Planning.

With an office located in Palmetto Bay and more than 35 years of experience serving communities throughout Florida, our team offers the local presence, multidisciplinary expertise, and responsiveness needed to successfully support assignments of varying size and complexity.

Our team will be led by **Armando Aguiar, PE, Project Manager**, and the Village's primary point of contact. He will be supported by Ramon Soria, PE, Principal-in-Charge, providing executive oversight, and **Christina Fermin, AICP, Deputy Project Manager**, providing day-to-day coordination and continuity across disciplines. Each requested service area is supported by a dedicated technical lead:

- General Civil Engineering: **Aycel Freda, PE**
- Roadway Traffic & Transportation Planning and Engineering: **Myra Patino, PE, PMP**
- General Urban Planning: **Christina Fermin, AICP**

Together, our team provides expertise in civil and roadway design, stormwater management, transportation and multimodal planning, traffic and safety studies, traffic calming, transit, bicycle and pedestrian mobility, comprehensive and land-use planning, climate action, public involvement, economic development, corridor planning, and GIS.

MARLIN also brings longstanding familiarity with the Village. Since 2003, our team has supported Palmetto Bay through engineering, planning, transportation, and design assignments, including the Traffic Calming Study, Downtown Redevelopment Study, and roundabout improvements at SW 82nd Avenue and SW 168th Street.

To supplement our in-house capabilities, our team includes **CMPLX LLC**, **F&J Engineering Group, Inc.**, **GEOSOL, Inc.**, **KEITH & Associates, Inc.**, **Lambert Advisory LLC**, **Terracon Consultants, Inc.**, and **Walker Consultants, Inc**. Together, our integrated team provides the depth and flexibility needed to support the Village's continuing services needs while maintaining MARLIN as the single point of responsibility.

We are committed to providing the Village of Palmetto Bay with responsive service, experienced leadership, and practical solutions that advance mobility, infrastructure, resiliency, and quality of life.

All work under this contract will be managed from our Palmetto Bay office. **Armando Aguiar, PE**, will serve as MARLIN's authorized representative and may be reached at (786) 910-3862 or Armando.J.Aguiar@imegcorp.com.We appreciate the opportunity to submit our qualifications and look forward to continuing our longstanding relationship with the Village of Palmetto Bay.

Sincerely,
MARLIN Engineering, Inc., now IMEG



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TABLE OF CONTENTS

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2 TABLE OF CONTENTS

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ORGANIZATIONAL CHART

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3 ORGANIZATIONAL CHART

TEAM LEGEND		DBE	SBE
(M)	MARLIN Engineering, Inc. now IMEG		
(C)	CMPLX LLC	•	
(F)	F&J Engineering Group, Inc	•	
(G)	GEOSOL, Inc	•	•
(K)	KEITH & Associates, Inc		
(L)	Lambert Advisory LLC		
(T)	Terracon Consultants, Inc		
(W)	Walker Consultants, Inc		

= Key Personnel | *(%)* = Availability



Armando Aguiar, PE (M)(90%)
Project Manager



Ramon Soria, PE (M)(35%)
Principal In Charge



Christina Fermin, AICP (M)(85%)
Deputy Project Manager

GENERAL CIVIL ENGINEERING
Lead: Aycel Freda, PE (M)(85%)
Roadway: Yenny Soca, PE (M)(70%)
Parking Spaces & Lots Design: Jolie Cervera, PE (M)(75%)
Intersection Design: Yenny Soca, PE (M)(70%)
Storm Water Design & Mgmt: Jose Otero, PE, PMP (C)(80%)
Construction Documents & Specs: Rafael Lagos,PE (M)(75%)
Cost Estimating: Yaromil Santos, PE (M)(70%)
Engineering Construction Support: Yaser Santos, PE (F)(70%)
Construction Inspections: Jaime Caride (F)(90%)
NPDES Permitting: Alexa S Tootle, EI (C)(75%)
Floodplain Management: Andres M. Cardenas, PE, CFM (M)(70%)
Stormwater & Groundwater Modeling: Michael Gonzalez, PE (C)(80%)
Engineering For Water Control Structures, Canals, Pump Stations & Similar Facilities: Stephen Hadjiyane, PE (M)(70%)
Stormwater Master Plan Design: Andres M. Cardenas, PE, CFM (M)(70%)
Stormwater Maint. Program: Jose Quintana, PE (M)(70%)
Geotechnical Analysis: Oracio Riccobono, PE (G)(70%)
GIS Support: Harold Pantaleon (M)(70%)
Survey, Mapping & SUE: Juan Carlos, PSM (M)(80%)

ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES
Lead: Myra Patino, PE, PMP (M)(70%)
Traffic Engineering: Muhammed Khan, PE, PTOE (M)(70%)
Community Coordination: Eric Katz, AICP, PMP (M)(65%)
Construction Plans & Specs: Rafael Lagos, PE (M)(75%)
Cost Estimating: Yaromil Santos, PE(M)(70%)
Transportation Planning: Jeff Weidner, MSP (M)(65%)
Traffic-Impact & Safety Studies: Sara Oral, PE (M)(80%)
Parking Studies: Mark Santos, PE, PTMP (W)(70%)
Neighborhood Traffic: Myra Patino, PE,PMP (M)(70%)
Multi-Modal Planning: Christina Fermin, AICP (M)(85%)
Bike & Ped Mobility : Eric Katz, AICP, PMP (M)(65%)
Traffic Calming Design: Rafael Lagos, PE (M)(75%)
Transit Planning: Jeff Weidner, MSP (M)(65%)
Data Collection: Harold Pantaleon (M)(70%)
Signal Timing & Warrants: Muhammed Khan, PE, PTOE (M)(70%)
Signing & Pavement Markings: Miguel Torres, EI (M)(80%)
Stakeholder Coordination: Jeff Weidner, MSP (M)(65%)
GIS Support: Harold Pantaleon (M)(70%)
Environmental/NEPA: Natalie Barfield, CPM (T)(70%)

GENERAL URBAN PLANNING SERVICES
Lead: Christina Fermin, AICP (M)(85%)
Planning & Feasibility Studies: Eric Katz, AICP, PMP (M)(65%)
Cost Estimates:Yaromil Santos, PE (M)(70%)
Comprehensive Plan & EAR: Walter Keller,PE, AICP(M)(80%)
School Planning: Marcy Miller, AICP (M)(85%)
Green House Gas Inventory: Nathan Miller, PE CEM, LEED AP BD+C (M)(70%)
Climate Action Plan: Laura Hagan, PE, LEED AP BD+C (M)(75%)
Neighborhood Planning: Baret Hazell, MURP (M)(75%)
Public Involvement: Jorge Padron (M)(80%)
Historic & Cultural Resources: Steven Harrison, P.G.(T)(35%)
Economic Development: Eric Liff (L)(60%)
Land Use Planning:Francisco Gomes, AICP, ASLA (M)(75%)
Implementation Strategic & CIP: Jeff Weidner, MSP (M)(65%)
CRA & Downtown Planning: Christina Fermin, AICP (M)(85%)
Corridor Planning: Muhammed Khan, PE, PTOE (M)(70%)
GIS Mapping: Harold Pantaleon (M)(70%)



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HISTORY OF ALL THE CONSULTANT (S)

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4 HISTORY OF ALL THE CONSULTANT (S)

COMMITTED	EXPERIENCED	PASSIONATE	RESPONSIVE
The MARLIN team is 100% committed to serving the Village of Palmetto Bay & its community.	We have been working with the Village since 2003 & intimately familiar with relevant requirements & procedures.	MARLIN's team are experts - delivering innovative, safe projects & solutions, on time & within budget.	We are a local, Village of Palmetto Bay firm & understand continuing services contracts & the need to be responsive with quality deliverables.

OUR FIRM, YOUR TEAM

Located just steps from Village Hall, MARLIN's main office provides the Village with immediate access to a local team ready to respond when needed. MARLIN, now IMEG, collectively has over 100 years of providing high-quality, multi-disciplinary professional services to municipal, state, and federal clients. In South Florida, we have worked with various Metropolitan and Transportation Planning Organizations (MPO/TPO), Cities, Community Redevelopment Agencies (CRA), Counties, and FDOT Districts over the past 35 years. Many of our management personnel are former FDOT staff, and we are proud to be civil servants collaborating with these agencies to achieve their transportation and infrastructure goals.

AT YOUR SERVICE

- Traffic Engineering
- Transit & Transportation Planning
- Bicycle & Pedestrian Planning & Design
- Civil Engineering
- Cost Estimating
- Environmental Impact Studies
- Public Engagement, Facilitation & Outreach
- GIS Mapping Support Services
- Land Surveying
- Multimodal Planning & Design
- Roadway Design
- Strategic, Neighborhood & Community Planning/ Feasibility Studies
- Bicycle, Pedestrian, Transit & Integrated Mobility
- Land Use, Comprehensive & School Planning/EAR Reports
- Community Outreach & Visioning/Grant Writing
- Conceptual Design & Cost Estimates
- GIS, Mapping & 3-D Visualization
- Climate Change, Resilience, Mitigation & Sustainability Planning
- Urban Design, Historic & Cultural Resource Planning, Preservation, Community Redevelopment & Capital Improvement Planning
- Economic Development & Analysis
- Downtown Master Planning & Corridor Planning

SUBCONSULTANTS

CMPLX, LLC | Drainage, Sewer & Water: Established in 2021, CMPLX is a Miami-Dade County-based SBE and DBE-certified firm led by founders with more than 35 years of combined engineering experience. The firm specializes in stormwater, water, and sewer system design, permitting, and management, supporting civil, transit, and transportation projects with innovative, sustainable, and technically sound solutions.

KEITH & ASSOCIATES, INC. | Landscaping, Survey/SUE, Urban Design: KEITH is a multidisciplinary consulting firm serving more than 75 local governments throughout Florida, offering surveying, engineering, planning, landscape architecture, subsurface utility engineering, and construction management services.

TERRACON | Environmental: Terracon was founded in 1965 and has grown into a leading employee-owned engineering consulting firm delivering environmental, geotechnical, facilities, and materials services nationwide.

WALKER CONSULTANTS | Parking Systems: Walker is a multidisciplinary consulting firm providing planning, design, engineering, restoration, forensics, parking consulting, and building envelope services for a wide variety of structure types.

F&J ENGINEERING GROUP, INC. | CEI Services: F&J has more than 16 years of experience providing CEI services for small- and large-scale infrastructure projects throughout South Florida, including projects near/within the Village for Miami-Dade County, FDOT, and other local municipalities.

GEOSOL, INC. | Geotechnical Services: GEOSOL is a Miami-Dade County-based SBE and DBE firm with 26 years of experience serving FDOT, Miami-Dade County, and local municipalities. Its team of approximately 20 geotechnical professionals provides subsurface exploration, geotechnical engineering, materials testing, and inspection services, supported by extensive knowledge of South Florida's geologic and groundwater conditions.

LAMBERT ADVISORY | Economic Development: Lambert is a nationally recognized real estate and economic advisory firm that partners with public and private sector clients to advance economic development, strategic redevelopment, and community-building initiatives.



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RESUMES

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5 RESUMES

ARMANDO AGUIAR, PE
PROJECT MANAGER



Experience
18 Total, 5 with MARLIN now IMEG

Education
BSCE, Engineering, Florida International University, 2012

Registrations
Florida PE No. 84075, 2017

Armando is a licensed Professional Engineer and Project Manager with 18 years of experience delivering municipal transportation and civil infrastructure projects throughout South Florida. He leads multidisciplinary teams and manages scope, schedule, budget, subconsultants, quality control, permitting, stakeholder coordination, and project delivery from planning and design through construction support. His experience includes roadway and Complete Streets improvements, drainage, utilities, traffic, lighting, multimodal facilities, and ADA improvements. Armando has managed projects for Miami-Dade County, FDOT, and numerous local municipalities, with extensive experience in southern Miami-Dade County and the area surrounding the Village of Palmetto Bay.

PROJECT HIGHLIGHTS
- Contract Manager for Highway Engineering Services DTPW Miami Dade County
- Contract Manager for the Professional Engineering Services contract of Town of Cutler Bay
- Contract Manager for the Professional Engineering Services contract of City of Hollywood
- Old Cutler Road at SW 152 St and SW 184 St Roundabouts, Miami-Dade County, Project Manager
- Bay Vista Blvd, Miami-Dade County DTPW, Project Manager/EOR
- Atlantic Shores Blvd Beautification Project, Hallandale Beach, Project Manager/EOR
- Miramar Complete Streets Projects Phase III & IV (LAP), Miramar, Project Manager/EOR
- Johnson St Lighting and S&PM project (LAP), Hollywood, Project Manager/EOR
- SR 5/US 1 from SW 232 Ave to SW 112 Ave, FDOT D6, Project Manager/EOR

CHRISTINA FERMIN, AICP
DEPUTY PROJECT MANAGER/URBAN PLANNING LEAD



Experience
15 Total, 8 with MARLIN now IMEG

Education
Master's in Urban & Regional Planning (MURP), Florida Atlantic University, 2013
BA, Political Science & Interdisciplinary Studies, Florida Atlantic University, 2007

Registrations
American Institute of Certified Planner (AICP) No. 30532, 2018

Christina Fermin is an experienced urban planner with 15 years of expertise in urban and regional planning. Her specialties include sustainable development, transportation planning, bicycle and pedestrian planning, climate resilience, safety, GIS and spatial analysis, policy planning, and public engagement. She has extensive experience working with state, regional, and municipal clients on research, planning, active transportation, land use, zoning, development review, adaptation planning, sea-level rise, transit, placemaking, feasibility studies, grant writing, and plan development. Christina is skilled in community collaboration, data analysis, and public communication. She serves on the Executive Committee of the American Planning Association's Sustainable Communities Division and the Great Plains Institute Advisory Committee for Local Climate Resource Development.

PROJECT HIGHLIGHTS
- Multimodal Transportation Master Plan, Palmetto Bay, Deputy Project Manager
- Oxbow Eco-Center Pedestrian/Bicycle Link Connector Feasibility Study, St. Lucie TPO, Project Manager
- Rio Dixie Hwy Streetscape Plan, Martin County CRA, Project Manager
- Atlantic Blvd Corridor Study RR-Highway Grade Separation, Kimley-Horn & Associates, Broward MPO, Sr. Planner
- Reconnecting Communities, Kimley-Horn & Associates, Broward MPO, Sr. Planner

AYCEL FREDA, PE,
CIVIL ENGINEERING LEAD



Experience
21 Total, 7 with MARLIN now IMEG

Education
BS, Mechanical Engineering, University of Havana, Cuba, 1993

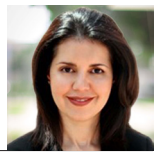
Registrations
Florida PE No. 77550, 2014 Civil Engineering

Aycel Freda brings 21 years of experience in the design and engineering of roadway and highway projects across Florida, along with focused construction project management experience gained through her work with the South Florida Regional Transportation Authority (SFRTA). She has led the development of roadway design plans and construction documents for complex infrastructure projects at the state, county, and municipal levels. Her design expertise includes geometric design, pavement design, and project production management. At SFRTA, she has served as a Construction Project Manager, overseeing contractor activities, managing project schedules and budgets, and ensuring compliance with construction contract requirements. Prior to joining MARLIN, Aycel spent 12 years with FDOT District 4, where she held roles as Consultant Project Manager, District Pavement Design Engineer, and Roadway Designer within the Roadway Design Division.

PROJECT HIGHLIGHTS

- Citywide Sidewalk Improvements Phase II, Doral, Project Manager
- Continuing Civil Engineering Services for Miscellaneous Projects, Miami Lakes, Project Manager
- Intersection Improvements Along Old Cutler Road, Miami-Dade County, Project Manager
- Saga Bay Drainage Improvements, Cutler Bay, Project Manager
- Atlantic Shores Blvd Roadway Improvements, Hallandale Beach, Sr. Roadway Engineer

MYRA PATINO, PE, PMP
ROADWAY TRAFFIC, TRANSPORTATION PLANNING LEAD



Experience
32 Total, 7 with MARLIN now IMEG

Education
MS Engineering Management, Florida International University, 1999

Registrations
Florida PE No. 56804, 2001 Project Manager Professional, 2008

Myra Patino has over 30 years of experience providing extensive traffic/ transportation engineering services. She is proficient in traffic engineering and operations studies, traffic calming studies, traffic impact analysis, signal warrant and speed studies, public meetings, and technical writing. Her areas of focus concentrate on traffic operations, traffic studies, access management, and pedestrian safety. Myra has vast knowledge in the following Software systems: CORSIM, HCS, SYNCHRO, ArcGIS, TransCAD, MS Office Suite, MS Project, and Oracle Primavera. She has a Master's degree in Engineering Management, is a licensed Professional Engineer (PE) in Florida, and is a certified Project Manager Professional (PMP). She is also developing a project manager training program for MARLIN and researching best practices for implementing an AI policy for the company.

PROJECT HIGHLIGHTS

- Traffic, Transportation Planning & Engineering Services, Palmetto Bay, Project Manager
- Multi-Modal Transportation Master Plan, Palmetto Bay, Project Manager
- Miscellaneous Transportation and Traffic Engineering Support Services, Miami, Project Manager
- Traffic and Transportation Engineering and Planning Services Studies, Fort Lauderdale, Sr. Traffic Engineer

JEFF WEIDNER, MSP
CHIEF PLANNER



Experience
38 Total, 12 with MARLIN now IMEG

Education
MS in Planning, Urban & Regional Planning, Transportation, Florida State University, 1983
BS, Government, Minor in Computer Science, Florida State University, 1981

Affiliations
American Planning Association, President Broward Section

Jeff Weidner has over 38 years of experience in multimodal transportation, policy planning, growth management, and economic development across the State (including the Fort Lauderdale, Miami, Palm Beach Gardens, Tampa, and Tallahassee, Florida Offices). Jeff is the Chief Planner for multimodal and safety projects, including Vision Zero, freight, seaport, intermodal, transit, transportation demand management, pedestrian/bicycle, and Complete Streets.

- Fort Pierce Passenger Rail Station / Mobility Hub & Station Area Plan, St. Lucie TPO, Project Manager
- Fort Lauderdale Railroad-Highway Underpass Feasibility Study, Broward MPO, Subconsultant Project Manager
- NE 15 Ave Lane Repurposing Project, Fort Lauderdale, Project Manager
- Chase Ave/W 34 St Shared Use Path, Miami Beach, Chief Planner

MUHAMMED KHAN, PE, PTOE
SENIOR TRAFFIC ENGINEER



Experience
26 Total, 9 with MARLIN now IMEG

Education
MS Civil Engineering University of Miami, 2004
BS Civil Engineering NED University, Pakistan, 1997

Registrations
Florida PE No. 71787, 2010; Professional Transportation Operations Engineer (PTOE), 2023; Professional Transportation Planner (PTP)

Muhammed Khan has 26 years of engineering experience and 14 years in transportation engineering, emphasizing traffic operations and transportation planning. His engineering experience includes traffic operations, project traffic forecasts, conflict analysis, and PD&E studies. Traffic engineering tasks have involved analyzing and reviewing traffic alternatives, safety studies, conflict issues, traffic signal warrants, signal timing optimizations, left-turn phase warrants, traffic calming devices, and transit-related projects.

- NE 159 St & SW 117 Ave Traffic Studies, Miami-Dade County, Sr. Traffic Engineer
- General Engineering Consultant, Palmetto Bay, Sr. Traffic Engineer
- Downtown Redevelopment- Traffic Impact Analysis, Palmetto Bay, Sr. Traffic Engineer

JUAN C. MELENDEZ, PSM
DIRECTOR OF SURVEY



Experience
12 Total, 1 with MARLIN now IMEG

Education
BS, Survey and Mapping, Polytechnic University of Puerto Rico, 2005

Registrations
Florida No. LS6721
Puerto Rico No. 22186

12 years of experience in topographic, section, and global positioning systems (GPS) survey, aerial photogrammetry, and four years of experience in GIS-related projects. His experience with survey industry software includes SurvCADD XML, Autodesk Map, CIVIL 3D, Microstation GEOPAK, Leica LGO, FDOT Software, Arcmap, (ESRI), MapInfo, ERDAS LPS, Trimbel INPHO, BAE SYSTEMS (SOCET SET), Microsoft Office XP, and Windows.

- SoFi Neighborhood-Wide Traffic Calming Design Project, Miami Beach, PSM
- Various Asphalting, Miami-Dade DSW, PSM
- Complete Streets Phase III & IV (LAP), Miramar, PSM
- Biscayne Greenway Trail Improvements Segment D, Miami-Dade PROS, PSM

JOSE OTERO, PE, PMP
CMPLX LLC



Experience
19 Years

Education
B.S., Civil Engineering, Florida International University, 2010

Registrations
Professional Engineer: Florida, 2015 (78490)
Project Management Professional, 2019

Jose has extensive experience in highway, transportation, transit, and civil engineering design projects, both design-build and conventional. His expertise includes permitting, engineering analysis, design, and post-design support. He specializes in the design of highway facilities including major urban and rural arterials/collectors, as well as limited-access facilities and interchanges involving milling, resurfacing, widening, and reconstruction/reconfiguration.

- South Dade Transitway BRT Design-Build (DB), Miami-Dade DTPW, Design Coordinator
- D-B Project for the Dolphin Station Park-&-Ride Transit Terminal Facility, GMX, Project Manager
- Brickell City Centre Roundabout, Arquitectonica Inter., Miami-Dade County, Project Manager
- Star Island Drainage Improvements, Miami Beach Public Works, Lead Drainage Engineer

STEVEN HARRISON, P.G.
TERRACON CONSULTANTS



Experience
37 Years

Education
M.S., Marine Geology and Geophysics, Emphasis: Geo-Chemistry, University of Miami, 1988
B.S., Geology State University of New York Binghamton, 1980 – 1984

Registrations
Professional Geologist Florida, No. 0001390
Florida Licensed Mold Assessor, No. MRSA508

Steven has 37 years of experience exceeding expectations by resolving environmental situations clients face. Steven's diverse environmental experience includes assessment and remediation of impacted groundwater and soil, real estate transactional due diligence (Phase I/II environmental site assessments (ESAs)), storage tank system management, industrial and Resource Conservation and Recovery Act (RCRA) waste disposal, wildlife surveys and compliance assistance with federal and State environmental regulations (SPCC Plans).

- 54-inch Diameter Water Transmission Line Installation, Hialeah, Sr. Geologist/QA/QC
- Southport Turning Notch, Port Everglades, Broward County, Environmental Project Manager
- Proposed Central Base Apron Modification, MD Aviation Department, Environmental Project Manager

ORACIO RICCOBONO, PE
GEOSOL, INC



Experience
40 Years

Education
University of Hawaii, BS Civil Engineering

Registrations
Professional Engineer: Arizona (S42537); California (C37328) (S2992); Utah (5369901)

Affiliations
ASCE, CSHE

Oracio has over 40 years of experience and has worked on numerous medium to large geotechnical engineering projects for the public sector, domestically and overseas. His expertise includes subsurface explorations, laboratory studies, geotechnical design, analyses and recommendations related to the design and construction of foundations for transportation projects, highways, railroads, marine and airport facilities.

- SR 836 and NW 87 Ave Interchange, GMX, Chief Geotechnical Engineer
- SR 90/Tamiami Trail, Design-Build, 2.6-Mile Bridging, FDOT D6, Geotechnical Engineer of Record
- Hard Rock Stadium Pedestrian Bridges, Miami Gardens, Geotechnical Engineer of Record
- Pedestrian Bridge over SR 826 at Bird Road, FDOT D6, Geotechnical Engineer of Record



6

CURRENT & RECENTLY COMPLETED PROJECTS

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6 CURRENT & RECENTLY COMPLETED PROJECTS

SECTOR/ WORK TYPE	A) LENGTH OF CONTRACT	B) PROJECT NAME/SCOPE OF SERVICES	C) TYPE OF CONTRACT	D) SPECIFIC ACCOMPLISHMENTS	E) CLIENT CONTACT
Public (County)/Civil, Transportation	2020-2025	**MDC DTPW- Professional Services for Highway Engineering** Roadway reconstruction, widening, and resurfacing. Stormwater, pedestrian shared use paths, sidewalks, S&PM, signalization, lighting, and landscape improvements. Environmental, permitting, traffic studies, and corridor master plans development.	Task Order	Delivered diverse roadway and multimodal improvements	Joan Fabian, PE 305.375.3971 Joan.fabian@miamidade.gov
Public (Municipal)/ Civil, Transportation, Urban	2021-2031	**City of Fort Lauderdale - Transportation and Traffic Engineering and Planning Services Contract** Roadway Design and Civil Engineering, Traffic Engineering and Urban Planning Services.	Task Order	Advanced citywide mobility and infrastructure improvements	Milos Majstorovic, MSCE, P.E. 786.914.4552 MMajstorovic@fortlauderdale.gov
Public (Municipal)/ Civil, Transportation, Urban	2017-2030	**City of Doral - General Engineering and Architectural Services Contract** Roadway Design, Traffic operations studies, permitting, land development review, and engineering support	Task Order	Delivered responsive multidisciplinary engineering solutions	Darlin Perez 305.593.6740 darlin.perez@cityofdoral.com
Public (Municipal)/ Civil, Transportation, Urban	2018-2028	**City of Miami Beach - General Transportation Planning and Traffic Engineering Consulting Services contract** Special event traffic plan, SoFi Neighborhood Speed Cusion Design, SoFi Neighborhood Traffic Calming plan and 17th Street Repurposing Traffic Study	Task Order	Improved traffic safety and multimodal mobility	Ghassan Choueiry 786.494.1281 Choueiry, Ghassan GhassanChoueiry@miamibeachfl.gov
Public (Municipal) / Civil	2012-2027	**Town of Miami Lakes - Civil and Related Services Contract** Design, drainage, utility coordination, permitting, construction administration, and project management	Task Order	Advanced roadway and drainage improvements	Omar Santos Baez, PE 305.364.6400 santoso@miamilakes-fl.gov
Public (Municipal) / Civil	2017-2027	**Town of Cutler Bay - Professional Engineering Services Contract** Roadway & drainage design, survey, utility coordination, permitting	Task Order	Reduced flooding and improved drainage	Alfredo Quintero Jr., EI 305.234.4251 aquintero@cutlerbay-fl.gov
Public (County) Transportation, Urban	2021-2022	**Broward MPO - Countywide Transportation Demand Management (TDM) Program** Traffic engineering, Urban Planning, land development approaches, congestion management	Project Based Fee	Established Countywide TDM Program	Robyn Chairelli 954.494.9680 rchiarelli@commutebroward.org
Public (TPO)/ Transportation, Urban	2025-2026	**St Lucie TPO - Oxbow Eco-Center Pedestrian Crossing Feasibility Study** Evaluation of existing conditions, data collection, route development, public and stakeholder involvement activities, presentation to the TPO advisory committee, reports	Project Based Fee	Advanced new FDOT SUN Trail segment	Stephanie Torres 772.462.1533 stephanie.torres@stlucieco.gov

SECTOR/ WORK TYPE	A) LENGTH OF CONTRACT	B) SUBCONSULTANT/PROJECT NAME/SCOPE OF SERVICES	C) TYPE OF CONTRACT	D) SPECIFIC ACCOMPLISHMENTS	E) CLIENT CONTACT
Public (Municipal)/ Civil	2025-Present	**CMPLX, LLC.** **City of Doral - NW 104 Avenue** Drainage upgrades	Project Based Fee	Resolved roadway ponding and improved stormwater performance	Darlin Perez, PE 305.593.6740 darlin.perez@cityofdoral.com
Public (State)/	2021-2026	**F&J ENGINEERING GROUP, INC.** **FDOT District 6** CEI services	Project Based Fee	Provided CEI services supporting successful project delivery	Dru Badri, PE 305.401.1560 dru.badri@dot.state.fl.us
Public (Municipal)/	2025-Present	**GEOSOL, INC. (sub to MARLIN)** **City of Doral - NW 104 Ave Reconstruction** Geotechnical services	Project Based Fee	Supported roadway reconstruction through geotechnical evaluation	Darlin Perez, PE 305.593.6740 darlin.perez@cityofdoral.com
Public (Municipal) Urban Planning	2021-2026	**KEITH & ASSOCIATES, INC.** **City of Sunny Isles Beach - Professional Services** Geospatial engineering, planning, landscape architecture	Task Order	Delivered multidisciplinary planning, geospatial, and landscape architecture services for municipal improvements	Susan Simpson 305.792.1800 ssimpson@sibfl.net
Public (Municipal) Urban Planning	2023-2024	**LAMBERT ADVISORY** **City of Hallandale Beach - City-wide Economic Development Strategy** Comprehensive overview of demographic trends and forecast	Project Based Fee	Supported economic development	Faith Phinn 954.457.2228 fphinn@hallandalebeachfl.gov
Public (Municipal) Urban Planning/Civil	2022-2023	**TERRACON CONSULTANTS, INC.** **City of Hialeah - 54-inch Diameter Water Transmission Line Installation** Geotechnical, environmental, and regulatory analysis	Project Based Fee	Provided geotechnical, environmental, and regulatory services supporting major water infrastructure improvements	Ernesto Fernandez, PE 305.409.4542 efernandez@cesconsult.com
Private/Urban	2020-2022	**WALKER CONSULTANTS, INC.** **ERAU Parking Garage** Structural Engineering, Design, Project Management	Project Based Fee	First parking deck for the university. Feature in an IPMI project spotlight article	Chris Hardesty, 386.747.1110 chris.hardesty@erau.edu



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NARRATIVE ON PROJECTS COMPLETED ON TIME & IN BUDGET

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7 NARRATIVE ON PROJECTS COMPLETED ON-TIME & ON-BUDGET

MARLIN is proud of our history and established working relationship with the **Village of Palmetto Bay**. As the Village's General Engineering Consultant, MARLIN has supported key assignments including the Traffic Calming Study, Smart Mobility Hubs and Transit Infrastructure Plan, and Multimodal Transportation Master Plan. Through this work, our team has developed a strong understanding of the Village's infrastructure, transportation network, procedures, priorities, and community needs. This familiarity allows us to anticipate project requirements, coordinate efficiently with Village staff, and provide responsive service from assignment through completion.

Our past performance reflects this commitment, with municipal engineering and planning projects consistently delivered on schedule and within budget. The following representative projects, completed after December 31, 2021, demonstrate our experience in **General Civil Engineering; Roadway Traffic & Transportation Planning & Engineering; and General Urban Planning Services**.

GENERAL CIVIL ENGINEERING PROJECTS

CENTRAL TRANSFER STATION | MDC- WMSF | COMPLETED 2025: MARLIN provided civil engineering services for comprehensive site and facility improvements at the Central Transfer Station. The work included drainage improvements, site regrading, pavement evaluation and rehabilitation, parking and internal circulation improvements, minor landscaping, structural repairs, permitting, and construction support. The project was completed on schedule and within budget

NORTHEAST TRANSFER STATION | MDC- WMSF | COMPLETED 2026: MARLIN provided civil engineering services for comprehensive site and facility improvements at the Northeast Transfer Station. The work included drainage structure replacement, site pavement evaluation and rehabilitation, parking and internal circulation improvements, traffic separator restoration, and design of a concrete support slab for a fuel tank, along with permitting and construction support. The project was completed on schedule and within budget.

WEST LAKES GARDENS SECOND ADDITION DRAINAGE IMPROVEMENTS | TOWN OF MIAMI LAKES | COMPLETED 2023: The project included drainage and roadway improvements within the West Lakes Gardens Second Addition, located within the West Lakes Basin identified in the Town's Stormwater Master Plan Update #3. Improvements included replacement of existing catch basins, installation of new manholes, drainage pipe and French drains, as well as roadway milling and resurfacing, pavement restoration, and replacement of signing and pavement markings. The project was completed on time and within budget.



PELICAN & VENICE PARKNG LOTS | CITY OF FORT LAUDERDALE | COMPLETED 2025: Design and analysis services for maintenance improvements at two City parking lots, including curb island modifications, concrete and pavement repairs, utility coordination, landscaping, irrigation improvements, and installation of site amenities such as benches and garbage receptacles.

ALAMEDA NORTHWEST DRAINAGE IMPROVEMENTS |TOWN OF MIAMI LAKES | COMPLETED 2023: The project included drainage and roadway improvements within the Alameda Northwest area of the West Lakes Basin, as identified in the Town's Stormwater Master Plan Update #3. Improvements included replacement of existing catch basins, installation of new manholes, drainage pipes and French drains, roadway milling and resurfacing, pavement restoration, and signing and pavement marking improvements. The project was completed on schedule and within budget.

ROADWAY TRAFFIC & TRANSPORTATION PLANNING & ENGINEERING



OLD CUTLER ROAD AT SW 152ND STREET & SW 184TH STREET ROUNDABOUTS | MIAMI-DADE COUNTY DTPW | COMPLETED 2025: The project involved an analysis for intersection improvements and the conversion of signalized intersections into multi-lane roundabouts to improve traffic flow and safety Services included planning, design, public involvement,

and coordination with multiple stakeholders in compliance with County and FDOT standards. The project was delivered on time and within budget and received the **2025 CAACE Project of the Year Award – Category II** from the Cuban American Association of Civil Engineers.

NW 146TH STREET RECONSTRUCTION (LAP) | TOWN OF MIAMI LAKES | COMPLETED 2023: A Complete Street center lane shared use path project reducing existing five travel lanes and repurposing to accommodate bike lanes. The project included roadway reconstruction, drainage improvements, and coordination with FDOT and local agencies. The project was delivered within the established schedule and budget.

CITYWIDE SIDEWALK IMPROVEMENTS PHASE (LAP) |CITY OF DORAL | COMPLETED 2025: A (LAP) initiative focused on the construction of new sidewalks at five distinct locations within the City including transitioning standard engineering plans into LAP-compliant framework, environmental documentation and plan submittals, and environmental and arboricultural services. The improvements enhanced pedestrian safety, ADA accessibility, and connectivity while meeting applicable FDOT LAP requirements. The assignment was completed on schedule and within budget.

TRAFFIC CALMING STUDY |VILLAGE OF PALMETTO BAY | COMPLETED 2025: A traffic calming study was completed to assess the feasibility of installing traffic calming measures at resident-identified locations. The scope included traffic analysis, data collection, development of safety-focused recommendations, community engagement and four additional locations were identified for further review. The assignment was completed on time and within budget.

HOLLYWOOD TRAFFIC CALMING DISTRICT 5 SURTAX PROJECT | CITY OF HOLLYWOOD | COMPLETED 2025: The project consisted of the construction of several Traffic Calming Improvements within the City of Hollywood that included design of traffic calming solutions such as speed tables, roundabouts, and speed feedback signs to improve safety and reduce speeding, in accordance with City standards and ADA requirements. Additional work included utility coordination, survey and project management. The assignment was completed within the approved schedule and budget.

SOUTH OF FIFTH NEIGHBORHOOD TRAFFIC CALMING STUDY | CITY OF MIAMI BEACH | COMPLETED 2025: MARLIN conducted a comprehensive traffic calming study for the South of Fifth neighborhood to improve safety and reduce speeding and cut-through traffic. Services included traffic volume, speed and crash analysis; data collection at 33 locations; and extensive community and stakeholder engagement. Recommendations included an Immediate Implementation Plan with speed tables at 12 priority locations and a Long-Term Plan incorporating raised intersections, crosswalks, and speed feedback signs. The project was completed on time and within budget.

GENERAL URBAN PLANNING SERVICES



NE DIXIE HIGHWAY STREETSCAPE MASTER PLAN | MARTIN COUNTY CRA | COMPLETED 2026: MARLIN and its project partners developed a streetscape master plan to transform NE Dixie Highway into a safer, more walkable and vibrant corridor within the Rio CRA. Services included existing-conditions analysis, transportation data collection, land development code review, conceptual planning, streetscape and landscape recommendations, cost estimating, and public and stakeholder engagement. Community input informed recommendations for traffic calming, multimodal improvements, placemaking, and redevelopment. The project was completed on time and within budget.

MARTIN COUNTY CIVIC CENTER SITE MASTER PLAN | MARTIN COUNTY CRA | COMPLETED 2026: MARLIN developed a community-centered master plan to transform the Rio Civic Center site into an inviting town center and community gathering place. Services included existing-conditions analysis, community surveys and workshops, conceptual renderings, site programming, preferred conceptual site plan development, cost estimating, and implementation strategies. The plan incorporated civic placemaking, community character, compact development, and human-scale design. The project was completed on time and within budget.

PASCO COUNTY MPO MICROMOBILITY STRATEGIC PLAN AND NEAR-MISS DATA COLLECTION STUDY | PASCO COUNTY MPO | COMPLETED 2025: MARLIN evaluated bicycle and pedestrian conditions at four priority safety locations using multimodal data collection and AI-supported near-miss analysis. The study identified conflicts among pedestrians, bicyclists, golf carts, and vehicles and documented infrastructure and connectivity challenges affecting trail crossings and major intersections. Findings supported data-driven recommendations for safer and more accessible multimodal facilities. The project was completed on time and within budget.



8

APPROACH TO SIMILAR PROJECTS

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8 APPROACH TO SIMILAR PROJECTS

MARLIN has extensive experience providing multidisciplinary **general civil engineering, roadway design, stormwater and drainage engineering, transportation planning and traffic engineering, multimodal planning, traffic calming, urban planning, utility coordination, permitting, construction document preparation, cost estimating, construction support, and project management services** for municipalities throughout South Florida.

MARLIN currently serves as the **Village of Palmetto Bay's General Engineering Consultant (GEC)**, providing multidisciplinary engineering services on an as-needed basis while supporting multiple concurrent assignments. This continuing services relationship requires rapid response, efficient project management, and close coordination with Village staff. MARLIN's familiarity with the Village's standards, procedures, infrastructure, and priorities enables our team to efficiently advance assignments and deliver practical, high-quality engineering solutions while maintaining schedule and budget objectives.

The following projects were selected for their **direct relevance to the Village's requested scope of services and the involvement of key personnel proposed for this Continuing Services Contract**. Collectively, these assignments demonstrate the proposed team's experience advancing municipal projects from planning and analysis through design, permitting, construction documentation, and implementation.

VILLAGE OF PALMETTO BAY – GENERAL ENGINEERING CONSULTANT (GEC)



VILLAGE OF PALMETTO BAY | FLORIDA | CONTINUING SERVICES CONTRACT

MARLIN currently serves as the Village's General Engineering Consultant, providing multidisciplinary professional services encompassing **general civil engineering, roadway and drainage engineering, transportation planning and traffic engineering, urban planning, utility coordination, permitting, conceptual design, engineering studies and construction documents, cost estimating, project management, and construction support**.

Through this relationship, MARLIN has developed direct familiarity with the Village's infrastructure, procedures, standards, community priorities, and expectations, enabling our team to efficiently initiate assignments, identify issues early, and deliver practical and implementable solutions.

KEY PERSONNEL & TASKS PERFORMED

- **Armando Aguiar, PE – Project Manager:** Provides overall project and technical leadership, multidisciplinary coordination, and oversight of quality, schedule, and budget.
- **Christina Fermin, AICP – Deputy PM & Urban Planning Lead:** Leads planning assignments, multidisciplinary coordination, stakeholder engagement, and implementation recommendations.
- **Aycel Freda, PE – Civil Lead Engineer:** Leads civil and roadway engineering, multidisciplinary design coordination, engineering deliverables, and agency coordination.
- **Myra Patino, PE, PMP – Traffic & Transportation Planning Lead:** Leads transportation planning, traffic and safety analyses, multimodal evaluations, and transportation recommendations.

RELEVANT CATEGORIES: General Civil Engineering • Roadway Traffic & Transportation Planning and Engineering • General Urban Planning Services

B. GENERAL CIVIL ENGINEERING



SW 117 AVENUE IMPROVEMENTS | MIAMI-DADE COUNTY DTPW | FLORIDA

MARLIN provided multidisciplinary engineering services for major improvements along SW 117 Avenue, including **roadway widening and reconstruction, drainage, utility coordination, signalization, lighting, sidewalks, shared-use paths, signing and pavement markings, and resiliency improvements**. Services included roadway and

civil engineering, transportation design, permitting, utility coordination, construction documents, and multidisciplinary project management in accordance with County and FDOT requirements.

KEY PERSONNEL & TASKS PERFORMED

- **Armando Aguiar, PE – Project Manager:** Led multidisciplinary project delivery, engineering and agency coordination, technical decisions, and design oversight.
- **Aycel Freda, PE – Deputy Project Manager:** Supported project management, roadway design, multidisciplinary coordination, engineering deliverables, and agency coordination.
- **Yenny Soca, PE – Roadway EOR:** Led roadway design and preparation of roadway, signing and pavement marking, and utility adjustment plans; coordinated multidisciplinary design including drainage, lighting, signalization, utilities, and landscaping.
- **Myra Patino, PE – Traffic Lead Engineer:** Led traffic engineering and coordinated traffic-related elements with the overall roadway improvements.

RFQ ALIGNMENT: Roadway Design • Drainage • Multimodal Facilities • Signalization • Signing & Pavement Markings • Utility Coordination • Permitting • Construction Documents • Project Management

SAGA BAY DRAINAGE IMPROVEMENTS | TOWN OF CUTLER BAY | FLORIDA



MARLIN provided engineering and post-design services to address drainage deficiencies within the Saga Bay neighborhood through implementation of a **closed French drain system**. Services included roadway drainage engineering, stormwater system design, engineering documentation, Town coordination, and engineering support during implementation and construction. The project was completed **on schedule and within budget**.

KEY PERSONNEL & TASKS PERFORMED

- **Aycel Freda, PE – Project Manager:** Managed project delivery and Town coordination, provided technical oversight of roadway and drainage improvements, and supported resolution of design and construction issues.
- **Rafael Lagos, PE – Civil Site Development EOR:** Led civil design for drainage, site regrading, pavement rehabilitation, and provided construction engineering support.

RFQ ALIGNMENT: Stormwater System Design • Drainage Engineering • French Drain Systems • Roadway Infrastructure • Construction Support • Project Management

CENTRAL & NORTHEAST TRANSFER STATION CIVIL IMPROVEMENTS | MIAMI-DADE COUNTY DSWM | FLORIDA



MARLIN provided civil engineering services for roadway, pavement, drainage, and site improvements at the County's Central and Northeast Transfer Stations. Services included **pavement evaluation and rehabilitation, milling and resurfacing, roadway and parking improvements, entrance regrading, drainage structure replacement, traffic separator restoration, construction plans, permitting, and construction support**. Both assignments were completed **on schedule and within budget**.

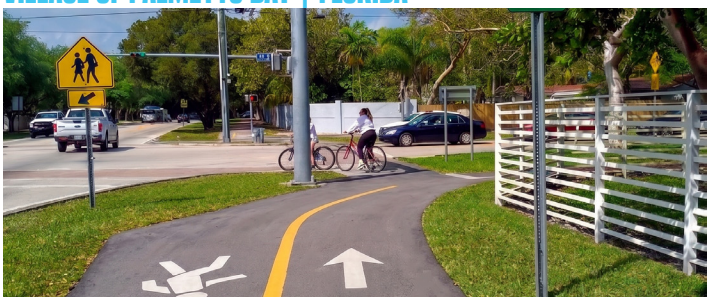
KEY PERSONNEL & TASKS PERFORMED

- **Armando Aguiar, PE – Project Manager:** Led multidisciplinary project delivery, civil engineering and agency coordination, technical decisions, and design oversight.
- **Aycel Freda, PE – Deputy Project Manager:** Supported project management, design and permitting coordination, multidisciplinary activities, and agency coordination.
- **Rafael Lagos, PE – Civil Site Development EOR:** Led civil design for drainage, site regrading, pavement rehabilitation, parking and circulation improvements, and provided construction engineering support.

RFQ ALIGNMENT: General Civil Engineering • Roadway & Parking Design • Pavement Rehabilitation • Drainage • Construction Documents • Permitting • Construction Support

C. ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES

PALMETTO BAY MULTIMODAL TRANSPORTATION MASTER PLAN | VILLAGE OF PALMETTO BAY | FLORIDA



MARLIN is developing the Village's comprehensive Multimodal Transportation Master Plan to establish a long-term framework for improving **safety, mobility, connectivity, accessibility, and resiliency**. Services include transportation data collection and analysis, corridor evaluations, multimodal planning, GIS, bicycle and pedestrian planning, transit connectivity, public engagement, conceptual planning, and prioritized implementation strategies. The plan emphasizes **Complete Streets, multimodal connectivity, transit accessibility, safety, and sustainable transportation**.

KEY PERSONNEL & TASKS PERFORMED

- **Myra Patino, PE, PMP – Project Manager:** Leads project delivery, transportation analysis, technical coordination, and development of improvement strategies.
- **Christina Fermin, AICP – Deputy Project Manager:** Leads multimodal planning, bicycle/pedestrian and transit connectivity, public engagement, and implementation planning.
- **Walter Keller, PE, AICP – QA/QC:** Provides senior technical review of multimodal recommendations and planning deliverables.

RFQ ALIGNMENT: Transportation Planning • Multimodal Planning • Bicycle & Pedestrian Facilities • Transit Planning • GIS • Data Collection • Community Coordination

PALMETTO BAY TRAFFIC CALMING STUDY | VILLAGE OF PALMETTO BAY | FLORIDA



MARLIN completed a comprehensive traffic calming study addressing **speeding, cut-through traffic, neighborhood safety, and roadway operating conditions**. Services included traffic counts, speed studies, crash and safety analysis, field evaluations, community engagement, and development of context-sensitive traffic calming recommendations. The assignment was completed **on time and within budget**.

KEY PERSONNEL & TASKS PERFORMED

- **Myra Patino, PE, PMP – Project Manager:** Managed technical evaluations, traffic and safety analyses, recommendations, and Village coordination.
- **Armando Aguiar, PE – Deputy Project Manager:** Provided technical oversight of traffic operations, safety evaluations, and traffic calming strategies.
- **Rafael Lagos, PE – Lead Engineer / QA/QC:** Provided technical review and QA/QC of analyses and recommended improvements.

RFQ ALIGNMENT: Traffic Studies • Traffic Counts • Safety Studies • Neighborhood Traffic Management • Traffic Calming • Community Engagement

NW 146TH STREET RECONSTRUCTION – LAP PROJECT | TOWN OF MIAMI LAKES | FLORIDA



MARLIN provided engineering services for this **FDOT LAP Complete Streets project**, repurposing the roadway to accommodate multimodal improvements including bicycle facilities and a center-lane shared-use path. Services included **roadway reconstruction, drainage, ADA-compliant pedestrian facilities, signing and pavement markings, environmental coordination, permitting, construction documents, and FDOT/local agency coordination**. The project was completed **on schedule and within budget**.

KEY PERSONNEL & TASKS PERFORMED

- **Armando Aguiar, PE – Project Manager:** Managed project delivery, Town/FDOT coordination, and multidisciplinary design activities.
- **Aycel Freda, PE – Deputy Project Manager:** Supported project management, roadway engineering, FDOT/LAP requirements, construction documents, and multidisciplinary design coordination.

- **Rafael Lagos, PE – Lead Engineer:** Led roadway engineering and technical coordination for the reconstruction and Complete Streets improvements.

RFQ ALIGNMENT: Roadway Design • Complete Streets • Bicycle & Pedestrian Facilities • Drainage • ADA • Signing & Pavement Markings • FDOT Coordination • Permitting

SOUTH OF FIFTH NEIGHBORHOOD TRAFFIC CALMING STUDY | CITY OF MIAMI BEACH | FLORIDA



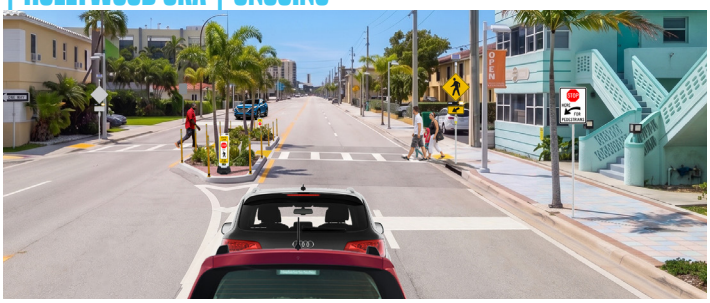
MARLIN conducted a neighborhood traffic calming study addressing **speeding, cut-through traffic, pedestrian safety, and neighborhood mobility**. Services included traffic volume, speed and crash analysis, d**ata collection at 33 locations**, field evaluations, community engagement, and traffic calming recommendations. MARLIN developed an **Immediate Implementation Plan** with speed tables at 12 priority locations and a **Long-Term Improvement Plan** incorporating raised intersections, enhanced crosswalks, and speed feedback signs. The assignment was completed **on time and within budget**.

KEY PERSONNEL & TASKS PERFORMED

- **Myra Patino, PE, PMP – Project Manager:** Managed the study, technical analyses, community engagement, and development of improvement recommendations.
- **Harold Pantaleon – Data Collection:** Supported traffic data collection and analysis at the study locations.
- **Muhammad Khan, PE, PTOE – Traffic Engineer:** Performed traffic and safety analyses and supported development of traffic calming recommendations.
- **Rafael Lagos, PE – Lead Designer:** Led development of conceptual traffic calming improvements and design recommendations.

RFQ ALIGNMENT: Traffic Studies • Data Collection • Safety Analysis • Traffic Calming • Pedestrian Improvements • Community Engagement

HOLLYWOOD CRA A1A MID-BLOCK CROSSWALK WARRANT STUDY | HOLLYWOOD CRA | ONGOING



MARLIN is evaluating potential mid-block pedestrian crossings along approximately one mile of A1A in Hollywood Beach. Services include **multimodal data collection, pedestrian and bicycle analysis, stakeholder coordination, preliminary engineering, RRFB evaluations, and smart-camera trajectory analysis**. The study identified four locations meeting applicable criteria and developed recommendations to improve pedestrian safety and connectivity.

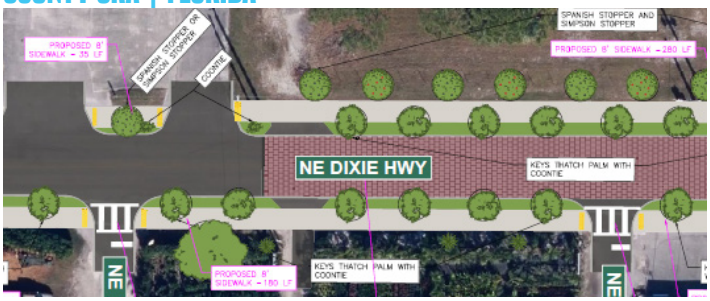
KEY PERSONNEL & TASKS PERFORMED

- **Myra Patino, PE, PMP – Project Manager / Senior Traffic Engineer:** Leads project management, traffic analysis, safety evaluations, and recommendations.
- **Eric Katz – Deputy PM / Senior Planner:** Supports multimodal planning, pedestrian/bicycle connectivity, and stakeholder coordination.
- **Eva Martin – Senior Traffic Designer:** Supports traffic engineering and preliminary design of pedestrian improvements.
- **Harold Pantaleon – Data Analyst:** Supports multimodal and smart-camera data collection and analysis.

RFQ ALIGNMENT: Multimodal Planning • Pedestrian & Bicycle Planning • Safety Studies • Data Analysis • Preliminary Engineering • Connectivity

D. GENERAL URBAN PLANNING SERVICES

NE DIXIE HIGHWAY STREETSCAPE MASTER PLAN | MARTIN COUNTY CRA | FLORIDA



MARLIN and its project partners developed a streetscape master plan to transform NE Dixie Highway into a **safer,**

more walkable, multimodal, and vibrant community corridor. Services included **existing-conditions analysis, transportation data collection, land development code review, conceptual and streetscape planning, cost estimating, multimodal planning, traffic calming, and public engagement**. Community input informed recommendations for walking, bicycling, placemaking, community identity, and redevelopment. The project was completed **on time and within budget**.

KEY PERSONNEL & TASKS PERFORMED

- **Christina Fermin, AICP – Project Manager:** Led project management, planning coordination, public engagement, and development of planning recommendations.
- **Eric Katz – Senior Planner:** Supported existing-conditions review, conceptual and streetscape planning, and redevelopment recommendations.
- **Baret Hazel – Project Planner:** Supported planning analyses, conceptual recommendations, community engagement, and project documentation.
- **Harold Pantaleon – Data Analyst:** Supported transportation data collection and analysis for multimodal planning recommendations.

RFQ ALIGNMENT: Urban Planning • Multimodal & Streetscape Planning • Traffic Calming • Conceptual Design • Cost Estimating • Public Engagement • Redevelopment

MARTIN COUNTY CIVIC CENTER SITE MASTER PLAN | MARTIN COUNTY CRA | FLORIDA



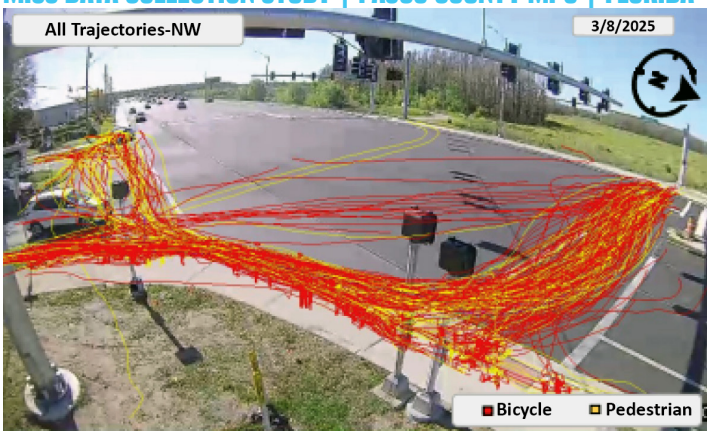
MARLIN developed a community-centered master plan for the Rio Civic Center site to create an inviting town center and community gathering place. Services included **existing-conditions analysis, community engagement, site programming, conceptual planning, cost estimating, and implementation strategies** incorporating placemaking, community character, and human-scale design.

KEY PERSONNEL & TASKS PERFORMED

- **Christina Fermin, AICP – Project Manager:** Led project management, planning coordination, community engagement, and master plan development.
- **Eric Katz – Senior Planner:** Supported planning analyses, site programming, conceptual planning, and recommendations.
- **Baret Hazel – Project Planner:** Supported existing-conditions analysis, conceptual alternatives, and planning documentation.
- **Harold Pantaleon – Data Analyst:** Supported existing-conditions data collection and analysis.

RFQ ALIGNMENT: Urban Planning • Site Master Planning • Community Engagement • Conceptual Planning • Placemaking • Cost Estimating • Implementation Planning

PASCO COUNTY MPO MICROMOBILITY STRATEGIC PLAN & NEAR-MISS DATA COLLECTION STUDY | PASCO COUNTY MPO | FLORIDA



MARLIN evaluated bicycle and pedestrian conditions at four priority safety locations using **multimodal data collection and AI-supported near-miss analysis**. The study identified conflicts involving pedestrians, bicyclists, golf carts, and vehicles and supported data-driven recommendations for safer, more accessible multimodal facilities.

KEY PERSONNEL & TASKS PERFORMED

- **Eric Katz – Project Manager / Senior Planner:** Led multimodal planning, connectivity evaluations, and development of safety recommendations.
- **Harold Pantaleon – Data Analyst:** Supported multimodal and near-miss data collection and analysis.
- **Spencer McKnight – Data Collection Technician:** Supported field collection of multimodal movement and condition data.
- **Allison Jones – GIS Specialist:** Provided GIS mapping and spatial analysis supporting project recommendations.

RFQ ALIGNMENT: Multimodal Planning • Micromobility • Safety Analysis • Near-Miss Analysis • Data Collection • GIS • Connectivity



9

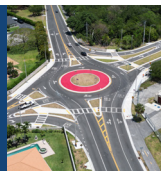
PRESS ARTICLES, PROFILES, & AWARDS

831

9 AWARDS, PRESS ARTICLES, & COMMENDATIONS

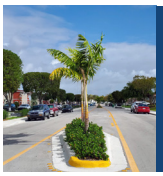
MARLIN has won numerous awards for our planning and engineering solutions, and in recent years we have received the following acknowledgements.

2025 Project of the Year
Cuban American Association of Civil Engineers | Old Cutler Road Corridor Intersection Improvements



2024 People's Choice Award For Best Project
Broward, Miami-Dade, Palm Beach MPOs
NE 15 Ave Tactical Urbanism Project





2020 Outstanding Achievement Award
South Florida American Public Works Association
Cutler Bay SW 100 Ave Stormwater Retrofit

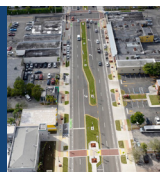
2021 People's Choice Award: Project of the Year
Broward, Miami-Dade, Palm Beach MPOs
Miami-Dade Protected Bike Lanes Master Plan





2020 Outstanding Achievement for MPO: Outreach & Collaboration
National Association of MPOs
Martin Freight & Goods Movement Plan

2020 People's Choice Award: Best Urban Complete Streets
Broward, Miami-Dade, Palm Beach MPOs
FDOT D4 Hollywood Blvd Complete Streets





2019 Outstanding Major Project of the Year
Florida American Council of Engineering Companies
FDOT D6 Krome Ave Reconstruction

Over the last decades, we have managed and completed over 75 contracts for more than 35 clients in Southeast Florida, including the Village of Palmetto Bay.

City of Aventura
City of Coral Gables
City of Coconut Creek
City of Deerfield Beach
City of Delray Beach
City of Deltona
City of Doral
City of Fort Lauderdale
City of Fort Pierce
City of Hallandale Beach
City of Hollywood CRA
City of Miami
City of Miramar
City of Miami Beach
City of North Miami Beach
City of Parkland
City of Pembroke Pines
City of Plantation
City of Palm Beach Gardens
City of Pompano Beach
City of Port St. Lucie
City of Sunny Isles Beach
City of South Miami
Indian River County
Martin County
Miami-Dade County
Miami Shores Village
St. Lucie County
Town of Miami Lakes
Town of Surfside
Village of Palmetto Bay
Village of Pinecrest
Broward County
FDOT - All Districts
Broward MPO
Indian River MPO
St. Lucie County TPO
Martin County MPO
Palm Beach TPA

The Village of Palmetto Bay's communities are diverse and thoroughly engaged, and their expectations are high! The Project Manager's team is committed to supporting the Village's staff in meeting and exceeding their Vision, Goals, and Objectives.

PRESS ARTICLES



PORT ST. LUCIE STUDY WORKING TOWARD NEW DOWNTOWN ALONG VILLAGE GREEN DRIVE CORRIDOR

OLIVIA MCKELVEY

TREASURE COAST NEWSPAPERS, 2020

https://www.tcpalm.com/story/news/2020/10/09/port-st-lucie-hopes-see-new-downtown-within-next-five-years/5915610002/

COMMISSIONER LEVINE CAVA WORKS TO BRING TRAFFIC SOLUTIONS AND SAFETY TO OLD CUTLER ROAD

MIAMI-DADE COUNTY NEWS RELEASES

MIAMI'S COMMUNITY NEWSPAPERS, 2020

https://communitynewspapers.com/featured/commissioner-levine-cava-works-to-bring-traffic-solutions-and-safety-to-old-cutler-road/





FDOT ISSUES DIRECTIVE TO IMPROVE RAIL CROSSING SAFETY

MISCHA WANEK-LIBMAN

MASS TRANSIT, 2019

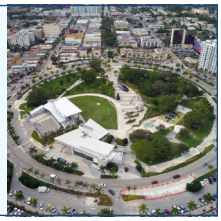
https://www.masstransitmag.com/rail/infrastructure/article/21117405/fdot-issues-directive-to-improve-rail-crossing-safety

YOUNG CIRCLE COULD BECOME WORLD'S ONLY GIANT TWO-WAY TRAFFIC CIRCLE, EXPERTS SAY

SUSANNAH BRYAN

SOUTH FLORIDA SUN SENTINEL, 2019

https://www.sun-sentinel.com/local/broward/hollywood/fl-ne-young-circle-redesign-update-20191106-gmsxjpvqzvbbvcqos7omta5y5e-story.html



COMMENDATIONS

Company Under Review: MARLIN Engineering, Inc.
Company Providing Reference: City of Port St. Lucie Community Redevelopment Agency
Name of Person Providing Reference: Jennifer Davis
Telephone: 772.344.4342 E-mail: JDavis@CityofPSL.com
Name of Project Completed/Held for Referenced Company:
Village Green Drive Master Plan
Please answer the questions below using the following rating scale:
1=Poor 2=Fair 3=Average 4=Good 5=Excellent

No.	Questions	Rating	Comments
2.	Rate the level of commitment of the firm to your project. Did they devote the time and management staff necessary for successful and timely work?	5	
3.	Rate the quality of customer service and the competence and accessibility of the personnel and experience with similar projects.	5	
4.	Rate the firm's interactive capability with your staff.	5	
5.	Rate the firm's success at minimizing and controlling potential mistakes. Were there bid addendums, contract change orders, etc	5	Limited exposure based on scope of work
6.	Rate the overall quality of the work, and specific work on similar projects.	5	
7.	Rate the comfort and confidence you had in the firm.	5	
8.	If you have a similar contract to undertake in the future, would the firm be considered?	☑ Yes ☐ No	

Company Under Review: MARLIN Engineering, Inc.
Company Providing Reference: City of Ft. Lauderdale
Name of Person Providing Reference: Milos Majstorovic
Telephone: 954-828-5216 E-mail: mmajstorovic@fortlauderdale.gov
Name of Project Completed/Held for Referenced Company:
Traffic and Transportation Engineering and Planning Service
Please answer the questions below using the following rating scale:
1=Poor 2=Fair 3=Average 4=Good 5=Excellent

No.	Questions	Rating	Comments
2.	Rate the level of commitment of the firm to your project. Did they devote the time and management staff necessary for successful and timely work?	5	
3.	Rate the quality of customer service and the competence and accessibility of the personnel and experience with similar projects.	5	
4.	Rate the firm's interactive capability with your staff.	5	
5.	Rate the firm's success at minimizing and controlling potential mistakes. Were there bid addendums, contract change orders, etc	5	
6.	Rate the overall quality of the work, and specific work on similar projects.	5	
7.	Rate the comfort and confidence you had in the firm.	5	
8.	If you have a similar contract to undertake in the future, would the firm be considered?	☑ Yes ☐ No	

Company Under Review: MARLIN Engineering, Inc.
Company Providing Reference: Hollywood Community Redevelopment Agency
Name of Person Providing Reference: Moshe Anuar
Telephone: 954-924-2980 E-mail: manuar@hollywoodfl.org
Name of Project Completed/Held for Referenced Company:
Tyler Street Two-Way Conversion Traffic Analysis
Please answer the questions below using the following rating scale:
1=Poor 2=Fair 3=Average 4=Good 5=Excellent

No.	Questions	Rating	Comments
2.	Rate the level of commitment of the firm to your project. Did they devote the time and management staff necessary for successful and timely work?	5	
3.	Rate the quality of customer service and the competence and accessibility of the personnel and experience with similar projects.	5	
4.	Rate the firm's interactive capability with your staff.	5	
5.	Rate the firm's success at minimizing and controlling potential mistakes. Were there bid addendums, contract change orders, etc	5	
6.	Rate the overall quality of the work, and specific work on similar projects.	5	
7.	Rate the comfort and confidence you had in the firm.	5	
8.	If you have a similar contract to undertake in the future, would the firm be considered?	5	☐ Yes ☐ No

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

AGUIAR, ARMANDO JAVIER
9480 DOMINICAN DR
CUTLER BAY FL 33189

LICENSE NUMBER: PE84075
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

FREDA, AYCEL ABIN
9502 NW 8TH CIRCLE
PLANTATION FL 33324

LICENSE NUMBER: PE77550
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

SORIA, RAMON
3363 W COMMERICAL BLVD
STE. 115
FORT LAUDERDALE FL 33309

LICENSE NUMBER: PE41218
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MARLIN ENGINEERING INC.
1700 NW 66TH AVE.
STE. 106
PLANTATION FL 33313

LICENSE NUMBER: CA6104
EXPIRATION DATE: FEBRUARY 28, 2021
Always verify licenses online at MyFloridaLicense.com

NOTE: As of 2021, this license no longer has an expiration date per the State of Florida.

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AICP

This certificate hereby qualifies

Christina Fermin, AICP

as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number: 30532

James M. Drinan, JD
Executive Director

Glenn E. Larson, AICP
President

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

PATINO, MYRA E.
10147 SW 77 CT.
MIAMI FL 33156

LICENSE NUMBER: PE56804
EXPIRATION DATE: FEBRUARY 28, 2027
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Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search

Licensee

Name:	**MARLIN ENGINEERING INC.**	License Number:	**6104**
Rank:	**Registry**	License Expiration Date:	
Primary Status:	**Current**	Original License Date:	**09/19/1991**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
41218	Current, Active	SORIA, RAMON	Registry		Professional Engineer	02/28/2027

Page 1 of 1

State of Florida
Department of State

I certify from the records of this office that MARLIN ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on August 21, 1991.

The document number of this corporation is S74791.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on March 17, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of March, 2026

Secretary of State

Tracking Number: 726401398ZCC

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

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

FDOT
Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

RON DESANTIS
GOVERNOR

JARED W. PERDUE, P.E.
SECRETARY

July 09, 2026

Ramon Soria, Managing Principal
MARLIN ENGINEERING, INC.
9726 E Indigo Street
Palmetto Bay, FL 33157
ramon.soria@imegcorp.com

Dear Mr. Soria:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design

5.1 - Conventional Bridge Inspection
5.2 - Movable Bridge Inspection
5.3 - Complex Bridge Inspection
5.4 - Bridge Load Rating

6.1 - Traffic Engineering Studies

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying

10.1 - Roadway Construction Engineering Inspection

1

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
157.46%	141.29%	0.391%	Reimbursed	1.28%	1.28%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP

2

Local Business Tax Receipt
Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY

7340256

BUSINESS NAME/LOCATION
MARLIN ENGINEERING INC
9726 E INDIGO ST STE 303
PALMETTO BAY FL 33157-5644

RECEIPT NO.
RENEWAL
7632733

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
MARLIN ENGINEERING, INC
C/O RAMON SORIA PRES

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM

PAYMENT RECEIVED BY TAX COLLECTOR
$45.00 09/25/2025
PTBTC-25-162977

Employee(s) 4

LBT

This Local Business Tax Receipt only confirms payment of the Local BusinessTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a-376.
For more information, visit midtaxcollector.gov



10

VILLAGE REQUIRED RESPONSE SUBMITTAL FORMS & DISCIPLINE FORM

835

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
General Civil Engineering	MARLIN Engineering, Inc now IMEG
Roadway Traffic & Transportation Planning and Engineering Services	MARLIN Engineering, Inc now IMEG
General Urban Planning Services	MARLIN Engineering, Inc now IMEG
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Drainage, Sewer & Water	CMPLX, LLC	2140 S. Dixie Highway, Suite 308 Miami, FL 33133	(305) 297-2602
CEI Services	F&J Engineering Group	16800 NE 2nd Ave North Miami Beach, FL 33162	(305) 704-5812
Geotechnical Services	Geosol, Inc	5795-A NW 151ST STREET MIAMI LAKES, FL 33014	(305) 828-4367
Landscape Architecture Survey/SUE Urban Planning/Design	Keith & Associates	301 E Atlantic Boulevard Pompano Beach, FL 33060	954.788.3400
Economic Development	Lambert Advisory, LLC	100 Biscayne Boulevard, Suite 2510 Miami, FL 33132	305.503.4099
Parking Structures & Systems	Walker Consultants, Inc	4925 Independence Pkwy, Suite 425 Tampa, FL 33634	813.412.5640
Environmental, Cultural Resources	Terracon Consultants, Inc	3347 NW 55th Street Ft.Lauderdale, Florida 33309	(561) 689-4299

Disciplines Covered: Civil, Traffic Engineering & Transportation Planning and Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: MARLIN Engineering, Inc now IMEG

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: 2023-08-General Engineering and Architectural Services - 19 Task Work Orders (to date) providing civil, transportation, traffic engineering, and urban planning services through multiple task work orders, including roadway design, traffic operations studies, permitting, land development review, and engineering support.

Initial Value of Contract: N/A-Continuing Services Agreement Final Value of Contract: Current Authorized $ 405,292.00 (to date)

Length of Contract: 2024-2027

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

This company consistently delivers high-quality roadway design services, demonstrating strong technical expertise and attention to detail on every project. Their team excels in producing efficient, safe, and well-coordinated roadway solutions, always meeting deadlines and project requirements. They are reliable, knowledgeable, and a pleasure to work with, providing excellent communication and dependable engineering support

Name of Public Entity/Company: City of Doral

Name of Individual completing this form: Darlin Perez

Signature: Darlin Perez (PW) Digitally signed by Darlin Perez (PW) DN: CN=Darlin Perez (PW), OU=PublicWorksStaff, O=Departments, OU=City, DC=doral, DC=local Date: 2026.08.12 07:50:47-04'00' Title: Chief of Engineering

Telephone: 305-593-6740 Email: Darlin.perez@cityofdoral.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Disciplines Covered: Civil, Traffic Engineering & Transportation Planning and Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: MARLIN Engineering, Inc now IMEG

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: 12370-206-2 Transportation and Traffic Engineering and Planning Services 2021-2026. MARLIN Managed 29 Separate Task Work Orders (TWO) with various Scopes of Service including Roadway Design and Civil Engineering, Traffic Engineering and Urban Planning Services.

Initial Value of Contract: $569,195.77 Final Value of Contract: $569,195.77

Length of Contract: 5.5 years

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

It has been a pleasure to work with Marlin.

Name of Public Entity/Company: City of Fort Lauderdale

Name of Individual completing this form: Milos Majstorovic, P.E.

Signature: _____ Title: Director, Transportation and Mobility Department

Telephone: 954-828-5216 Email: mmajstorovic@fortlauderdale.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Disciplines Covered: Civil, Traffic Engineering & Transportation Planning and Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: MARLIN Engineering, Inc now IMEG

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: 2021-43 Civil Engineering and Related Services- Multiple Task Work Orders providing civil engineering, transportation, urban planning, drainage, permitting, design, construction administration, and project management.

Initial Value of Contract: N/A-Continuing Services Agreement Final Value of Contract: Current Authorized- $ 362,493.00 (to date)

Length of Contract: 2022-2026

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

✓ Yes ____ No

If you responded no to any of the above please provide details:

Comments:

The Marlin Engineering team has worked with the Town for more than a decade, consistently demonstrating professionalism, reliability, and strong technical expertise. Over the years, they have proven to be a valuable and trusted part of the Town's engineering consulting team, contributing significantly to the success of numerous projects.

Name of Public Entity/Company: Town of Miami Lakes

Name of Individual completing this form: Omar Santos Baez, P.E.

Signature: _____ Title: Director of Public Works and CIP

Telephone: 305-512-7129 Email: santoso@miamilakes-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Disciplines Covered: Civil, Traffic Engineering, Transportation Planning and Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: MARLIN Engineering, Inc now IMEG

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Resolution 2023-32516 General Transportation Planning and Traffic Engineering Consulting Services. MARLIN has/is managing 4 Separate Task Work Orders (TWO) to-date with various Scopes of Service including Special Event Traffic Plan for Miami Beach Convention Center, SoFi Neighborhood Speed Cushion Design, SoFi Neighborhood Traffic Calming Plan and the 17th Street Lane Repurposing Traffic Study. Projects require Civil Engineering, Transportation Planning & Traffic and Urban Design.

Initial Value of Contract: $768,473.50 Final Value of Contract: $768,473.50

Length of Contract: 5 years

Would you enter into a contract with the Company in the future? X Yes ____ No
Were the services provided acceptable and of quality standards: X Yes ____ No
Was the Company responsive to your requests and resourceful with the task? X Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No
If you responded no to any of the above please provide details:

Comments:

Marlin Engineering/ IMEG team is consistently well-prepared, professional, and staffed with highly skilled team members.

Name of Public Entity/Company: City of Miami Beach

Name of Individual completing this form: Ghassan Choueiry, PE

Signature: DocuSigned by: Ghassan Choueiry, PE Title: Senior Transportation Engineer

Telephone: 305-673-7000- Ext 26064 Email: GhassanChoueiry@miamibeachfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Disciplines Covered: Traffic Engineering & Transportation Planning, and Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: MARLIN Engineering now IMEG

To Robyn Chiarelli, Executive Director Commute Broward

The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: MARLIN was tasked with developing a countywide Transportation Demand Management (TDM) Program for the Broward MPO. The scope included traffic engineering and urban planning evaluations of congestion management and land development approaches to develop an effective strategy for managing commuter traffic in Broward County.

Initial Value of Contract: $68,800 Final Value of $68,800
Contract: Length of Contract: 11 Months, Oct 2021 - Auguist 2022
Would you enter into a contract with the Company in the future? x Yes ____ No
Were the services provided acceptable and of quality standards: x Yes ____ No
Was the Company responsive to your requests and resourceful with the task? x Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes ____ No
If you responded no to any of the above please provide details:

Comments:

Marlin Engineering provided valuable support throughout the TDM Study, assisting with stakeholder outreach, coordination, workshops, research, and development of the implementation plan. Their team brought strong technical knowledge, organization, and thoughtful insight to every stage of the process. They were consistently responsive, collaborative, and willing to work closely with all project partners. Their professionalism and commitment helped keep the study moving forward and contributed greatly to its success. Marlin was an excellent partner and truly a pleasure to work with.

Name of Public Entity/Company: Commute Broward / Greater Fort Lauderdale Transportation Management Association

Name of Individual completing this form: Robyn Chiarelli

Signature: Title: Executive Director

Telephone: 954-494-9680 Email: rchiarelli@commutebroward.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Disciplines Covered: Traffic Engineering & Transportation Planning, Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Marlin Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Provide concept designs and community engagement for 2 projects:
Rio Community Center and Dixie Hwy Streetscape

Initial Value of Contract: 397,558.70 Final Value Contract: 397,558.70

Length of Contract: 6 month

Would you enter into a contract with the Company in the future? x Yes ____ No

Were the services provided acceptable and of quality standards: x Yes ____ No

Was the Company responsive to your requests and resourceful with the task? x Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Christina and her team were great to work with!

Name of Public Entity/Company: Martin County

Name of Individual completing this form: Jordan Pastorius

Signature: Jordan Pastorius Title: Assistant Community Development Manager

Telephone: 772-288-5497 Email: jpastori@martin.fl.us

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Disciplines Covered: Traffic Engineering & Transportation Planning, Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Marlin Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information: Oxbow Eco-Center Pedestrian Connection Feasibility Study

Scope of Work: The feasibility study was to evaluate the possiblity of a pedestrian connection linking the Oxbow Eco-Center to the Citrus Hammock Preserve by way of a pedestrian bridge crossing over the St. Lucie River. Scope activities included Evaluation of existing conditions and data collection, route development, public and stakeholder involvement activites, and presentation to the TPO advisory committees and board, and a final deliverable report.

Initial Value of Contract: $39,910.92 Final Value of Contract: $39,910.92

Length of Contract: 6 months

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

The Marlin Team's delivery of the Oxbow Eco-Center Pedestrian Connection Feasibility Study was accepted by all TPO Advisory Committees and Board. The extensive stakeholder engagement provided by the project team provided the background needed on the extensive regulatory framework a project of this capacity would require.

Name of Public Entity/Company: St. Lucie Transportation Planning Organization

Name of Individual completing this form: Stephanie M. Torres

Signature: Stephanie M. Torres Title: Bike-Ped, Safety & Environmental Programs Manager

Telephone: 772-462-1533 Email: stephanie.torres@stlucieco.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

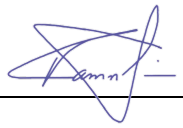
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company MARLIN Engineering, Inc now IMEG

Date Addendum Received August 14th, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Ramon Soria, Managing Principal

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

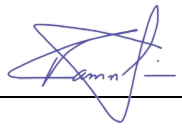
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company MARLIN Engineering, Inc now IMEG

Date Addendum Received August 19th, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Ramon Soria, Managing Principal

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company MARLIN Engineering, Inc now IMEG

Date Addendum Received August 28th, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Ramon Soria, Managing Principal

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company MARLIN Engineering, Inc now IMEG

Date Addendum Received September 9th,2026

Total Pages of Addendum including Acknowledgement 2

Print Name Ramon Soria, Managing Principal

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

MARLIN
now IMEG



MARLIN Engineering, Inc.
9726 East Indigo Street, #301
Palmetto Bay, FL 33157
305.477.7575

Contact Person
Armando Aguiar, PE
Project Manager
954.603.7100
Armando.J.Aguiar@imegcorp.com

www.marlinengineering.com

Village of Palmetto Bay

Professional Consulting Services on Continuing Agreement Basis

RFQ #2026-11-015

General Civil Engineering
Roadway Traffic & Transportation Planning and Engineering
Landscape Design
Environmental Engineering



Contact:
Robert Linares, PE
Executive Vice President

Address:
13940 SW 136th St
Miami FL, 33186

Date: 9/18/2026

Tab 1. Letter of Intent

September 18, 2026

Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

RE: RFQ No. 2026-11-015, Professional Consulting Services on Continuing Agreement Basis

Dear Evaluation Committee:

Metric Engineering LLC (Metric) is pleased to submit our qualifications to continue serving the Village of Palmetto Bay under **RFQ No. 2026-11-015.** Metric is seeking consideration for General Civil Engineering; Roadway Traffic and Transportation Planning and Engineering Services; Landscape Design; and Environmental Engineering. With our corporate headquarters in Miami, ***just minutes from the Village***, Metric offers the local accessibility, multidisciplinary resources, and responsiveness essential to a successful continuing services partnership.

For 50 years, Metric has supported Florida public agencies with practical solutions to transportation, infrastructure, landscape, and environmental challenges. Today, our 440+ professionals combine statewide multidisciplinary resources with the accessibility of a local consultant.

We also bring firsthand experience serving Palmetto Bay. We recently completed the Village's District 1 Tree Inventory, locating and assessing approximately 5,900 trees and integrating field verified urban forestry data into the Village's GIS database. This experience provides direct familiarity with the Village and reinforces our commitment to responsive, locally focused service.

Metric will serve as Prime Consultant, providing overall contract management, coordination, quality control, and core services for the disciplines pursued. Our in-house team provides civil and roadway engineering, drainage and stormwater design, traffic engineering and transportation planning, landscape design, environmental services, permitting, GIS, and related municipal support. To supplement these capabilities for specialized elements of the Village's scope, Metric has assembled a focused team of established partners (each firm is certified small, minority, or a woman-owned businesses):

- AllBright Engineering | Specialized water resources support for water control structures, pump stations, canals, and stormwater master planning.
- Tierra South Florida, Inc. | Geotechnical engineering and testing.
- H2O | Environmental investigations and remediation, including contaminated soil, groundwater, and soil vapor.
- Metric Consulting LLC | Grant funding support for FEMA and other federal, state, and local programs.

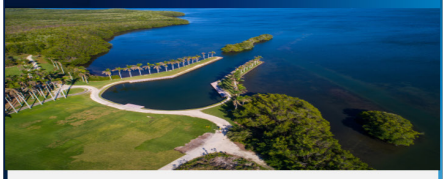
Metric offers the Village ***a Miami headquarters minutes from Village Hall, 50 years of Florida practice, 140+ continuing services contracts, and a team that has already worked here.*** Our multidisciplinary resources support each of the four categories from assessment and permitting through design, implementation, and construction support, delivered under one contract manager accountable to the Village.

We appreciate the opportunity to be considered and look forward to continuing our relationship with the Village of Palmetto Bay.

Sincerely,
Robert Linares, PE | Executive Vice President, Authorized Representative
robert.linares@metriceng.com

Why Metric

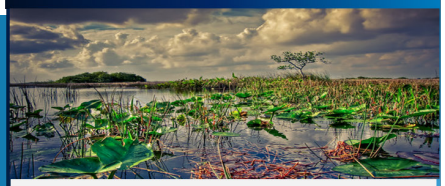
DIRECT PALMETTO BAY EXPERIENCE



We already know the Village

- ✓ District 1 Tree Inventory
- ✓ GIS-based urban forestry data
- ✓ Established Village familiarity

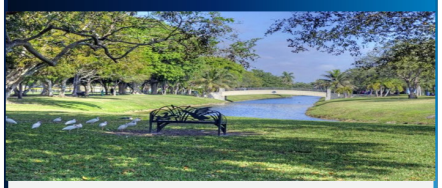
MULTIDISCIPLINARY CONTINUING SERVICES EXPERIENCE



Proven municipal support.

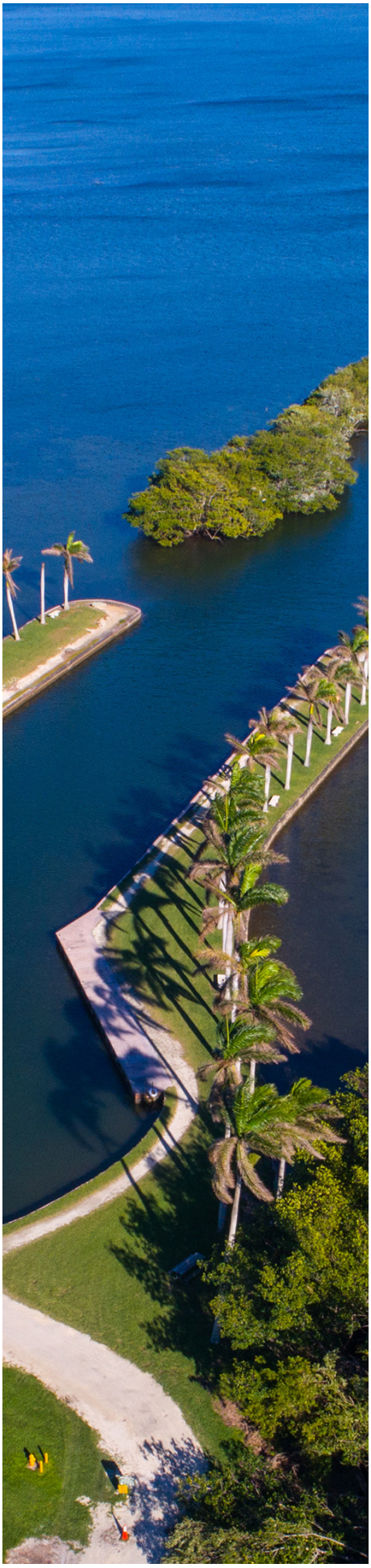
- ✓ Civil/Stormwater
- ✓ Traffic/Transportation
- ✓ Planning/Landscape
- ✓ Environmental

SOUTH FLORIDA KNOWLEDGE & LOCAL RESPONSIVENESS



Miami-based resources and regional expertise.

- ✓ Miami Corporate Office
- ✓ Miami-Dade/South Fl experience
- ✓ Agency coordination
- ✓ Rapid task-order response



Tab 2. Table of Contents

Tab 1. Letter of Intent 01

Tab 2. Table of Contents 02

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Tab 8. Similar Projects 13

Tab 9. Additional Information 18

Tab 10. Required Forms 20

Tab 3. Organizational Chart

Village of Palmetto Bay

CONTRACT MANAGER / PRINCIPAL-IN-CHARGE
Robert Linares, PE *(Palmetto Bay Resident)*
27 years' experience | 55% Availability

QA/QC
Brian Fuller, PE
34 years' experience | 35% Availability

GENERAL CIVIL ENGINEERING

PROJECT MANAGER
Jessica Bloomfield, PE
24 years' exp. | 45%

Kaitlin Chokshi, EI
Drainage/Roadway Engineer
9 yrs | 55%

Lailee DeLay, PE, ENV SP
Drainage Eng./Permitting
8 yrs | 55%

Anna Harden
Engineering Technician
10 yrs | 65%

Blaine Hatten
Roadway Designer
3 yrs | 65%

Diego Tamayo De Zayas
Engineering Technician
11 yrs | 65%

ALLBRIGHT
Specialized Stormwater + Water Resources

Shaquon Samuel, PE
Lead Stormwater Engineer
11 yrs | 45%

Jeremy Nichols, PE
Water Resources Engineer
9 yrs | 55%

Christopher Mena, PE
7 yrs | 55%
Drainage/Hydraulic Engineer

TIERRA SOUTH FLORIDA
Geotechnical

Raj Krishnasamy, PE
Geotechnical Engineer
39 yrs | 40%

Kumar Vedula, PE
Geotechnical Engineer
30 yrs | 35%

ROADWAY TRAFFIC & TRANSPORTATION ENGINEERING

PROJECT MANAGER
Stefan Escanes, PE, PTOE
17 years' exp. | 45%

Nicole Mauntler, PE, AICP, ENV SP
Planning/NEPA
18 yrs | 30%

Gabriela Garcia, PE
Transportation Engineer
17 yrs | 35%

Paul Carballo, PE
Transportation Engineer
14 yrs | 45%

Josh Reichert, PE
Traffic Safety Engineer
17 yrs | 45%

Christopher Dew, PE, PTOE
Signalization Engineer
16 yrs | 45%

Eduardo Monteagudo
Data Collection/Traffic Counts
12 yrs | 65%

Nicolas Yep, PE
Traffic/Planning Analyst
10 yrs | 60%

John Battle Jr., PMP
GIS/Data Collection
22 yrs | 55%

Sergio Rios, PE
Planning/Travel Demand
9 yrs | 60%

Amy Wiwi, GISP
Planning/GIS
26 yrs | 35%

Matthew Gore, GISP
GIS
16 yrs | 45%

Danielle Riley
Public Engagement\Planning
15 yrs | 55%

LANDSCAPE ARCHITECTURE

PROJECT MANAGER
Sherri French, PLA
18 years' exp. | 65%

Laura Duplain, PLA
Landscape Architect
18 yrs | 65%

Thomas Brooks
Landscape Designer
29 yrs | 75%

David Prichard, Ph.D.
CEI Landscape Inspector
37 yrs | 65%

Alan Davis
Senior CEI Landscape Inspector
16 yrs | 65%

Marcus Yeager
CEI Landscape Architect
8 yrs | 60%

Caitlin Hill, MS, ENV SP
Arborist / Sr. Env. Scientist
14 yrs | 55%

ENVIRONMENTAL ENGINEERING

PROJECT MANAGER
Ryan St. George, MS, PWS
23 years' exp. | 40%

Rob Myers
Env. Scientist/ NEPA
22 yrs | 45%

Erin Smith, MS
Sr. Env. Scientist
11 yrs | 55%

Bryan Palacio, MS
Sr. Env. Specialist
11 yrs | 55%

Matt Paek, MS
5 yrs | 65%
Environmental Scientist

Jessica Phagan, MS
5 yrs exp | 55%
Environmental Specialist

H2O
Contamination Assessment & Remediation

Michael Miller - Sr. Env. Manager - 23 yrs | 50%

Mariya Yudova, PE
Env/ Remediation Engineer
15 yrs | 45%

Lillian Costa, MS - Sr Env Scientist / Technical Advisor
39 yrs | 35%

Metric Consulting, LLC
Grant Support

Juliann Bertone
Senior Grant Manager
14 yrs | 55%

Emily Pinell
Grant Manager
9 yrs | 65%

Tab 4. Consultant History

Metric Engineering LLC | Prime Consultant

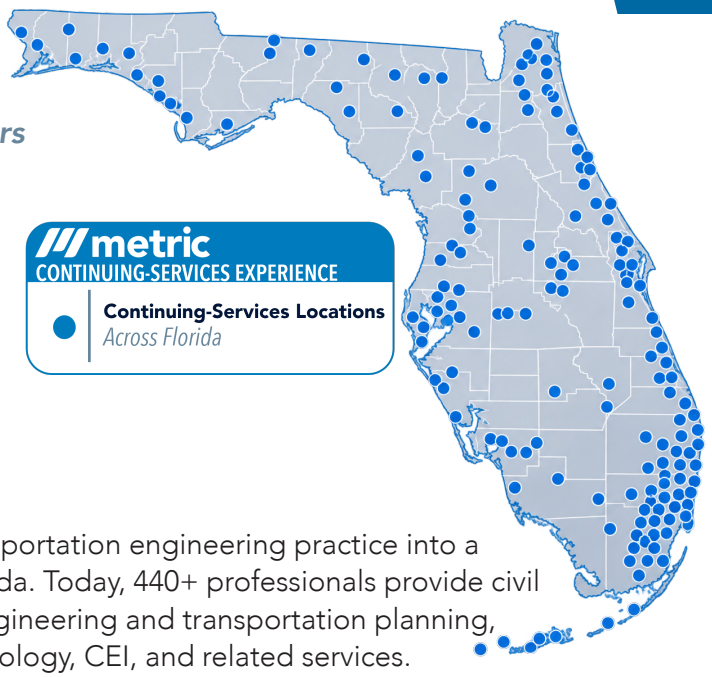
Miami Headquarters | Serving Florida for Over 50 Years

1976
FOUNDED

SOUTH DADE
CORPORATE HQ

440+
PROFESSIONALS

140+
CONTINUING SERVICES CONTRACTS



Founded in Miami in 1976, Metric has grown from a local transportation engineering practice into a multidisciplinary firm serving public agencies throughout Florida. Today, 440+ professionals provide civil and roadway engineering, drainage and stormwater, traffic engineering and transportation planning, landscape architecture, environmental services, GIS and technology, CEI, and related services.

Over 50 years, Metric has expanded its capabilities to support assignments from planning, environmental assessment, and permitting through design, implementation, construction, and monitoring. Our integrated structure provides clients with coordinated multidisciplinary resources under consistent project management and quality control. Metric is a certified WBE through Women's Business Enterprise National Council (WBENC).

Continuing services have been central to Metric's growth, with 140+ contracts supporting municipalities, counties, universities, and FDOT. Repeat clients include the City of Miami, Brevard County, Village of Pinecrest, City of Weston, City of Dania Beach, Florida International University, and multiple FDOT Districts. Metric remains rooted in South Florida, combining local accessibility with the resources and technical depth of a statewide firm.

Specialty Team Partners

H2O Environmental Services, LLC (H2O) | Contamination Assessment + Remediation | Founded 2014, Doral
H2O specializes in contamination assessment and remediation for complex infrastructure projects. Their firm has completed hundreds of Level I, II, and III contamination assessments throughout South Florida and brings extensive FDEP, SFWMD, Miami-Dade County DERM, and FDOT experience, including serving as FDOT District 6 CAR Services Contractor.

AllBright Engineering, Inc. (AllBright) | Stormwater + Water Resources | Founded 2012, South Florida
AllBright is an SBE multidisciplinary engineering firm specializing in stormwater, water resources, drainage, resiliency, and infrastructure improvements. With offices in Miami-Dade, Broward, and Palm Beach counties, AllBright provides responsive local expertise in H&H modeling, flood mitigation, pump stations, and stormwater planning.

Metric Consulting LLC (MCL) | Grant + Funding Support | Established 2015, Miami
MCL is a certified woman- and minority-owned disaster advisory and grants management firm providing grant application development, administration, compliance, and disaster recovery services. Established in 2015 following more than two decades of grant and emergency management services within Metric, MCL has 50+ professionals and 10 Florida offices. Expertise includes FEMA Public Assistance and HMGP, HUD CDBG-DR/MIT and HOME-ARP, grant writing, environmental and historic preservation compliance, mitigation planning, and funding administration.

Tierra South Florida, Inc. (TSFGeo) | Geotechnical Engineering + Testing | Founded 2012, West Palm Beach
TSFGeo provides geotechnical engineering, subsurface exploration, laboratory and construction materials testing, and specialty inspections. The firm maintains a Miami Lakes office, diverse drilling capabilities, and three CMEC-certified, FDOT-validated laboratories. TSFGeo is also an SBE with SFWMD and the City of West Palm Beach.

Tab 5. Resumes

PROJECT LEADERSHIP | 4 Service Categories | One Integrated Team

Metric's discipline leaders bring the municipal experience, technical expertise, and availability to respond quickly to the Village's diverse task order needs. Each Project Manager is appropriately licensed for the discipline proposed, exceeds the seven-year experience requirement, and has served as Project Manager on at least three similar projects. Behind each leader are the multidisciplinary resources and specialty expertise shown on the following pages.

ROBERT LINARES, PE
Contract Manager/ Principal-in-Charge | PE FL#63003



Qualifications: Licensed in Florida for General Civil and Roadway Traffic and Transportation. Principal-in-Charge of municipal continuing services contracts continuously since 2010.

Contract Management Experience: **Village of Palmetto Bay**, City of Miami, City of Dania Beach Landscape and Arborist Services, City of Weston Environmental Engineering and Wetland Management, Broward County Traffic, Roadway and Civil Engineering, Florida International University Civil Engineering

Village Value: ***As a Palmetto Bay resident***, Robert brings a personal understanding of the community along with executive accountability and direct access to Metric leadership.

JESSICA BLOOMFIELD, PE
Project Manager - General Civil Engineering | PE FL#66427



24 years experience

Expertise: Civil Engineering • Roadway Design • Drainage • Stormwater • Complete Streets • Municipal Infrastructure • Parking Lot Design

Project Manager Experience: City of Miami Miscellaneous Engineering Services; FDOT District 6, SR A1A / South Roosevelt Blvd from Bertha Street to the end of Smathers Beach in Key West/Monroe County; Panama City Harrison Avenue Phase 1 and 2 Streetscaping; Village of Pinecrest Traffic, Roadway, & Civil Projects

Village Value: Experienced in delivering multidisciplinary municipal assignments from evaluation and design through permitting and implementation.

STEFAN ESCANES, PE, PTOE
Project Manager - Roadway Traffic and Transportation | PE FL #80578 | PTOE#4502



17 years experience

Expertise: Traffic Engineering • Transportation Planning •Traffic Operations • Safety • Multimodal Planning • Traffic Studies • Miami-Dade DTPW

Project Manager Experience: City of Pembroke Pines Transportation Master Plan, Congestion Management and TSM&O, FDOT District 6 - Active Traffic Management, City of Miami Beach

Village Value: Combines hands on traffic engineering with long range transportation planning and extensive task work order experience.

SHERRI FRENCH, PLA
Project Manager - Landscape Design | LA FL#6667344



18 years experience

Expertise: Landscape Architecture • Streetscapes • Planting & Irrigation • Public Realm • Parks • Context Sensitive Design • Sustainable and Resilient Design • Stormwater Integration

Project Manager Experience: City of Miami Plaza ¡Azúcar! and Shenandoah Dog Park; FDOT D3 Districtwide Landscape Design

Village Value: Integrates landscape design, environmental conditions, constructability, and long term maintenance to create attractive, resilient public spaces.

Project Leadership (Continued)

RYAN ST. GEORGE, MS, PWS
Project Manager - Environmental Engineering | Professional Wetland Scientist (PWS) No. 1998



Expertise: Environmental Permitting • Wetlands • Natural Resources • Regulatory Compliance • Mitigation • Environmental Monitoring • Regulatory Coordination: USEPA, FDEP, SFWMD, Miami-Dade DERM, USACE and NPDES

Project Manager Experience: ***Village of Palmetto Bay*** District 1 Tree Inventory; City of Weston Environmental Engineering & Wetland Management (2nd Term); FDOT D6 Environmental Compliance (3rd Term), Village of Pinecrest Traffic, Roadway, & Civil Projects

Village Value: Brings direct Palmetto Bay experience together with extensive South Florida environmental and regulatory expertise to efficiently navigate permitting, agency coordination, and environmental compliance.

Additional Metric Team Members

Our project leaders are backed by a deep bench of technical professionals with specialized expertise across all four service categories. With extensive municipal and continuing services experience, these team members provide the flexibility to quickly match the right resources to each task order while maintaining consistent quality, responsiveness, and continuity throughout the contract.

Team Staff Name Role	Years Exp.	Qualifications and Relevant Experience
Brian Fuller, PE QA/QC Manager	34	Independent quality review, multidisciplinary coordination, and deliverable oversight. **Experience:** Village of Pinecrest C100A-W3N drainage improvements; City of Miami Miscellaneous Engineering Services; SMART St. Augustine.
General Civil Engineering		
Kaitlin Chokshi, EI Drainage / Roadway Engineer	9	Roadway and drainage design, stormwater, complete streets, and ADA compliance. **Experience:** Village of Pinecrest drainage improvements; City of Miami Miscellaneous Engineering Services; SMART St. Augustine.
Lailee DeLay, PE, ENV SP Drainage / Permitting Engineer	8	Drainage design, stormwater management, floodplain analysis, and SFWMD and Miami-Dade permitting. **Experience:** Village of Pinecrest drainage improvements; City of Miami Miscellaneous Engineering Services.
Anna Harden Engineering Technician	10	Roadway Design • S&PM • Drainage • Utility Coordination • Plan Production
Blaine Hatten Roadway Designer	3	OpenRoads • Roadway Design • 3D Modeling • Plan Production • Quantities
Diego Tamayo De Zayas Engineering Technician	11	Field Reviews • Traffic Data Collection • Roadway Inventories • Traffic Counts • Transportation Studies
Roadway Traffic and Transportation Planning		
Nicole Mauntler, PE, AICP, ENV SP Planning Engineer	18	Transportation planning, multimodal analysis, and community engagement. **Experience:** Pembroke Pines Transportation Master Plan; SMART St. Augustine.
Josh Reichert, PE Traffic Safety Engineer	17	Traffic safety, crash analysis, Safe System approach, signal warrants, and access management. **Experience:** City of Jacksonville Traffic Engineering Services; City of Miami Miscellaneous Engineering Services.
Christopher Dew, PE, PTOE Signalization Engineer	16	Signalization, signal retiming, ITS, adaptive signals, and intersection improvements. **Experience:** City of Jacksonville Traffic Engineering Services; SMART St. Augustine.

Additional Metric Team Members (Continued)

Team Staff Name Role	Years Exp.	Qualifications and Relevant Experience
Gabriela Garcia, PE Transportation Engineer	17	Transportation Planning • PD&E • NEPA • Traffic Operations • Traffic Calming • Crash Analysis • Intersection Studies
Paul Carballo, PE Transportation Engineer	14	Traffic Operations • Safety Studies • Multimodal Improvements • Concept Development • Project Management
Eduardo Monteagudo Data Collection / Traffic Counts	12	Turning Movements • Pedestrian Counts • Classification Counts • Speed Studies • Travel-Time Studies
Nicolas Yep, PE Traffic / Planning Analyst	10	Traffic Operations • Signal Warrants • Traffic Calming • Crash Analysis • Multimodal Studies
Sergio Rios, PE Planning /Travel Demand	9	Transportation Planning • Travel Demand Forecasting • Traffic Simulation • GIS • Multimodal Analysis
John Battle Jr., PMP GIS / Traffic Operations	22	Traffic Operations • GIS • Signal Retiming • Traffic Design • Data Collection
Amy Wiwi, GISP Transportation Planner / GIS	26	Transportation Planning • Complete Streets • Systems Planning • Multimodal Planning • GIS • Public Involvement
Matthew Gore, GISP GIS / Transportation Planning	16	GIS • Transportation Planning • Spatial Analysis • Mapping • Data Analysis • Planning Decision Support
Danielle Riley Public Engagement\Planning	15	Public Involvement • Community Outreach • Stakeholder Coordination • PD&E • Transportation Planning • Feasibility Studies • Grant Reviews • Cost/Benefit Analysis
Landscape Design		
Laura Duplain, PLA Landscape Architect	18	Streetscapes, roadway landscapes, irrigation, hardscape, and Florida-friendly planting. **Experience:** City of Dania Beach Landscape and Environmental Services; City of Miami Plaza ¡Azúcar!
Thomas Brooks, FCHP Landscape Designer	29	Roadway Beautification • Streetscapes • Parks • Irrigation • Hardscape • Lighting • Construction Support
David Prichard, PhD CEI / Landscape Insp.	37	Landscape Inspection • Establishment • Gateway Landscaping • Vegetation Assessment • Environmental Compliance
Alan Davis CEI / Landscape Insp.	16	Landscape Installation • Establishment • Long-Term Maintenance • Wildflower Programs • Field Inspection
Marcus Yeager CEI / Landscape Insp.	8	Landscape Installation • Maintenance • Roadway Inventory • QA/QC • Field Inspection
Environmental Engineering / Environmental Services		
Caitlin Hill, MS, ENV SP Arborist / Environmental Support	14	GIS analysis, Marine resources, NEPA/PDE, Urban forestry, arboriculture, tree inventories, landscape review, and permitting. **Experience:** Village of Palmetto Bay District 1 Tree Inventory; City of South Miami Arborist Services; City of Weston Environmental Engineering
Rob Myers Senior Environmental Scientist	22	NEPA, wetlands, listed species, and environmental permitting. Regulatory coordination with USEPA, FDEP, SFWMD, and Miami-Dade DERM. **Experience:** SMART St. Augustine.
Erin Smith, MS Senior Environmental Specialist	11	Environmental permitting, compliance, wetlands, listed species survey, resource surveys, and inspections. **Experience:** Village of Palmetto Bay District 1 Tree Inventory; City of Dania Beach; FDOT District 6 Environmental Compliance Monitoring.
Bryan Palacio, MS Sr. Environmental Specialist	11	Wetlands • Environmental Permitting • NEPA • Resilience Planning • Resource Management • Regulatory Policy

Team Staff Name Role	Years Exp.	Qualifications and Relevant Experience
Jessica Phagan, MS Environmental Specialist	5	GIS • NEPA • Permitting • Wetland Delineation • Field Surveys • Grant Compliance • Palmetto Bay Experience
Matthew Paek, MS Environmental Scientist	5	GIS • Environmental Assessments • Environmental Data Analysis • Field Surveys • Regulatory Documentation • PD&E

Specialty Subconsultant Personnel

To complement Metric's in-house capabilities, we have assembled a select group of specialty subconsultants to provide targeted expertise where needed. These firms will work as integrated extensions of the Metric team under our overall project management, coordination, and quality-control framework, giving the Village access to specialized resources without sacrificing accountability or responsiveness.

Team Member / Firm	Yrs Exp	Qualifications and Relevant Experience
Geotechnical | TSF GEO | *SBE with SFWMD and West Palm Beach*		
Raj Krishnasamy, PE Principal Geotechnical Engineer	39	Geotechnical Engineering • Subsurface Evaluation • Materials Testing • Inspections • Public Agency Continuing Services **Experience:** City of Miami Beach 41st Street Corridor Revitalization
Kumar Vedula, PE Principal Geotechnical Engineer	30	Geotechnical Studies • Foundations • Pavement/Soils • Excavation Support • Construction Inspection
Specialized Stormwater + Water Resources | AllBright | *SBE and DBE*		
Shaquon Samuel, PE Lead Stormwater Engineer	11	Stormwater Management • Hydraulic Modeling • Pump Stations • Floodplain Analysis • Drainage Design • SFWMD Permitting **Experience:** Village of Key Biscayne Garden District Drainage; City of Hollywood Boulevard Hardening Study
Jeremy Nichols, PE Water Resources Engineer	9	Stormwater Master Planning • Watershed Modeling • Flood Mitigation • Resiliency • HEC-RAS • PCSWMM • ICPR
Christopher Mena, PE Drainage / Hydraulic Engineer	7	Drainage Design • H&H Analysis • Canal Basin Modeling • Water Control Structures • Floodplain Analysis • Green Infrastructure
Contamination Assesment and Remediation | H2O | *SBE*		
Michael Miller Senior Environmental Manager	23	Contamination Assessment • Level I/II Assessments • Impact to Construction Assessments • Remediation • Construction Oversight • Regulatory Coordination **Experience:** FDOT District 6 Districtwide Contamination Assessment and Remediation
Mariya Yudova, PE Environmental / Remediation Engineer	15	Environmental Engineering • Soil/Groundwater Contamination • Remediation Design • RAPs • Risk-Based Closure • Project Management
Lillian Costa, MS Senior Env. Scientist / Technical Advisor	39	Contamination Assessment • Remediation • Regulatory Compliance • Environmental Oversight • NEPA/PD&E • NPDES
Grant and Funding Support | Metric Consulting LLC | *WBE and MBE*		
Juliann Bertone Senior Grant Manager	14	Grant Management • FEMA PA/HMGP • Disaster Recovery • Grant Compliance **Experience:** Funding Administration City of Cape Coral CDBG-DR Grant Management
Emily Pinell Grant Manager	9	Grant Administration • FEMA/HUD Programs • Documentation • Compliance • Reporting

Tab 6. Current and Recently Completed Projects

Metric and our subconsultants are actively delivering projects that closely align with the Village's anticipated continuing services needs. The following current and recently completed assignments demonstrate our team's relevant municipal experience, South Florida presence, multidisciplinary capabilities, and ability to successfully manage projects of varying size, scope, and complexity.

Client Contract Name	Length of Contract	Scope of Services/ Accomplishments	Contract Type	Contact (Name, Phone, Email)
Metric Engineering LLC				
Village of Palmetto Bay District 1 Tree Inventory	9/2023 - 12/2023	Inventoried and assessed approximately 5,900 trees throughout District 1 using ESRI ArcGIS Online and Field Maps. Field-verified tree data, including species, DBH, height, canopy, condition, utilities, and GPS locations, was integrated into the Village's GIS database to support urban forestry management.	Project based fee	Dionisio Torres dtorres@ palmettobay-fl.gov (305)969-5086
Village of Pinecrest Continuing Professional Services for Traffic, Roadway, & Civil Projects	2022 - 2025 & 2025 - Current	Municipal roadway and drainage improvements including analysis, design, permitting, environmental/NEPA support, GIS, and post-design services through multiple task work orders. NEPA documentation, USACE and SFWMD permitting, Miami-Dade DERM Class II drainage permit.	Continuing Services	David Mendez, PE (305) 669-6916 dmendez@ pinecrest-fl.gov
FDOT District 6 Districtwide Environmental Compliance Monitoring of Construction or Maintenance Projects	2023 - Current	Districtwide environmental compliance monitoring, permitting, construction monitoring, and mitigation support throughout Miami-Dade and Monroe Counties. Agencies include USEPA, FDEP NPDES, SFWMD ERP, USACE Section 404, Miami-Dade DERM, FWC, and FKNMS.	Continuing Services	Megan Moore (305) 470-5281 E-mail: Megan.Moore@dot.state.fl.us
City of Miami Miscellaneous Engineering Services	2022 - Current	Multidisciplinary municipal engineering, environmental, and landscape support through task work orders, including shoreline stabilization and permitting, traffic calming and raised intersection design and pedestrian safety and greenway improvements.	Continuing Services	Arelys Guzman (305) 416-1200 AGuzman@ miamigov.com
FDOT District 6 Districtwide Project Development & Environment Services	2025 – Current	Planning/technical services, analyses, and support of implementing a variety of PD&E tasks and needs. Coordination/ public involvement with other agencies, local governments, MPOs, TPOs, regional planning councils, environmental organizations, and the public.	Continuing Services	Md S Hossain, MS, P.E. (305) 470-5342 Md.Hossain@ dot.state.fl.us
City of Weston Environmental Engineering & Wetland Management	2016 – Present	Management of 2,200+ acres of City-responsible mitigation wetlands, including maintenance contractor oversight, mitigation area and tree resource inspections, hydrologic monitoring, treatment effectiveness evaluation, NPDES program support, wetland permitting, and GPS/GIS mapping to maintain and expand the City's environmental data repository.	Continuing Services	Reddy Chitepu, PE, Director of Public Works, (954) 385-2600, rchitepu@ westonfl.org

Client Contract Name	Length of Contract	Scope of Services/ Accomplishments	Contract Type	Contact (Name, Phone, Email)
Florida International University Civil Engineering Continuing Services	2021 – Present	Campus civil engineering delivered through 86+ task work orders, including planning and design, pavement and roadway analysis, signalization, parking and site improvements, cost estimating, field investigations, post-design services, and construction administration.	Continuing Services	.Fernando Larios Construction Project Manager II Facilities Construction (305) 348-4036, flarios@fiu.edu
City of St. Augustine SMART St. Augustine	2026-Current	PD&E, design, and systems management for citywide smart transportation improvements including signals, ITS, EV charging, flood sensors, and bicycle/ pedestrian technology. Plans included temporary traffic control and detours for installation of features.	Project based fee	Reuben C. Franklin Jr., PE, Assistant City Manager, (904) 209-4323, rfranklin@ citystaug.com
City of Dania Beach Landscape & Environmental Services	2015 – Present	Landscape and urban forestry program administration, development review, tree permitting and inspections, environmental assessments, dune restoration design and permitting, and ordinance development.	Continuing Services	Corinne Lajoie, (954) 924-6805, clajoie@ daniabeach.gov
City of Panama City Harrison Avenue Design - Phase 2	2023-Present	Complete Street Project that included design for on-street parking, water and sewer replacement, and a new stormwater system with bioretention.	Continuing Services	Suzanne Mandel smandel@ panamacity.gov (850) 628-1241
Subconsultants				
AllBright Engineering				
Village of Key Biscayne Garden District Drainage Improvements	2024-2025	Design of stormwater improvements to address recurrent neighborhood flooding, including 760 LF of HDPE pipe, a new pump station, and rehabilitation of five drainage wells to improve conveyance/ exfiltration capacity and maintain emergency access during storms.	Project based fee	Colleen Durfee, PE, Project Manager cdurfee@ keybiscayne. fl.gov (305) 365-5511
TSF Geo				
Village of Palmetto Bay Sub-Basin 12	Aug. 2023 – Dec. 2023	Geotechnical engineering for roadway utility improvements, including subsurface exploration, asphalt coring, BHP testing, laboratory soil classification, and recommendations addressing roadway asphalt and drainage conditions.	Project based fee	Kimley-Horn Stefano Viola, PE (954) 535-5133
H2O				
FDOT District 6 Districtwide Contamination Assessment and Remediation (CAR) Services	5 Years 2025 - 2030	Current districtwide environmental and contamination services including Level I/II assessments, Level III remediation, ICAs, CSERs, SARs, remedial design/ implementation, ROW reviews, and emergency spill response.	Project Based Fee	Mauricio Gomez, 305.470.5228 mauricio. gomez@dot. state.fl.us
Metric Consulting, LLC				
Holmes County Florida	2026– Present	Comprehensive grant and emergency management support, including grant development and administration, compliance and reporting, debris monitoring, mitigation planning, agency coordination, staff augmentation, training, and logistics.	Project Based Fee	Lt. Barry Lee, Director of Emergency Management (850) 547-1112 leeb@holmesem. org

Tab 7. Projects Completed on Time and in Budget

RECENT PERFORMANCE | Long-Term Relationships.

Recent project success backed by decades of continuing-services experience.

As required under Tab 7, the project assignments highlighted in this section were completed after December 31, 2021. The continuing-services relationships shown below may span earlier contract terms; the delivery records demonstrate Metric's broader history of repeat selection and successful task-order performance.

Metric has delivered hundreds of task work orders under continuing services contracts for municipal, county, and state agency clients throughout Florida during this period, ranging from focused studies and assessments to multidisciplinary planning, design, environmental, and construction support projects. Our record on them is one of consistent delivery within the schedule and budget established at authorization.

- The **Village of Palmetto Bay** District 1 Tree Inventory was authorized in July 2023 and completed in December 2023, delivering approximately 5,900 field-verified tree records into the Village's GIS database within the original scope and fee.
- For the **Village of Pinecrest,** Metric has delivered multiple phases of the C100A-W3N drainage improvements through analysis, design, permitting, and post-design services across two consecutive contract terms.
- Under the **City of Miami** Miscellaneous Engineering Services contract, our assignments have spanned shoreline stabilization at Peacock Park, traffic calming on Tigertail Avenue, and pedestrian safety and greenway improvements in the Little Havana Pedestrian Priority Zone, each scoped, authorized, and delivered as an individual task work order.

That same delivery record holds at scale. Across long-term continuing services contracts, Metric has successfully delivered hundreds of task work orders and work authorizations spanning civil, roadway, traffic, drainage, environmental, planning, and multidisciplinary assignments. The record below demonstrates both the volume of assignments delivered and the repeat selections earned through consistent performance. Repeat selection is the result. Four of the contracts below, including the **City of Weston, Broward County, Florida International University, and the City of Dania Beach**, were renewed within the past year. Each renewal represents a client decision to continue with Metric after evaluating our delivery under the prior term.

Client	Contract	Delivery Record
Florida International University	Civil Engineering Continuing Services	86+ TWOs • 6 consecutive terms
City of Dania Beach	Landscape & Environmental Services	4 consecutive terms
Osceola County	Continuing Traffic Engineering Services	4 consecutive terms
City of Miami	Miscellaneous Engineering Services	3 consecutive terms
Village of Pinecrest	Traffic, Roadway & Civil Continuing Services	2 consecutive terms
City of Weston	Environmental Engineering & Wetland Management	10+ years • 2,200+ acres managed
Broward County	Traffic, Roadway & Civil Engineering	200+ work authorizations • 3 consecutive terms
Brevard County	Roadway, Drainage, Traffic, Safety & Multimodal Engineering	31 TWOs • 2 consecutive terms
FDOT District 3	Systems Planning Consultant	Recent TWOs + $7.5M delivered across 5 prime contracts since 2005
FDOT District 6	Environmental Compliance + Mitigation Monitoring	18 current LOAs • 3 consecutive contracts

Recent Results | Proven Delivery.

As required under Tab 7, the representative assignments highlighted on the following page were completed after December 31, 2021, on schedule and within their established budgets. The continuing-services record below demonstrates the broader volume, longevity, and repeat client relationships resulting from Metric's consistent delivery.



VILLAGE OF PALMETTO BAY | District 1 Tree Inventory

ENVIRONMENTAL

Metric inventoried and assessed approximately 5,900 trees throughout District 1 using ESRI ArcGIS Online and Field Maps. Field-verified data, including species, DBH, height, canopy, condition, utilities, and GPS location, was integrated into the Village's GIS database to support ongoing urban forestry management.



VILLAGE OF PINECREST | C100A-W3N Drainage Improvements

ROADWAY • DRAINAGE • ENVIRONMENTAL

Multiple phases of neighborhood roadway and drainage improvements involving analysis, design, permitting, tree resource assessment and conflict evaluations, and post-design services.



CITY OF PEMBROKE PINES | Transportation Master Plan

TRAFFIC • TRANSPORTATION

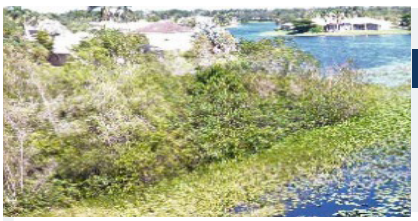
Delivered a citywide 20-year transportation blueprint addressing traffic operations, safety, multimodal mobility and implementation priorities.



CITY OF DANIA BEACH | Landscape & Environmental Services

LANDSCAPE • ENVIRONMENTAL

Municipal landscape and urban forestry services spanning development review, tree permitting, inspections, environmental assignments and dune restoration.



CITY OF WESTON | Environmental Engineering and Wetland Management

ENVIRONMENTAL

Continuing environmental management of 2,200+ acres of mitigation wetlands, including inspections, monitoring, contractor oversight and GIS support, lake bank management oversight, and miscellaneous as needed support to the City.



CITY OF MIAMI | Miscellaneous Engineering Services

GENERAL CIVIL • LANDSCAPE • ENVIRONMENTAL • TRAFFIC

Multidisciplinary task work orders including resiliency-based shoreline stabilization and permitting at Peacock Park, traffic calming on Tigertail Avenue, and pedestrian safety and greenway improvements in the Little Havana Pedestrian Priority Zone.

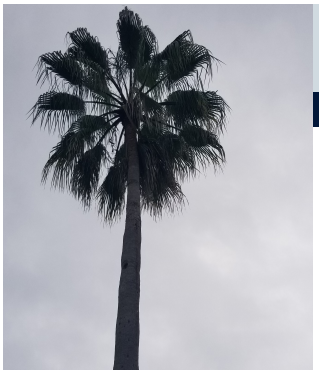
PROVEN RESULTS. REPEATABLE PERFORMANCE.

Six recent municipal assignments. Six delivered on schedule and within budget. From direct Village work to multidisciplinary civil, transportation, landscape, and environmental assignments, Metric applies the same disciplined approach to scope, schedule, budget, coordination, and quality on every task.

Tab 8. Similar Projects

The following recent projects demonstrate our team's experience within the last five years providing services similar to those identified in the scope of services.

Direct and Comparable Municipal Experience



VILLAGE OF PALMETTO BAY
DISTRICT 1 TREE INVENTORY

ENVIRONMENTAL | GIS

WHAT WE DID: Metric inventoried and assessed approximately 5,900 trees throughout District 1 using ESRI ArcGIS Online and Field Maps. Tree species, DBH, height, canopy, condition, utilities, and GPS locations were integrated into the Village's GIS database to support ongoing urban forestry management.

PALMETTO BAY RELEVANCE: Direct experience working with the Village provides familiarity with local conditions, municipal coordination, GIS systems, and Village expectations.

PROPOSED STAFF WHO PERFORMED THIS WORK: Caitlin Hill, MS, ENV SP; Erin Smith, MS; Jessica Phagan, MS; Ryan St. George, MS



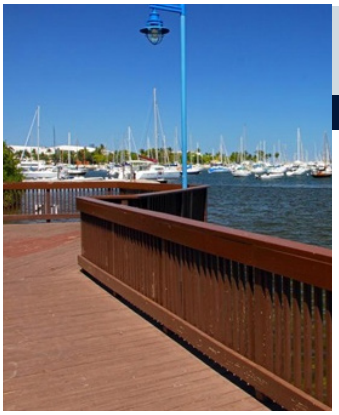
VILLAGE OF PINECREST
CONSULTING SERVICES FOR TRAFFIC, ROADWAY, AND CIVIL PROJECTS

GENERAL CIVIL | DRAINAGE | ENVIRONMENTAL ASSESSMENT | NEPA

WHAT WE DID: Metric has led numerous projects for the Village of Pinecrest involving NEPA and environmental studies, transportation, and major drainage improvements. The U29s project used USEPA funds to install new drainage lines and outfalls requiring regulatory coordination and permitting. A second USEPA-funded project provided lateral connections and water meters linking residences to a new freshwater trunk line. On a third assignment, Metric oversaw contamination testing of a Village park to address community concerns after the site was used for storm debris staging.

PALMETTO BAY RELEVANCE: Highly comparable neighborhood infrastructure experience for a nearby South Florida village, including drainage improvements, permitting, and multidisciplinary coordination.

PROPOSED STAFF WHO PERFORMED THIS WORK: Jessica Bloomfield, PE; Brian Fuller, PE; Anna Harden; Bryan Palacio, MS; Diego Tamayo De Zayas, Kaitlin Chokshi EI; Lailee DeLay, PE, ENV SP; Ryan St. George, MS; Jessica Phagan, MS; Rob Myers; Matthew Paek, MS



CITY OF MIAMI
MISCELLANEOUS ENGINEERING SERVICES

GENERAL CIVIL | LANDSCAPE | ENVIRONMENTAL

WHAT WE DID: Metric provides multidisciplinary services through task work orders, including planning, design, alternatives evaluation, cost estimating, field investigations, construction documents, and post-design support. Representative work includes Peacock Park Phase 1 with approximately 500 LF of shoreline stabilization, riprap, and a kayak launch. Plans also included a new stormwater system and grading ballfields and parking lots.

PALMETTO BAY RELEVANCE: Demonstrates responsive delivery of varied municipal assignments in Miami-Dade County through one multidisciplinary team.

PROPOSED STAFF WHO PERFORMED THIS WORK: Jessica Bloomfield, PE; Lailee DeLay, PE, ENV SP; Brian Fuller, PE; Anna Harden; Bryan Palacio; Diego Tamayo De Zayas; Kaitlin Chokshi, EI; Ryan St. George, MS; Josh Reichert, PE; Erin Smith, MS; Jessica Phagan, MS, Caitlin Hill, MS, ENV SP

Traffic and Transportation



CITY OF PEMBROKE PINES
TRANSPORTATION MASTER PLAN

TRAFFIC | TRANSPORTATION | MULTIMODAL | PUBLIC ENGAGEMENT

WHAT WE DID: Metric developed a comprehensive 20-year Transportation Master Plan addressing traffic operations, safety, school-area congestion, traffic calming, and pedestrian, bicycle, and transit mobility. Extensive data collection and community input informed prioritized improvements and implementation strategies.

PALMETTO BAY RELEVANCE: Demonstrates municipal transportation planning focused on neighborhood mobility, safety, multimodal access, and community priorities.

PROPOSED STAFF WHO PERFORMED THIS WORK: Stefan Escanes, PE, PTOE; Eduardo Monteagudo; Nicolas Yep, PE; Nicole Mauntler, PE, AICP, ENV SP; Sergio Rios, PE



CITY OF ST. AUGUSTINE
SMART ST. AUGUSTINE DESIGN ENGINEERING SERVICES

TRAFFIC | ITS | PD&E/NEPA | ENVIRONMENTAL

WHAT WE DID: Metric provides PD&E, design, systems management, and implementation support for citywide smart transportation improvements. Technologies include smart signals, RSUs, EV charging, flood sensors, parking integration, and bicycle/pedestrian detection. Metric screened the project area for environmental resources and constraints and developed all required NEPA documentation, including wetland, protected wildlife, and contamination surveys, with coordination through FDEP and Florida State Parks.

PALMETTO BAY RELEVANCE: Demonstrates integrated traffic, safety, environmental, and technology services from planning and evaluation through design and implementation.

PROPOSED STAFF WHO PERFORMED THIS WORK: Brian Fuller, PE; Christopher Dew, PE, PTOE; Diego Tamayo De Zayas; Jessica Bloomfield, PE; John Battle, Jr, PMP; Kaitlin Chokshi EI; Caitlin Hill, MS, ENV SP; Matthew Paek, MS; Nicole Mauntler, PE, AICP, ENV SP; Rob Myers; Ryan St. George, MS; Danielle Riley



CITY OF JACKSONVILLE
TRAFFIC ENGINEERING SERVICES FOR TRAFFIC STUDIES

TRAFFIC OPERATIONS | SAFETY | TRAFFIC CALMING | INTERSECTION STUDIES

WHAT WE DID: Metric provided traffic engineering services through individual task work orders, including crash and safety studies, traffic calming, traffic impact studies, signal warrant analyses, access and circulation evaluations, delay studies, and lighting evaluations. Metric completed more than 20 task work orders under the contract.

PALMETTO BAY RELEVANCE: Demonstrates responsive on-call traffic engineering experience addressing the types of localized safety, operational, intersection, and neighborhood traffic concerns anticipated by the Village.

PROPOSED STAFF WHO PERFORMED THIS WORK: Stefan Escanes, PE, PTOE; Josh Reichert, PE; Christopher Dew, PE, PTOE; Jessica Bloomfield, PE; John Battle Jr., PMP; Nicolas Yep, PE



BREVARD COUNTY
PROFESSIONAL ENGINEERING SERVICES

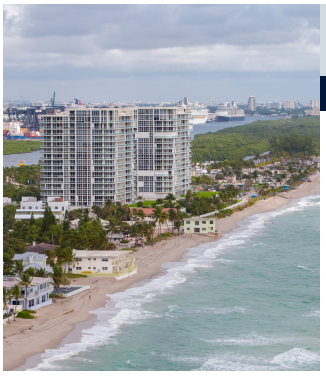
TRAFFIC OPERATIONS | SAFETY STUDIES | PEDESTRIAN IMPROVEMENTS | INTERSECTION DESIGN

WHAT WE DID: Metric delivers traffic and civil engineering through individual task work orders under this continuing contract, including signal warrant analyses, corridor safety studies, speed zone studies, signal retiming, lighting justification reports, sidewalk feasibility and final design, and intersection pedestrian improvements with ADA ramps and pedestrian signals. Metric has completed 13 task work orders under the current term following 18 under the prior term, and has held the contract across two consecutive terms.

PALMETTO BAY RELEVANCE: Demonstrates responsive delivery of the individually scoped, modestly sized safety, intersection, and pedestrian assignments the Village anticipates issuing under this agreement.

PROPOSED STAFF WHO PERFORMED THIS WORK: Christopher Dew, PE, PTOE; Brian Fuller, PE; Josh Reichert, PE; John Battle Jr., PMP; Lailee DeLay, PE, ENV SP; Jessica Bloomfield, PE, Ryan St. George, MS, Bryan Palacio MS

Environmental and Landscape Experience



CITY OF DANIA BEACH
LANDSCAPE & ENVIRONMENTAL SERVICES

LANDSCAPE | URBAN FORESTRY | ENVIRONMENTAL

WHAT WE DID: Metric administers the City's landscape and urban forestry programs, including development review, landscape plan review, tree removal permitting, field inspections, tree preservation support, and environmental assignments. Specialized work has included site assessments, beach dune restoration, roadway tree surveys, and ordinance updates.

PALMETTO BAY RELEVANCE: Highly comparable municipal experience integrating landscape architecture, urban forestry, environmental services, permitting, and responsive on-call support.

PROPOSED STAFF WHO PERFORMED THIS WORK: Ryan St. George, MS; Erin Smith, MS; Jessica Phagan, MS; Caitlin Hill, MS, ENV SP; Laura Duplain, PLA; Sherri French, PLA



CITY OF MIAMI
MISCELLANEOUS CAPITAL IMPROVEMENT PROJECTS (PLAZA ¡AZÚCAR!)

LANDSCAPE ARCHITECTURE | PUBLIC PARK | CULTURAL DESIGN

WHAT WE DID: Landscape architecture and engineering services for a public park and cultural art project in Little Havana honoring Celia Cruz, delivered as a task work order under the City's Capital Improvements Projects contract.

PALMETTO BAY RELEVANCE: Municipal park and public realm design in Miami-Dade County, delivered through the same task-order mechanism the Village will use.

PROPOSED STAFF WHO PERFORMED THIS WORK: Sherri French PLA; Ryan St. George, MS; Laura Duplain, PLA; Thomas Brooks



CITY OF WESTON
ENVIRONMENTAL ENGINEERING & WETLAND MANAGEMENT

ENVIRONMENTAL | WETLANDS | GIS

WHAT WE DID: Metric provides comprehensive management of more than 2,200 acres of City-responsible mitigation wetlands, including site inspections, contractor oversight, tree resource surveys, hydrologic observations, treatment evaluations, environmental support, and GPS/GIS mapping across three consecutive terms, most recently renewed in 2026

PALMETTO BAY RELEVANCE: Demonstrates long-term municipal environmental management, natural resource expertise, field monitoring, GIS capabilities, and responsive environmental support.

PROPOSED STAFF WHO PERFORMED THIS WORK: Ryan St. George, MS; Bryan Palacio, MS; Caitlin Hill, MS, ENV SP; Erin Smith, MS; Matthew Paek, MS, Thomas Brooks



FDOT DISTRICT 6
ENVIRONMENTAL COMPLIANCE MONITORING

ENVIRONMENTAL | PERMITTING | COMPLIANCE | FDEP + SFWMD + USACE

WHAT WE DID: Metric provides environmental compliance monitoring for active construction projects throughout Miami-Dade and Monroe Counties, including inspections, permit and commitment monitoring, documentation, mitigation support, and coordination with FDOT, CEI teams, and regulatory agencies.

PALMETTO BAY RELEVANCE: Demonstrates extensive South Florida regulatory experience with USEPA, FDEP, SFWMD, USACE, and Miami-Dade DERM, the agencies with jurisdiction over Village assignments.

PROPOSED STAFF WHO PERFORMED THIS WORK: Ryan St. George, MS; Bryan Palacio, MS; Caitlin Hill, MS, ENV SP; Erin Smith, MS; Jessica Phagan, MS

Environmental, Stormwater and Specialized Civil Support



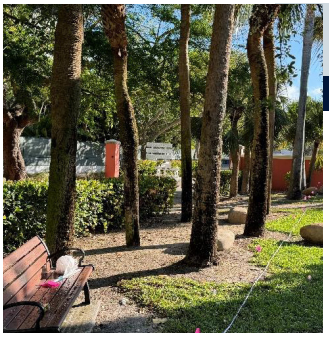
MIAMI-DADE COUNTY
WETLANDS MITIGATION BANK FEASIBILITY STUDY

ENVIRONMENTAL | WETLANDS | MITIGATION | RER-DERM

WHAT WE DID: Metric is conducting a feasibility study to determine whether Miami-Dade County should pursue a mitigation bank or Regional Offsite Mitigation Area. Work includes reviewing ownership and acquisition history for 148 publicly owned parcels, background permit research, and evaluation of environmental conditions and habitat quality. The study assesses compatibility with state and local regulations and identifies partnership and acquisition opportunities, with findings presented to RER-DERM.

PALMETTO BAY RELEVANCE: Direct Miami-Dade wetland and mitigation experience with RER-DERM, the County agency with permitting jurisdiction over Village projects.

PROPOSED STAFF WHO PERFORMED THIS WORK: Ryan St. George, MS; Bryan Palacio, MS, Caitlin Hill, MS, ENV SP; Matthew Paek, MS



VILLAGE OF KEY BISCAYNE (ALLBRIGHT PROJECT)
GARDEN DISTRICT DRAINAGE IMPROVEMENTS

STORMWATER | PUMP STATION | RESILIENCY | FEMA/HMGP

WHAT THEY DID: AllBright is providing design services to address recurrent flooding in the Garden District through approximately 760 LF of HDPE pipe, a new pump station, and rehabilitation of five drainage wells. The FEMA HMGP-funded project improves stormwater conveyance and emergency access during storm events.

PALMETTO BAY RELEVANCE: Highly comparable South Florida Village experience involving neighborhood flooding, stormwater infrastructure, pump station design, resiliency, and federally funded improvements.

PROPOSED STAFF WHO PERFORMED THIS WORK: Shaquon Samuel, PE; Jeremy Nichols, PE; Christopher Mena, PE



CITY OF HOLLYWOOD (ALLBRIGHT PROJECT)
HOLLYWOOD BOULEVARD HARDENING STUDY

STORMWATER | FLOOD MITIGATION | MODELING | RESILIENCY

WHAT THEY DID: AllBright refined the City's stormwater model and evaluated roadway and drainage hardening alternatives addressing existing flooding and future tidal and groundwater conditions. Concepts balanced drainage performance, constructability, roadway profiles, and impacts to adjacent properties.

PALMETTO BAY RELEVANCE: Demonstrates South Florida flood mitigation and infrastructure hardening experience applicable to vulnerable municipal roadways and neighborhoods.

PROPOSED STAFF WHO PERFORMED THIS WORK: Shaquon Samuel, PE; Jeremy Nichols, PE; Christopher Mena, PE

Specialized Team Experience



FDOT DISTRICT 6 (H2O PROJECT)
DISTRICTWIDE CONTAMINATION ASSESSMENT & REMEDIATION SERVICES

CONTAMINATION | SOIL/GROUNDWATER | REMEDIATION | REGULATORY COMPLIANCE

WHAT THEY DID: H2O provides contamination assessment and remediation services throughout Miami-Dade and Monroe Counties, including Level I, II, and III assessments, soil and groundwater sampling, environmental construction oversight, documentation, and regulatory coordination.

PALMETTO BAY RELEVANCE: Provides specialized local contamination expertise for assignments involving impacted soil, groundwater, construction, and regulatory compliance.

PROPOSED STAFF WHO PERFORMED THIS WORK: Michael Miller, Mariya Yudova, PE, Lillian Costa, MS

Specialized Team Experience (Continued)



PALMETTO BAY – SUB-BASIN 12 (TSF GEO PROJECT)

GEOTECHNICAL | ROADWAY | DRAINAGE | UTILITIES

WHAT THEY DID: TSFGeo provided subsurface exploration, testing, and geotechnical engineering for roadway utility improvements within Sub-Basin 12. Services included asphalt coring, Borehole Permeability (BHP) testing, laboratory soil classification, and development of geotechnical recommendations addressing roadway asphalt and drainage conditions.

PALMETTO BAY RELEVANCE: Provides direct Village experience and demonstrated familiarity with local subsurface conditions supporting roadway, drainage, and utility improvements.

PROPOSED STAFF WHO PERFORMED THIS WORK: Raj Krishnasamy, PE, Kumar Vedula, PE



CITY OF CAPE CORAL (METRIC CONSULTING, LLC PROJECT)

CDBG-DR GRANT MANAGEMENT & OVERSIGHT

GRANTS | CDBG-DR | COMPLIANCE | ENVIRONMENTAL REVIEW

WHAT THEY DID: MCL provides CDBG-DR grant management and compliance support for the City's Community Recreation Center and Disaster Shelter project, including financial management, eligible-cost review, budget tracking, environmental review, reporting, monitoring, and project coordination.

PALMETTO BAY RELEVANCE: Adds dedicated grant expertise to help the Village identify, pursue, administer, and maintain compliance with funding opportunities supporting infrastructure, resiliency, and environmental improvements.

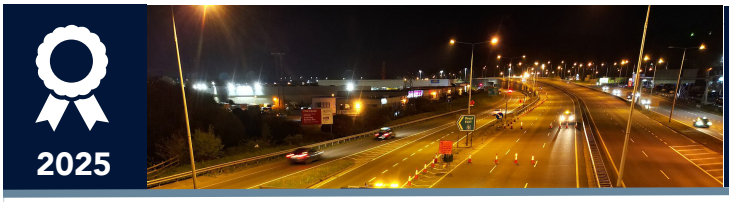
PROPOSED STAFF WHO PERFORMED THIS WORK: Juliann Bertone, Emily Pinell


Deering Estate

Tab 9. Additional Information

RECOGNIZED EXCELLENCE | Proven Performance. Award-Winning Results.

Metric's innovative solutions, collaborative approach, and commitment to quality have earned recognition from industry organizations and clients throughout Florida. The following awards highlight capabilities relevant to the services anticipated by the Village.

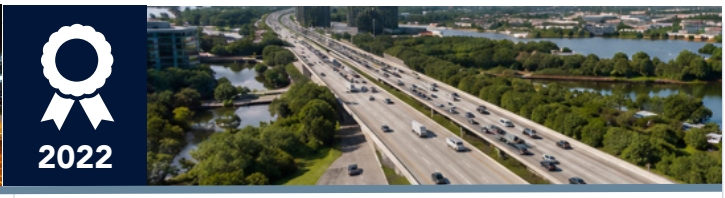


FTBA BEST IN CONSTRUCTION AWARD
ITS Project of the Year

City of Tampa Advanced Traffic Management System (ATMS)

Services Provided: Traffic Signal Design

Traffic signal design for the Citywide ATMS upgrade encompassing 402 signals. Improvements included fiber optic communications, CCTV cameras, vehicle detection, flood sensors, RSUs, signal controllers, UPS systems, software, and supporting TMC technology to enhance mobility, reliability, resiliency, and safety.

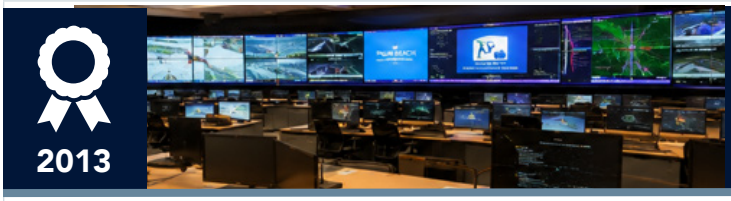


FTBA BEST IN CONSTRUCTION AWARD
Interstate

FDOT District 5 I-4/SR 400 Widening & Resurfacing

Services Provided: Roadway | Drainage | Permitting | S&PM | Lighting | ITS

Metric provided design services for widening and resurfacing improvements along I-4, including roadway, drainage, permitting, structures, signing and pavement markings, lighting, and ITS fiber and device relocation

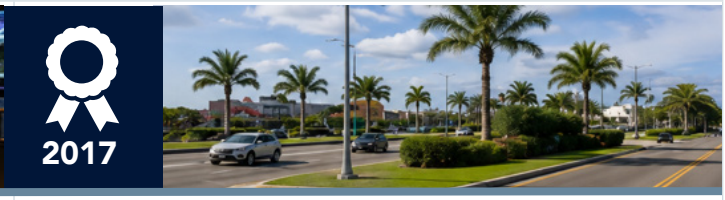


DAVIS (PRUDENTIAL) PRODUCTIVITY AWARD

Palm Beach "Living Laboratory" Active Arterial Management

Services Provided: Traffic Operations

Metric developed and operated this pioneering Active Arterial Management program using CCTV, travel-time detection, fiber communications, signal systems, and interagency coordination to identify and address congestion in real time. The project was recognized for improving roadway efficiency while providing significant cost savings to Florida taxpayers.



FICE OUTSTANDING PD&E AWARD

US 27/SR 25/Okeechobee Road PD&E Study

Services Provided: PD&E | Public Involvement

Metric's 10-mile PD&E study evaluated major roadway and multimodal improvements and required extensive environmental, agency, and stakeholder coordination. Mitigation strategies resulted in approval of a Section 4(f) Net Benefit, avoiding an elevation in the class of action and associated schedule delays. More than 60 stakeholder and public meetings were conducted.



FDOT AWARD FOR EXCEPTIONAL PUBLIC OUTREACH

Miami-Dade County I-395 PD&E Study

Services Provided: PD&E | Environmental Documentation | Public Involvement

The I-395 PD&E Study included preparation of an EIS and evaluation of alternatives for reconstruction of I-395 and interchange improvements, along with redesign of multiple parking areas. Extensive outreach, including an Overtown Outreach Center with more than 2,200 visitors and 150 presentations, helped achieve community consensus after decades of opposition. The team received an FDOT award for exceptional public outreach and was invited to present its outreach efforts to the Transportation Research Board.

LICENSES, CERTIFICATIONS & PREQUALIFICATIONS | Fully Qualified. Committed to Excellence

Metric is technically prequalified by the Florida Department of Transportation in the following professional service work types*:

FDOT Work Type	Professional Service	Palmetto Bay Relevance
2.0	Project Development & Environmental (PD&E)	Environmental + Transportation
3.1	Minor Highway Design	General Civil + Roadway
3.2	Major Highway Design	General Civil + Roadway
6.1	Traffic Engineering Studies	Traffic + Transportation
6.2	Traffic Signal Timing	Traffic + Transportation
6.3.1-6.3.4	Intelligent Transportation Systems	Traffic + Transportation
7.1	Signing, Pavement Marking & Channelization	Traffic + Roadway
7.2	Lighting	Roadway + Transportation
7.3	Signalization	Traffic + Transportation
13.4	Systems Planning	Transportation Planning
13.5	Subarea/Corridor Planning	Transportation Planning
13.7	Transportation Statistics	Traffic + Transportation
15.0	Landscape Architect	Landscape Architecture

*Additional prequalified work types include structures, soil exploration, foundation studies and Construction Engineering Inspection (CEI) services.

FDOT Work Type	Teaming Partner
3.1, 3.2, 3.3, 6.1,6.2, 7.1, 7.2, 7.3	AllBright Engineering, Inc.
9.1, 9.2, 9.3, 9.4.1, 9.4.2, 9.5, 10.1, 10.3	Tierra South Florida, Inc.
Non-FDOT Prequalified Professional Services	H2O Environmental Services, LLC
Non-FDOT Prequalified Professional Services	Metric Consulting, LLC

COMMITMENT TO INCLUSION AND DIVERSITY | Building Opportunity Into Every Assignment

certified WBENC WOMEN'S BUSINESS ENTERPRISE

As a WBENC-Certified Women's Business Enterprise, Metric demonstrates its commitment to inclusion through both our workforce and our teaming approach. We recruit through Florida universities and professional organizations, support engineers-in-training toward licensure, promote from within, and provide meaningful opportunities for certified firms to participate in project delivery.

Our proposed team includes certified small, disadvantaged, minority, ot woman-owned businesses selected for their technical capabilities and assigned defined roles that directly support the Village's anticipated needs:

CERTIFIED FIRM	DESIGNATION	ROLE
Metric Engineering LLC	WBENC WBE	Prime Consultant
AllBright Engineering	SBE • FDOT DBE	Stormwater + Water Resources
TSFGeo	SBE	Geotechnical Engineering + Testing
H2O Environmental	SBE	Contamination Assessment + Remediation
Metric Consulting LLC	WBE • MBE	Grants + Funding Support

Metric will provide these partners meaningful task-order scope and responsibility, integrating their personnel directly into project delivery rather than limiting participation to nominal roles.

Tab 10. Required Forms

Exceptions to Contract
No exceptions to sample contract since as per Addendum #3, the indemnification provision is subject to potential negotiation of a final contract.

The following required forms are included and executed as directed in Section 8.0 of the RFQ and the responses to Addendum Nos. 1, 2, 3 and 4.

- Drug-Free Workplace Certification
- Subcontractor List
- References
- Acknowledgement, Warranty and Acceptance
- Non-Collusive Affidavit
- Sworn Statement on Public Entity Crimes
- Americans with Disabilities Act Disability Nondiscrimination Statement
- Business Entity Affidavit
- Ownership Disclosure Affidavit
- Acknowledgment of Conformance with OSHA Standards
- Anti-Kickback Affidavit
- Statement of Past Contract Disqualifications
- E-Verify Affidavit
- Foreign Country of Concern Attestation
- Affidavit Attesting to Noncoercive Conduct for Labor or Services
- Immigration Affidavit Certification
- W-9
- Discipline Form
- Addendum No. 1 Acknowledgement
- Addendum No. 2 Acknowledgement
- Addendum No. 3 Acknowledgement
- Addendum No. 4 Acknowledgement

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Drainage Support	Allbright Engineering, Inc.	17901 NW 5th Street, Suite 204 Pembroke Pines, FL 33029	(954) 533-3434, Fax: N/A
Geotechnical	Tierra South Florida	2765 Vista Parkway, Suite 10 West Palm Beach, FL 33411	(561) 687-8536, Fax: N/A
Contamination	H2O Environmental Services, LLC	3433 Lithia Pinecrest Road, #340 Valrico, FL 33596	(305) 793-8690, Fax: N/A
Grant Support	Metric Consulting LLC	1821 Commercial Drive Harvey, LA 70058	(850) 567-9200, Fax: N/A

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Metric Engineering LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Metric provided continuing engineering services for municipal roadway, drainage, and civil projects, including three phases of the C100A-W3N Drainage Improvements Services included data collection, drainage analysis and design, GIS/hydraulic model review, permitting, and post-design services. Improvements included exfiltration trench, outfalls, backflow prevention, and associated roadway improvements, with permitting through SFWMD and Miami-Dade County.

Initial Value of Contract: Task Work Order Based Final Value of Contract: Task Work Order Based

Length of Contract: 3 years

Would you enter into a contract with the Company in the future? x Yes ____ No

Were the services provided acceptable and of quality standards: x Yes ____ No

Was the Company responsive to your requests and resourceful with the task? x Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes ____ No

If you responded no to any of the above please provide details:

Comments:

I have worked with Metric Engingeering on various ocasions while employed with diferent agencies for nearly 30 years. I have always found them to be one of the most competent and professional companies.

Name of Public Entity/Company: Village of Pinecrest

Name of Individual completing this form: David Mendez, PE

Signature: David J Mendez Title: Public Works Director

Telephone: (305) 669-6916 Email: dmendez@pinecrest-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Metric Engineering LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Continuing environmental engineering and wetland management services for 2,200+acres of City-responsible mitigation wetlands. Services include contractor oversight, site inspections,tree surveys, hydrologic monitoring, treatment evaluation,permit reviews, GPS/GIS mapping, and environmental support for water quality and natural resource concerns.

Initial Value of Contract: $165,000 per year Final Value of Contract: $165,000 per year

Length of Contract: 2016 - Current

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Weston

Name of Individual completing this form: Reddy Chitepu, PE

Signature: Reddy Chitepu Digitally signed by Reddy Chitepu Date: 2026.08.28 10:00:27 -04'00' Title: Director of Public Works

Telephone: 954.385.2600 Email: rchitepu@westonfl.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Metric Engineering LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: continuing landscape, urban forestry, and environmental services, including landscape plan review,tree permitting and preservation, field inspections, code compliance support, Phase I site assessments, beach dune restoration design and permitting,roadway tree surveys, and environmental ordinance development.

Initial Value of Contract: $70,000 per year Final Value of Contract: $70,000 per year

Length of Contract: 2016 - Current (4 consecutive contracts)

Would you enter into a contract with the Company in the future? x Yes ____ No

Were the services provided acceptable and of quality standards: x Yes ____ No

Was the Company responsive to your requests and resourceful with the task? x Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

x Yes ____ No

If you responded no to any of the above please provide details:

Comments:

The City of Dania Beach recommends Metric Engineering LLC for consulting services. They've completed work throughout the City and have consistently provided reliable , professional service.

Name of Public Entity/Company: City of Dania Beach

Name of Individual completing this form: Corinne Lajoie

Signature: Corinne Lajoie Title: Community Development Director

Telephone: (954) 924-6805 Email: clajoie@daniabeachfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Metric Engineering LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Miscellaneous Engineering Services including planning and design services; evaluation of proposed alternatives; public meetings; detailed assessments and recommendations. Recent Task Work orders include design and permitting for Peacock Park, Tigertail Avenue and Kirk Street Raised Intersection assessments for traffic calming devices and Little Havana Pedestrian Priority Zone-Consultant Plan Review

Initial Value of Contract: Task Work Order Based Final Value of Contract: Task Work Order Based

Length of Contract: 4 years

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: City of Miami -Department of Resilience and Public Works

Name of Individual completing this form: Arelys Guzman

Signature: Guzman, Arelys Digitally signed by Guzman, Arelys Date: 2026.09.04 08:55:58 -04'00' Title: Project Manager

Telephone: (305) 416-1318 Email: aguzman@miamigov.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Metric Engineering LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Continuing Professional Services Contract including roadway design, traffic and intersection engineering and CEI services. Task work orders included Harrison Avenue from Government Street to 4th Street (Phase 1) Complete Streets and Data Collection of Ward 3 Damage after Hurricane Michael.

Initial Value of Contract: Task Work Order Based Final Value of Contract: Task Work Order Based

Length of Contract: 3 years with 2 additional 1 year terms

Would you enter into a contract with the Company in the future? x Yes ____ No

Were the services provided acceptable and of quality standards: x Yes ____ No

Was the Company responsive to your requests and resourceful with the task? x Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Metric was always efficent, professional and a pleasure to work with.

Name of Public Entity/Company: City of Panama City Public Works Department

Name of Individual completing this form: Suzanne Mandel, CPWP-M

Signature: Suzanne Mandel Title: Project Manager, Public Works

Telephone: (850) 691-4353 Email: smandel@panamacity.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Metric Engineering LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Multidisciplinary PD&E, design, and systems management services for a citywide smart transportation program. Services include environmental/community impact evaluation,regulatory compliance, design documents, ITS procurement and implementation, and testing. Improvements include smart signals, bicycle/pedestrian detection, EV charging, flood sensors, mobility hubs, and related smart infrastructure.

Initial Value of Contract: Task Work Order Based Final Value of Contract: Task Work Order Based

Length of Contract: 3 years

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

METRIC DOES GREAT WORK.

Name of Public Entity/Company: City of St. Augustine

Name of Individual completing this form: Reuben C. Franklin Jr., PE

Signature: _____ Title: Assistant City Manager

Telephone: (904) 209-4323 Email: rfranklin@citystaug.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
☑ Landscape Design	Metric Engineering LLC
☑ General Civil Engineering	Metric Engineering LLC
	Allbright Engineering, Inc
	Tierra South Florida, Inc.
☑ Roadway Traffic & Transportation Planning and Engineering Services	Metric Engineering LLC
General Urban Planning Services	
Electrical Engineering	
Structural Engineering	
Mechanical	
☑ Enviornmental Engineering	Metric Engineering LLC
	H2O Environmental Services
	Metric Consulting, LLC
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Metric Engineering LLC

Date Addendum Received 8/14/2026

Total Pages of Addendum including Acknowledgement 8

Print Name Robert Linares, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Metric Engineering LLC

Date Addendum Received 8/19/2026

Total Pages of Addendum including Acknowledgement 7

Print Name Robert Linares, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Metric Engineering LLC

Date Addendum Received 8/26/2026

Total Pages of Addendum including Acknowledgement 4

Print Name Robert Linares, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Metric Engineering LLC

Date Addendum Received 9/9/2026

Total Pages of Addendum including Acknowledgement 2

Print Name Robert Linares, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.



metric

Submitted by:

Metric Engineering LLC

Robert Linares, PE | Contract Manager
(305) 235-5098 | Robert.Linares@metriceng.com
13940 SW 136th St
Miami, FL 33186
www.metriceng.com

PROPOSAL FOR

VILLAGE OF PALMETTO BAY

VILLAGE OF PALMETTO BAY
MUNICIPAL CENTER
ATTENTION: VILLAGE CLERK
9705 E. HIBISCUS STREET
PALMETTO BAY, FL 33157

SEPTEMBER 18TH, 2026

PROFESSIONAL CONSULTING SERVICES

RFQ NO. 2026-11-015

PAStudio

architecture I design I ca + cm services

ADRIAN PRICE RA, NCARB, NOMA
786-359-4436
PASARCH.COM

PRICE ARCHITECTURE STUDIO LLC
7700 N KENDALL DR. STE 709
MIAMI, FL 33156



TAB 1

LETTER OF INTENT



LETTER OF INTENT

September 18, 2026

Village of Palmetto Bay |Procurement Division
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

RE: RFQ No. 2026-11-015
Professional Consulting Services on a Continuing Agreement Basis

Dear Members of the Evaluation Committee:

Price Architecture Studio LLC (PAStudio) is pleased to submit our qualifications to provide continuing professional consulting services to the Village of Palmetto Bay. Led by Adrian Price, RA, NCARB, NOMA, PAStudio offers a single point of accountability supported by a multidisciplinary team assembled to address the Village's planning, design, engineering, permitting, and construction needs.

Our team's expertise directly aligns with the Village's identified scope. PAStudio provides architectural leadership for municipal facilities, renovations, sustainable design, space planning, construction documentation, permitting, and construction administration. Our consultant team expands these capabilities across landscape architecture and urban planning; civil, roadway, traffic and transportation engineering; structural engineering; mechanical, electrical, plumbing and fire protection engineering; and surveying and subsurface utility engineering. Together, we can support assignments from early planning and feasibility through design, permitting, bidding, construction, and closeout.

PAStudio will serve as Prime Consultant, with Adrian Price providing overall project leadership and multidisciplinary coordination. Gartek Engineering Corporation will provide MEP and fire protection engineering; Green Coast Engineers structural engineering; Ross Engineering, Inc. civil, roadway, traffic and transportation engineering; Carvalho Good Landscape Architecture (CGLA) landscape architecture and urban planning; and Longitude Surveyors, LLC surveying, mapping and subsurface utility engineering support.

Our team brings experience with municipal facilities, public infrastructure, parks and public spaces, transportation and mobility, stormwater systems, building systems, structural improvements, and multidisciplinary public-sector projects. We understand that successful continuing-services assignments require responsiveness, close coordination, careful schedule and budget management, and the flexibility to efficiently deliver projects of varying size and complexity. PAStudio has also assembled a team committed to inclusion and meaningful participation by diverse and small businesses, with certified MBE, DBE, WBE and SBE firms serving substantive technical roles.

PAStudio and our consultant team welcome the opportunity to establish a responsive, collaborative, long-term relationship with the Village of Palmetto Bay and provide the breadth of expertise and accountable leadership necessary to support the Village as project needs arise.

Sincerely,

Adrian Price, RA, NCARB, NOMA
Principal
Price Architecture Studio LLC



TAB 2

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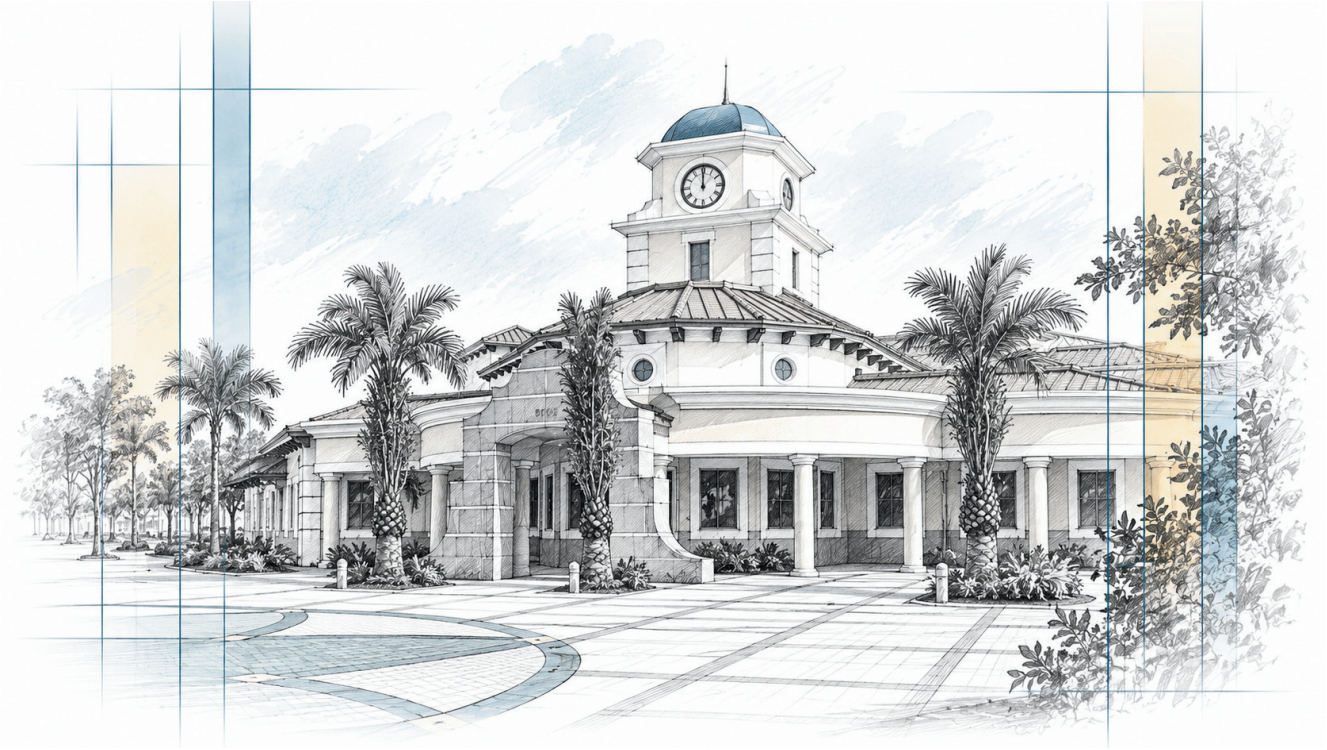
VILLAGE PRIORITIES THAT MATCH OUR OWN

A UNITED TEAM FROM THE START



TAB 3

ORGANIZATIONAL CHART



TEAM ORGANIZATIONAL CHART

VILLAGE OF PALMETTO BAY
VILLAGE PROJECT MANAGER AND STAFF

PAStudio
architecture | design | ca + cm services

PRICE ARCHITECTURE STUDIO LLC

ADRIAN PRICE, RA NCARB, NOMA
PRINCIPAL / PROJECT MANAGER 50% Avail.
ANDRES NIEVES ARCHITECTURAL DESIGN II
50% Avail.
RESPONSIBILITY:
Architecture + Project Management | Village Coordination | Consultant Coordination

MEP + FIRE PROTECTION

GARTEK ENGINEERING CORPORATION

Yoel Puentes, PE
Lead Mechanical Engineer 25% Avail.

Benjamin De Zayas, PE, LEED AP Lead Electrical Engineer 25% Avail.

Julian Puerta, CPD, GPD, NICET
Plumbing & Fire Protection Lead
25% Avail.

RESPONSIBILITY
Mechanical Engineering | Electrical Engineering | Plumbing Engineering | Fire Protection | Energy / Systems Design | Code Compliance

STRUCTURAL ENGINEERING

GREEN COAST ENGINEERS, LLC

Hany Jawaheri Zadeh, Ph.D., PE, SE
Structural Engineer of Record 45% Avail.

RESPONSIBILITY
Structural Design | Building Assessments | Structural Studies |Special Inspections | Retrofitting & Rehabilitation | Construction Support

SURVEYING + SUE

LONGITUDE SURVEYORS, LLC

Eduardo M. Suarez, PSM
Surveying Lead
60% Avail.
John H. Adler III, PSM
SUE Lead
50% Avail.

RESPONSIBILITY
Boundary & Topographic Surveying
Subsurface Utility Engineering (SUE)
Utility Coordination
Mapping & Data Collection
Construction Support

CIVIL + TRANSPORTATION

ROSS ENGINEERING, INC.

Raymond Rammo, PE
Civil / Transportation Lead
40% Avail.
Robert J. Ross, PE, LEED AP
QA/QC Advisor
45% Avail.

RESPONSIBILITY
Civil Engineering
Roadway & Traffic Engineering
Transportation Planning
Drainage & Stormwater
Site Development

LANDSCAPE ARCHITECTURE + URBAN PLANNING

CGLA

Bruno P. Carvalho, ASLA, AICP
Principal | Landscape Architecture & Urban Planning
40% Avail.
Michael Bello, ASLA, AICP, LEED AP
Design Director | Landscape Architecture & Urban Design
50% Avail.

RESPONSIBILITY
Landscape Architecture| Urban Planning
Parks, Recreation Streetscapes & Public Spaces
Sustainability & Resiliency-Site Planning

TAB 4

CONSULTANT HISTORY



CONSULTANT TEAM HISTORY

COMPREHENSIVE MULTIDISCIPLINARY EXPERTISE

PAStudio has assembled a multidisciplinary team whose combined experience directly aligns with the Village of Palmetto Bay's continuing-services needs. Together, our professionals provide expertise in architecture, landscape architecture and urban planning, civil and transportation engineering, structural engineering, MEP and fire protection, surveying and SUE, supporting projects from planning and design through permitting, construction documentation and administration.

PRICE ARCHITECTURE STUDIO LLC | PRIME + ARCHITECTURE

PAStudio provides architectural leadership and multidisciplinary coordination for municipal and public-sector facilities, including renovations, space planning, sustainable design, construction documents, permitting and construction administration. As Prime Consultant, PAStudio provides centralized coordination and a clear point of accountability.
Established in 2018 | Miami, FL

GARTEK ENGINEERING CORPORATION | MEP + FIRE PROTECTION

Gartek provides mechanical, electrical, plumbing and fire protection engineering, supporting building systems, electrical distribution, lighting, emergency power, life safety, plumbing and fire protection for new construction, renovations and facility improvements.
Established 1980 | Miami, FL

GREEN COAST ENGINEERS, LLC | STRUCTURAL

Green Coast provides structural analysis and design for new and existing facilities, including calculations, construction documents, structural evaluations and construction-phase support for municipal buildings, renovations and public improvements.
Established 2019 | Miami Lakes, FL

ROSS ENGINEERING, INC. | CIVIL + TRANSPORTATION

Ross provides civil, roadway, traffic and transportation engineering for roadways, intersections, parking, stormwater, traffic studies, multimodal and pedestrian improvements, permitting and construction documentation.
Established 2003 | Davie, FL

CGLA | LANDSCAPE + PLANNING

CGLA provides landscape architecture, urban design and planning expertise applicable to parks and recreational facilities, streetscapes, open spaces, bicycle and pedestrian connectivity, neighborhood and community planning, public engagement, corridor planning and master planning. Its capabilities strengthen the team's ability to integrate public spaces, mobility, landscape and community vision into coordinated municipal improvements.
40+ Years Experience | South Miami, FL

LONGITUDE SURVEYORS | SURVEYING + SUE

Longitude provides surveying, mapping and subsurface utility engineering support for municipal infrastructure, site, roadway and facility projects. Its capabilities provide the accurate existing-condition, right-of-way and utility information necessary to support architectural, civil, transportation and landscape assignments and reduce conflicts as projects advance into design and construction.
Established 2004 | Miami, FL

TAB 5

RESUMES



ADRIAN PRICE

PRINCIPAL-IN-CHARGE / PROJECT MANAGER



REGISTRATION

Florida Registered Architect
AR97981

NCARBCertification
No. 83552

EDUCATION

Master of Architecture
Florida International University

BA, Architectural Studies (Honors) University of Technology, Jamaica

CAREER

PAStudio | Principal Architect
Jun 2025 - Present

BEA Architects
VP / Senior PM | 2017 - 2025
Senior Associate / PM | 2010 - 2016

TVA Consultants
Project Architect | 2005 - 2007

01 / PROFESSIONAL PROFILE

Florida Registered Architect with 18+ years of architecture and construction experience. Municipal and civic work includes government offices, public-safety facilities, historic buildings, parks and recreation facilities. Experienced in Florida municipal continuing-services assignments, complete project delivery from concept to close out, multidisciplinary team management, cost estimating, scheduling and construction coordination.

02 / SELECTED PROJECT EXPERIENCE

Miami-Dade Fire Rescue – USAR Facilities Rehabilitation
Prime consultant for the assessment and phased rehabilitation of approximately 80,000 SF of existing facilities supporting Urban Search & Rescue operations. Scope includes conversion of Building #914 into the primary USAR warehouse and phased improvements to additional facilities.

New Police Station | Opa-Locka, FL
Key personnel - BEA Architects: Continuing-contract assignment for a new police station. Scope included demolition planning, coordinated A/E design, permitting, bidding and construction administration, with reception, offices, evidence areas, holding space and staff facilities. Adrian's role: Architect of Record & Sr. Project Manager.

New Building Department | Sunny Isles Beach, FL
Key personnel - BEA Architects: Relocation of the Building Department to the Annex Building. Scope included existing-condition assessments, coordinated architectural and engineering permit plans, offices, public-service areas, meeting rooms and bid support. Adrian's role: Architect of Record & Sr. Project Manager.

Town of South Palm Beach- Town Hall
PAStudio served as an architectural subconsultant providing professional design support for the Town of South Palm Beach new Town Hall Building. Services included existing conditions assessment, architectural design and documentation, code and accessibility review, coordination of building-system requirements, and preparation of construction documents in support of municipal facility improvements.

Adrian has delivered projects under Professional Service Agreements (PSAs) for North Bay Village, the City of Opa-locka, multiple Miami-Dade County departments, the City of Miami, City of Homestead, City of Sunny Isles Beach, Village of Biscayne Park, City of Miramar, City of Miami Beach, and Town of South Palm Beach. This broad municipal experience demonstrates his familiarity with the responsiveness, coordination, and efficient task-order delivery required under continuing professional services agreements.

YOEL PUENTES, P.E.

GARTEK ENGINEERING CORPORATION | LEAD MECHANICAL ENGINEER



EXPERIENCE
28 Years | Gartek Engineering: 2012–Present

EDUCATION
B.S., Mechanical Engineering
Havana Superior Institute of Technology

REGISTRATION
Florida Professional Engineer No. 86366
ASHRAE Member

01 / PROFESSIONAL PROFILE

Mechanical engineer with 28 years of experience in HVAC, plumbing and fire protection systems, including design, inspections, budgeting and construction administration. Experienced delivering MEP services through public-sector continuing contracts.

02 / SELECTED PROJECT EXPERIENCE

Palm Beach County | PPIG & Capital Improvements
Mechanical engineering supporting continuing MEP and fire-protection assignments, including technical evaluations, design development and HVAC system coordination.

School Board of Palm Beach County | Continuing Services
Mechanical engineering for school facility improvements, including evaluations, design and field coordination across continuing-service assignments.

BENJAMIN DE ZAYAS, P.E., LEED AP

GARTEK ENGINEERING CORPORATION | LEAD ELECTRICAL ENGINEER



EXPERIENCE
23 Years | Gartek Engineering: 2013–Present

EDUCATION
B.S., Electrical Engineering
Florida International University

REGISTRATION
Florida Professional Engineer No. 82325
LEED AP | NFPA Member

01 / SELECTED PROJECT EXPERIENCE

Miami-Dade Aviation Department | Continuing Contract
Electrical engineering for continuing-service assignments involving system analysis, troubleshooting, field investigations, code compliance, design reviews and technical evaluations.

Miami-Dade County Department of Public Works
Electrical engineering including system evaluations, studies, design support and implementation planning for public infrastructure assignments.

School Board of Palm Beach County | Continuing Services
Electrical engineering supporting design, implementation and maintenance of school facility improvements under a continuing-services contract.

HANY JAWAHERI ZADEH, PhD, PE, SE

GREEN COAST ENGINEERS | STRUCTURAL ENGINEER OF RECORD



EXPERIENCE
19 Years | 7 Years with Green Coast Engineers

EDUCATION
Ph.D., Structural Engineering — University of Miami
M.S., Structural Engineering — Sharif University of Technology
B.S., Civil Engineering — University of Tehran

REGISTRATION
Florida PE No. 90581 | Florida Recognized Structural Engineer (FRSE)

01 / SELECTED PROJECT EXPERIENCE

Miami-Dade County Public Schools | Continuing A/EPC Services
Structural Engineer of Record for a four-year continuing-services contract covering projects up to $7.5 million. Structural design, construction documents, coordination, construction administration and special inspections.

JL (Joe) & Enid W. Demps Park | Miami, FL
Structural Engineer of Record for new shade structures, shelter,
bathrooms, storage, ADA ramps and related park improvements.

Bahia Honda State Park | Florida
Structural Engineer of Record for restoration, renovation and alteration of eight buildings, including condition assessments, design, construction administration and special inspections.

RAYMOND A. RAMMO, P.E.

ROSS ENGINEERING, INC. | CIVIL / TRANSPORTATION LEAD



REGISTRATION
Florida Professional Engineer No. 49644

01 / ROSS ENGINEERING SELECTED PROJECT EXPERIENCE

City of Miami Gardens | Civil-Architecture Continuing Contract
Continuing municipal services involving multiple park improvements, including paving, grading, drainage, stormwater management, utilities, ADA circulation, sidewalks, signing and marking, permitting and construction support.

City of North Miami | Continuing Engineering Contract
Municipal infrastructure services including water-main improvements, roadway and stormwater work, utility coordination, permitting and construction support.

City of Sunny Isles Beach | Continuing Services Contract
Roadway and drainage improvements involving hydrologic/hydraulic analysis, stormwater design, paving and grading, utility coordination, permitting and construction administration.

MICHAEL BELLO, PLA, LEED AP BD+C, ENV SP

CGLA | LANDSCAPE ARCHITECTURE + URBAN PLANNING LEAD



EXPERIENCE
25+ Years

EDUCATION
M.S., Architecture & Urban Design — Columbia University
B.L.A., Landscape Architecture — University of Florida

REGISTRATION / CREDENTIALS
Registered Landscape Architect — Florida, Virginia & New York

LEED AP BD+C | Envision Sustainability Professional

01 / SELECTED PROJECT EXPERIENCE

I-395 Heritage Trail | Miami, FL — Ongoing
Creative Director for transformation of the I-395 corridor into a signature community park and public open space, including urban design analysis, community workshops and design recommendations.

Coral Way Corridor Plan | Miami, FL
Landscape architecture, irrigation and conceptual lighting for the Coral Way corridor, including pedestrian improvements, community site walks and streetscape coordination.

Miami River Greenway Action Plan & Design Standards | Miami, FL
Project Manager supporting design standards for the Miami River Greenway, including streetscape design, pedestrian connectivity, waterfront access and stakeholder coordination.

EDUARDO M. SUAREZ, PSM

LONGITUDE SURVEYORS, LLC | SURVEYING LEAD



EXPERIENCE
41 Years Industry Experience | 22 Years with Longitude

REGISTRATION
Florida Professional Surveyor & Mapper
License No. LS6313

01 / SELECTED PROJECT EXPERIENCE

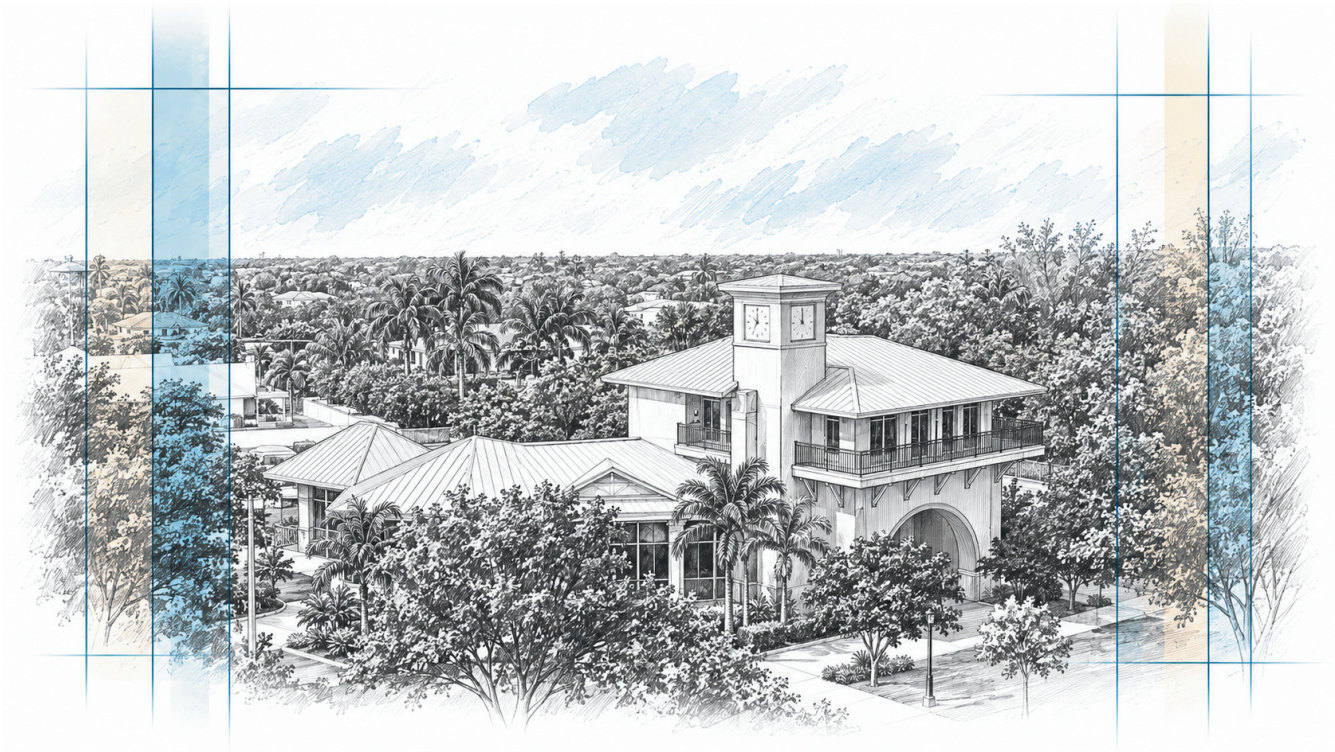
Fire Station No. 88 | City of Fort Lauderdale
Topographic and right-of-way surveying and SUE supporting design and construction of a municipal public-safety facility.

Riviera Beach Water Treatment Plant | City of Riviera Beach
Topographic, bathymetric and utility surveying, including boundary/easement mapping and subsurface utility investigation.

Alexander Orr Water Treatment Plant | Miami-Dade County
Survey and utility support for Quality Level B SUE, utility mapping and coordinated CAD documentation.

TAB 6

CLIENT / PROJECT TABLE



PROJECT TABLE

FIRM:	Price Architecture Studio LLC **MDFR USAR HARB Facility Rehabilitation**
PROJECT PERIOD:	Ongoing - Phase 1 Jan 2027 Phase 2 & 3 April 2027
TYPE SCOPE:	Facility assessment, phased rehabilitation, multidisciplinary design, permitting & construction administration.
ACCOMPLISHMENT:	Leading the phased rehabilitation of 80,000+ SF of critical Miami-Dade Fire Rescue facilities.
CONTACT:	Jose “Manny” Nieblas | 786.331.4538 manny.nieblas@miamidade.gov

FIRM:	Price Architecture Studio LLC **City of Opa-locka – New Police Station**
PROJECT PERIOD:	Dec. 2023 | Continuing-services task order
TYPE SCOPE:	A/E design, demolition, permitting, bidding, VE, estimating, scheduling, CA and closeout.
ACCOMPLISHMENT:	Municipal police facility delivered under continuing contract; Adrian listed as key personnel.
CONTACT:	Carlos Gonzalez | 305-953-2868 | cgonzalez@opalockafl.gov

FIRM:	Gartek Engineering Corporation **Miami Dade County Continuing Service Contract**
PROJECT PERIOD:	2019 - Present
TYPE SCOPE:	Comprehensive MEP and fire protection engineering for Miami-Dade County facilities.
ACCOMPLISHMENT:	Delivered diverse building-system upgrades through an ongoing County continuing contract.
CONTACT:	Ana M Finol | 305 - 869 -1622 | AFinol@FlyMIA.com

FIRM:	Green Coast Engineers **Miami-Dade County Public Schools – Cont. A/EPC Services**
PROJECT PERIOD:	4-Year Continuing Contract
TYPE SCOPE:	Structural design, CDs, coordination, CA and special inspections for projects up to $7.5M
ACCOMPLISHMENT:	Hany Jawaheri Zadeh served as Structural EOR.
CONTACT:	Carolina Velez and Simon Ailsa | (305) 995-4500 | carolina.velez@dadeschools.net & AJSimon@dadeschools.net

FIRM:	Ross Engineering, Inc. **City of Miami Gardens – Civil-Architecture Cont. Contract**
PROJECT PERIOD:	2022–Ongoing | Continuing-services contract | $3M
TYPE SCOPE:	Civil/site design, drainage, utilities, ADA, paving, permitting and inspections.
ACCOMPLISHMENT:	Multiple municipal park improvement assignments delivered under a continuing contract.
CONTACT:	Merrill Romanik, AIA | 954-961-6806 | mromanik@synalovski.com

FIRM:	Ross Engineering, Inc. **City of North Miami – Cont. Engineering Contract**
PROJECT PERIOD:	2022–2027 | Continuing-services contract | $125K
TYPE SCOPE:	Water main, roadway/stormwater, utilities, permitting, inspection and certification.
ACCOMPLISHMENT:	Representative project completed with no amendments, change orders or work stoppages.
CONTACT:	Augustin Fleur-Aime | 305-893-6511 ext. 15001 | afleur-aime@northmiamifl.gov

FIRM:	CGLA **I-395 Heritage Trail – Miami, FL**
PROJECT PERIOD:	Start Date: March 1, 2022 | Ongoing | Project-based professional services
TYPE SCOPE:	Urban design, public open space, community planning and stakeholder workshops.
ACCOMPLISHMENT:	Michael Bello led design contributions and community-based urban design recommendations.
CONTACT:	Ricardo Escobar, P.E. | (305) 305-1643 | rescobar@ardurra.com

FIRM:	Longitude Surveyors, LLC **City of Homestead – Professional Cont. Contract (CCNA)**
PROJECT PERIOD:	1/2026 – Ongoing
TYPE SCOPE:	Municipal surveying, SUE, utility mapping, and as-built services.
ACCOMPLISHMENT:	Supporting City infrastructure and drainage improvements through an ongoing continuing-services contract.
CONTACT:	Cairo Cangas, PE - Public Works Director 305-224-4626 -ccangas@homesteadfl.gov

TAB 7

ON-TIME / WITHIN-BUDGET PERFORMANCE



ON-TIME AND WITHIN-BUDGET PERFORMANCE

PAStudio TEAM APPROACH

PAStudio and its consultant team understand that successful continuing-services contracts depend on disciplined scope management, realistic scheduling, early coordination and proactive cost control. Each task order begins by establishing scope, responsibilities, deliverables, schedule and budget expectations. PAStudio then coordinates the required disciplines around key milestones, monitors progress, and identifies decisions or conflicts that could affect delivery. Cost control continues throughout design through scope discipline, constructability awareness, coordinated documents and early resolution of issues, while schedule control is maintained through clear responsibilities, milestone tracking and timely communication with the Village.

City of Opa-locka – New Police Station | Adrian Price, Prior Firm Experience
Under the City's continuing contract, the project required coordinated architectural and engineering services including demolition planning, design development, permitting, bidding, value engineering, cost estimating, scheduling and construction administration. Adrian Price was identified as key personnel. Budget considerations were incorporated throughout design through cost estimating and value engineering, allowing design decisions to be evaluated against project priorities before construction. Schedule management relied on coordination between disciplines, permitting requirements and bid/construction milestones, with issues addressed as the project advanced rather than deferred to later phases. This experience demonstrates the proactive cost and schedule management required for municipal task-order delivery.

City of North Miami – Continuing Engineering Contract | Ross Engineering, Inc.
Ross Engineering's continuing contract with the City of North Miami demonstrates disciplined municipal task-order delivery. For the Biscayne Park Water Main Extension, Ross provided engineering, permitting, utility coordination, construction inspection and final certification. Schedule control began with early coordination of permitting and utility requirements so potential conflicts could be addressed before construction. During implementation, consistent communication between the City, utilities and field personnel helped keep decisions moving and avoid unnecessary interruptions. Cost control was supported by clearly defined scope, coordinated documents and active construction oversight. The assignment began on schedule and was completed without amendments, change orders or work stoppages, demonstrating effective scope and construction-phase management.

City of Homestead – Professional Continuing Contract (CCNA) | Longitude Surveyors, LLC
Longitude supports the City of Homestead through an ongoing continuing-services contract, delivering surveying and SUE services on an as-needed, task-order basis. Each assignment begins with confirmation of the required limits, deliverables and schedule so field and technical resources can be matched to the task. Accurate existing-condition and utility information helps identify conflicts early, reducing the potential for redesign, field delays and avoidable construction costs. Timely delivery of survey information also allows downstream design disciplines to advance without unnecessary interruption.

Ross Engineering, Inc. / City of Miami Gardens – Civil-Architecture Continuing Contract
Ross provides civil/site design, drainage, utilities, ADA, paving, permitting and inspections for municipal park improvements. Early coordination, defined scopes and milestone tracking support schedule and budget control while reducing redesign and construction impacts.

OUR COMMITMENT TO INCLUSION AND DIVERSITY

PAStudio has assembled a consultant team that reflects a meaningful commitment to inclusion, diversity, and participation by certified and diverse businesses. Price Architecture Studio LLC (PAStudio) is a minority-owned and operated architectural practice led by Adrian Price. The team also includes Longitude Surveyors, LLC, a certified Disadvantaged Business Enterprise (DBE); Ross Engineering, a Women-Owned Business Enterprise (WBE); Green Coast Engineers, a certified Small Business Enterprise (SBE); and Gartek Engineering, certified as a Small Business Enterprise for Goods & Services and Architecture & Engineering. These firms are not included simply to satisfy a participation goal; each has been assigned a substantive technical role within the team, creating meaningful opportunities for diverse and small businesses to contribute directly to the Village's projects.

OUR APPROACH TO VILLAGE ASSIGNMENTS

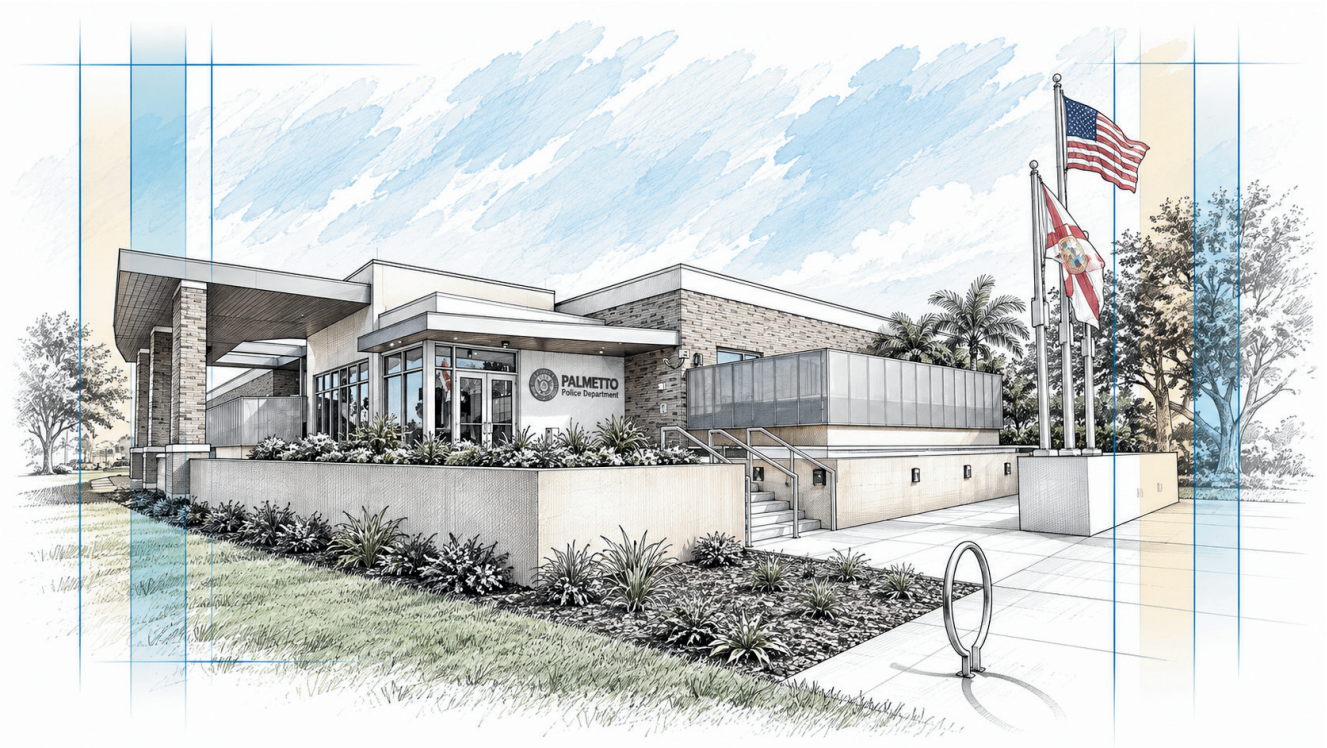
PAStudio will approach each Village assignment with early scope definition, realistic milestone scheduling, disciplined cost estimating and active coordination among the appropriate technical disciplines. Potential changes in scope, schedule or budget will be identified early and communicated to Village staff before they affect project delivery.

Beyond schedule and cost control, our team will integrate the broader priorities identified throughout the Village's scope of services. This includes LEED-informed and environmentally responsible design, resilient stormwater and floodplain strategies, multimodal and pedestrian-friendly planning, community engagement, and careful coordination with applicable Village, County, State and Federal codes and permitting agencies.

PAStudio's multidisciplinary structure allows these considerations to be addressed collaboratively from the beginning of each task order rather than added later in design. Architecture, MEP, structural, civil, transportation, landscape, planning, surveying and SUE resources can be scaled to the needs of each assignment, providing the Village with a responsive team focused on constructability, sustainability, long-term performance and responsible use of public funds.

TAB 8

SIMILAR PROJECTS



PROJECT 01

MDFR USAR HARB Facility Rehabilitation

PROJECT OVERVIEW

PAStudio is serving as prime consultant for the assessment and phased rehabilitation of approximately 80,000 square feet of existing facilities supporting Miami-Dade Fire Rescue's Urban Search & Rescue operations. The work includes the conversion of Building #914 into the primary USAR warehouse, together with improvements to additional buildings within the complex. The project is being advanced through phased permit packages to address immediate occupancy requirements while coordinating the broader rehabilitation program.

SCOPE OF SERVICES

Facility Assessment

Evaluation of architectural, structural, building systems, accessibility, and life-safety conditions.

Phased Rehabilitation & Design

Planning and architectural documentation for facility conversions, renovations, structural repairs, accessibility upgrades, and interior/exterior improvements.

Multidisciplinary A/E Coordination

Coordination of structural, HVAC, electrical, plumbing, fire protection, communications, low-voltage, roofing, and specialty systems.

Permitting & Implementation

Preparation of phased permit packages, cost estimates, schedules, bidding support, and construction administration.

RELEVANCE TO PALMETTO BAY

The project demonstrates PAStudio's ability to assess existing municipal facilities, organize rehabilitation work into manageable assignments, coordinate multiple technical disciplines, and advance time-sensitive improvements from assessment through permitting and construction. These capabilities directly support the varied facility assessments, roofing, building-system upgrades, interior reconfigurations and renovations anticipated under Palmetto Bay's Professional Services Agreement.



KEY PERSONNEL:
ADRIAN PRICE, RA, NCARB, NOMA - PRINCIPAL/PROJECT MANAGER

CLIENT:
Miami-Dade Fire Rescue

LOCATION:
Homestead Air Reserve Base, Homestead, Florida

SIZE:
Approximately 80,000 SF

STATUS:
Ongoing

COMPLETION:
Phase 1: Jan. 2027 | Phases 2 & 3: April 2027

PASTUDIO ROLE:
Prime Consultant

CLIENT CONTACT:
Jose "Manny" Nieblas
Office: 786.331.4538
manny.nieblas@miamidade.gov

PAStudio
architecture | design | ca + cm services

PROJECT 02

CITY OF OPA-LOCKA NEW POLICE STATION

PROJECT OVERVIEW

The City of Opa-locka New Police Station demonstrates Adrian Price's experience delivering a complex municipal facility through a continuing-services contract. The assignment included architectural and engineering design, demolition documentation, permitting, bidding, value engineering, cost estimating, scheduling, construction administration and project closeout. Adrian Price served as Architect of Record and Sr. PM, providing leadership experience directly relevant to PAStudio's proposed leadership of Village of Palmetto Bay task orders.

SCOPE OF SERVICES

Architectural + Engineering Design
Coordinated development of architectural and supporting engineering documents.

Demolition + Existing Conditions
Preparation and coordination of demolition requirements necessary to advance the municipal facility improvements.

Permitting + Bidding
Permit-document development and support through bidding and preconstruction activities.

Cost + Schedule Management
Value engineering, cost estimating and scheduling were incorporated into project delivery.

Construction Administration + Closeout
Construction-phase administration through completion and project closeout.

RELEVANCE TO PALMETTO BAY

This project closely reflects the Village's anticipated continuing-services environment: municipal task-order delivery, multidisciplinary A/E coordination, permitting, cost estimating, scheduling, bidding and construction administration. Adrian's direct involvement provides PAStudio with leadership experience spanning the project lifecycle from initial design through construction and closeout.



Key Personnel:
Adrian Price, RA, NCARB, NOMA

CLIENT:
City of Opa-locka, Florida

LOCATION:
Opa-locka, Florida

DELIVERY:
Continuing-Services Task Order

EXPERIENCE:
Adrian Price Prior Firm Experience

COMPLETION:
December 2023

PROJECT COST:
$1.4 million

CONTACT:
Carlos Gonzalez, CIP
Project Manager
Phone:
305-953-2868
Email:
cgonzalez@opalockafl.gov

PROJECT 03

CITY OF MIAMI GARDENS CONTINUING SERVICES

PROJECT OVERVIEW

Ross Engineering provides civil engineering services for multiple municipal improvement assignments under a continuing-services contract supporting the City of Miami Gardens. Work includes park and site improvements requiring coordinated civil design, drainage, utilities, paving, accessibility, permitting and construction-phase services. The continuing nature of the contract demonstrates Ross Engineering's ability to respond to varied municipal task orders and coordinate effectively with the prime architect and public agencies.

SCOPE OF SERVICES

Civil + Site Design

Civil site design and construction documents for multiple municipal park improvement projects.

Stormwater + Drainage

Paving, grading, drainage, stormwater management and SWPPP-related services.

Utilities

Water, sewer and utility design and coordination.

Mobility + Accessibility

Parking, circulation, sidewalks, ADA accessibility, signing and pavement markings.

Permitting + Construction

Permitting and bidding assistance, construction observation, inspections and final certification.

REPRESENTATIVE ASSIGNMENTS

Ross Engineering's continuing-services work has supported improvements at Lester Brown Park, A.J. King Park, Scott Park, Brentwood Park and Risco Park, demonstrating experience addressing multiple municipal facilities under one continuing contract.



CLIENT/REFERENCE:
Synalovski Romanik Saye

MUNICIPALITY:
City of Miami Gardens

PERFORMANCE PERIOD:
2022–Ongoing

CONSTRUCTION PERIOD:
2023–2026

TOTAL PROJECT VALUE:
$3 Million

CONTACT:
Merrill Romanik, AIA

PHONE: 954-961-6806
EMAIL:
mromanik@synalovski.com

ROSS ROLE:
Civil Engineering Subconsultant

PAStudio
architecture | design | ca + cm services

MIAMI-DADE COUNTY - CONTINUING SERVICES

PROJECT OVERVIEW
Gartek provides comprehensive mechanical, electrical, plumbing, and fire protection engineering services to Miami-Dade County under this continuing services contract. Individual assignments are delivered through negotiated scopes and include design, evaluations, studies, recommendations, and implementation plans, demonstrating Gartek's ability to respond efficiently to varied public-sector facility needs. Services emphasize flexibility, quality assurance, regulatory compliance, clear communication, and ongoing coordination with the County. This experience directly supports the Village of Palmetto Bay's need for a responsive consultant capable of delivering multidisciplinary engineering assignments under a continuing-services agreement.

REPRESENTATIVE ASSIGNMENTS

Main Library – 3rd Floor Plumbing & HVAC Upgrades
Plumbing and HVAC improvements supporting an active County facility.

JMH Central & South Wing – Normal Switchgear Upgrades
Electrical infrastructure improvements involving normal power switchgear systems.

JNMC – Nuclear Medicine & Fluoroscopy Upgrade
Building-system engineering supporting specialized medical facility improvements.

Deering Medical Plaza & Kendall MDC
Engineering services supporting Miami-Dade County facilities.

CT J – CBP Processing Area
Engineering services associated with improvements to the CBP processing area.

RELEVANCE TO PALMETTO BAY
This project directly aligns with Palmetto Bay's need for MEP, plumbing and fire protection expertise under a continuing-services structure, demonstrating Gartek's ability to efficiently deliver varied municipal assignments while maintaining coordination, regulatory compliance and quality.



KEY PERSONNEL:
Yoel Puentes, P.E.
Lead Mechanical Engineer

Benjamin De Zayas, P.E., LEED AP
Lead Electrical Engineer

Julian Puerta, CPD, GPD, NICET
Plumbing + Fire Protection Lead

CLIENT:
Miami-Dade County

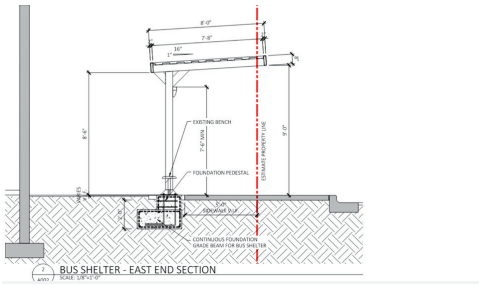
LOCATION:
Miami-Dade County, Florida

PERFORMANCE PERIOD:
2019 - Present

CONTACT:
Ana M Finol
305 - 869 -1622
AFinol@FlyMIA.com

PROJECT 05

MIAMI-DADE COUNTY PUBLIC SCHOOLS CONTINUING A/EPC SERVICES



PROJECT OVERVIEW

Green Coast Engineers provides structural engineering services under a continuing Architectural/Engineering and Program Consulting contract for Miami-Dade County Public Schools. The contract supports multiple projects with construction values up to $7.5 million, requiring Green Coast to respond to varied structural assignments within an ongoing public-sector program.

SCOPE OF SERVICES

Structural Engineering

Structural analysis and design for renovation, repair and improvement assignments.

Construction Documents

Preparation of structural drawings, calculations, specifications and supporting technical documentation.

Multidisciplinary Coordination

Coordination of structural requirements with architectural and other engineering disciplines.

Construction Administration

Review of structural submittals, responses to construction-phase questions and technical support during implementation.

Special Inspections

Structural inspection and field services supporting construction quality and code compliance.

RELEVANCE TO PALMETTO BAY

This experience is directly applicable to the Village's continuing-services program because it demonstrates Green Coast's ability to provide on-call structural expertise across multiple public-sector assignments, coordinate with multidisciplinary design teams and support projects through design and construction. The experience strengthens PAStudio's ability to quickly scale its structural resources to the requirements of individual Village task orders.

KEY PERSONNEL:
HANY JAWAHERI ZADEH, PH.D., P.E., S.E.

CLIENT:
Miami-Dade County Public Schools

LOCATION:
Miami-Dade County, Florida

CONTRACT TYPE:
Continuing A/EPC Services

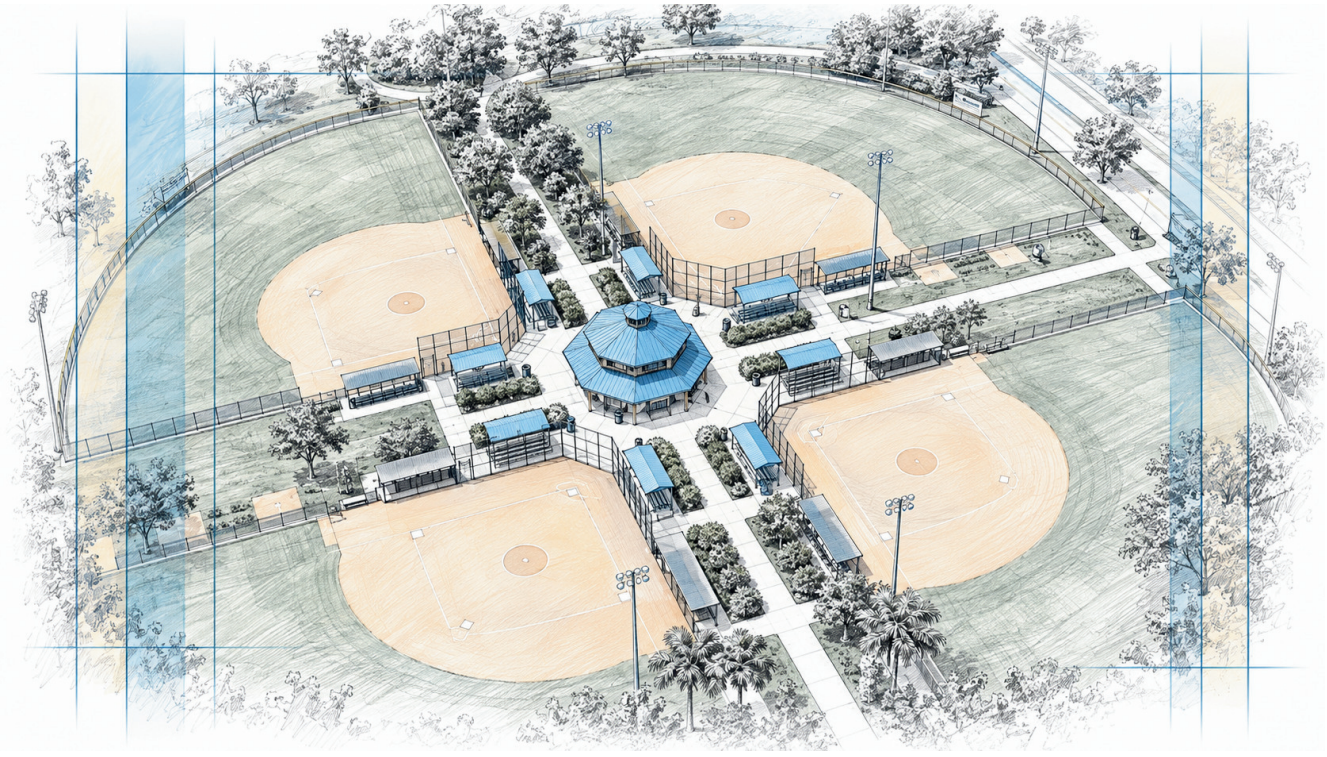
CONTRACT DURATION:
4 Years

MAXIMUM PROJECT CONSTRUCTION VALUE:
$7.5 Million

CLIENT CONTACT:
Carolina Velez and Simon Ailsa
(305) 995-4500
carolina.velez@dadeschools.net

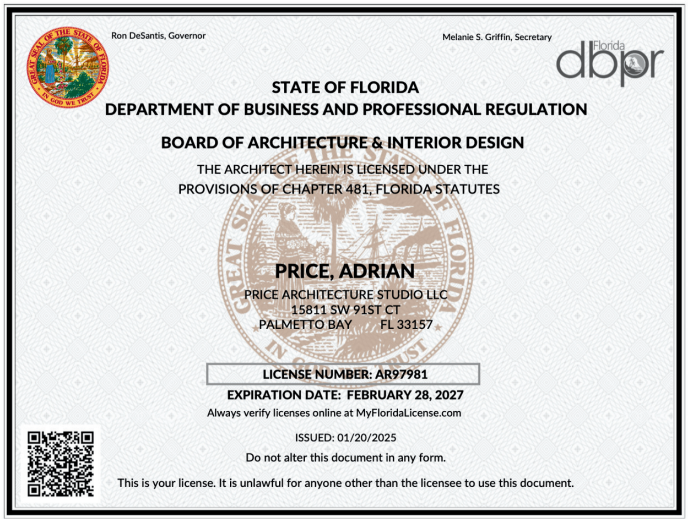
TAB 9

AWARDS, ARTICLES & CREDENTIALS



PASTUDIO + ARCHITECTURE PRIME

Adrian Price's Florida Architecture License, NCARB credential



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

PRICE, ADRIAN
PRICE ARCHITECTURE STUDIO LLC
15811 SW 91ST CT
PALMETTO BAY FL 33157

LICENSE NUMBER: AR97981
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/20/2025

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Certificate Number
FL460234

NMSDC

Advancing Economic Impact Together

This certificate attests that the below mentioned company is an NMSDC-Certified Minority Business Enterprise(MBE)

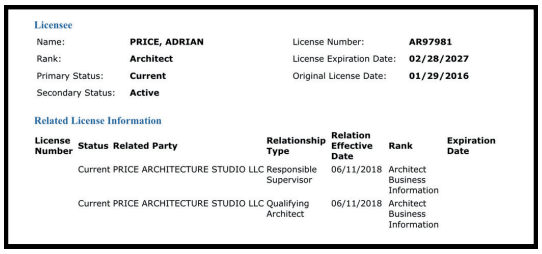
Price Architecture Studio LLC

Issuance Date
11-30-2026
Expiration Date

Donald R. Cravins, Jr.
President and CEO
NMSDC

541310,541340,541350,541410
NAICS Codes
81102502
UNSPSC Codes

Regional Affiliate: Florida State MSDC



Licensee

Name:	PRICE, ADRIAN	License Number:	AR97981
Rank:	Architect	License Expiration Date:	02/28/2027
Primary Status:	Current	Original License Date:	01/29/2016
Secondary Status:	Active		

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
	Current	PRICE ARCHITECTURE STUDIO LLC	Responsible Supervisor	06/11/2018	Architect Business Information	
	Current	PRICE ARCHITECTURE STUDIO LLC	Qualifying Architect	06/11/2018	Architect Business Information	

ROSS ENGINEERING

CIVIL | TRANSPORTATION



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

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View Application Status
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AB&T Delinquent Invoice & Activity Last Search

Licensee

Name:	ROSS ENGINEERING, INC.	License Number:	9808
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	09/15/2003

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
59485	Current, Active	ROSS, ROBERT J	Registry	09/27/2004	Professional Engineer	02/28/2027

Page 1 of 1

Printer Friendly

Return to License Details



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Melanie S. Griffin, Secretary

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STATE OF FLORIDA
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BOARD OF PROFESSIONAL ENGINEERS

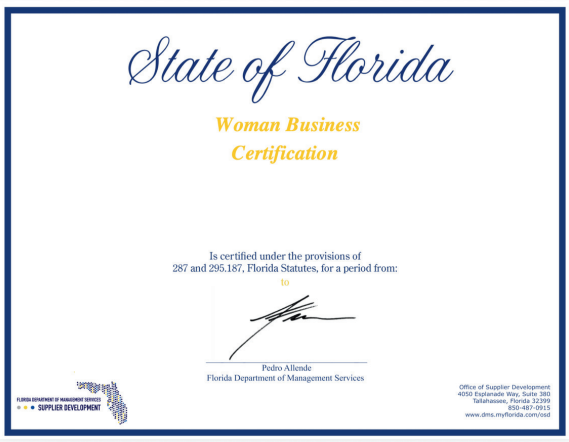
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

RAMMO, RAYMOND A.
120 SW 91 AVENUE
APT. 107
PLANTATION FL 33324

LICENSE NUMBER: PE49644
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State of Florida

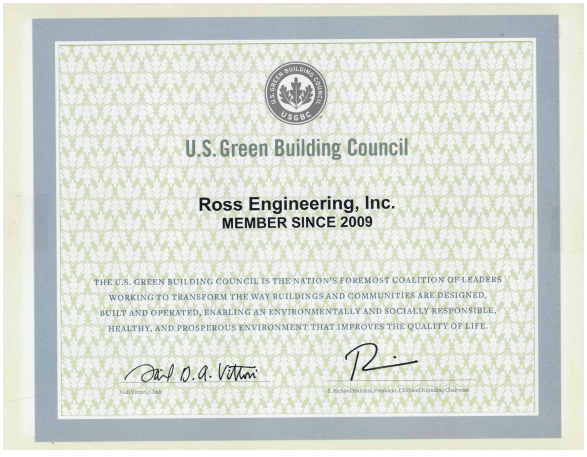
Woman Business Certification

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

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES SUPPLIER DEVELOPMENT

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



U.S. Green Building Council

Ross Engineering, Inc.
MEMBER SINCE 2009

THE U.S. GREEN BUILDING COUNCIL IS THE NATION'S FOREMOST COALITION OF LEADERS WORKING TO TRANSFORM THE WAY BUILDINGS AND COMMUNITIES ARE DESIGNED, BUILT AND OPERATED, ENABLING AN ENVIRONMENTALLY AND SOCIALLY RESPONSIBLE, HEALTHY, AND PROSPEROUS ENVIRONMENT THAT IMPROVES THE QUALITY OF LIFE.

GREEN COAST

STRUCTURAL ENGINEERING



Ron DeSantis, Governor Melanie S. Griffin, Secretary

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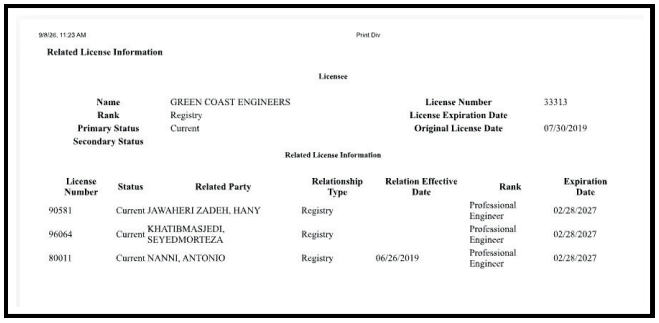
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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JAWAHERI ZADEH, HANY
9066 SW 73RD CT
UNIT 2007
MIAMI FL 33156

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9/8/26, 11:23 AM Print Div

Related License Information

Licensee

Name	GREEN COAST ENGINEERS	**License Number**	33313
Rank	Registry	**License Expiration Date**	
Primary Status	Current	**Original License Date**	07/30/2019
Secondary Status			

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
90581	Current	JAWAHERI ZADEH, HANY	Registry		Professional Engineer	02/28/2027
96064	Current	KHATIBMASJEDI, SEYEDMORTEZA	Registry		Professional Engineer	02/28/2027
80011	Current	NANNI, ANTONIO	Registry	06/26/2019	Professional Engineer	02/28/2027

GARTEK ENGINEERING CORPORATION

MECHANICAL | ELECTRICAL | PLUMBING | FIRE PROTECTION



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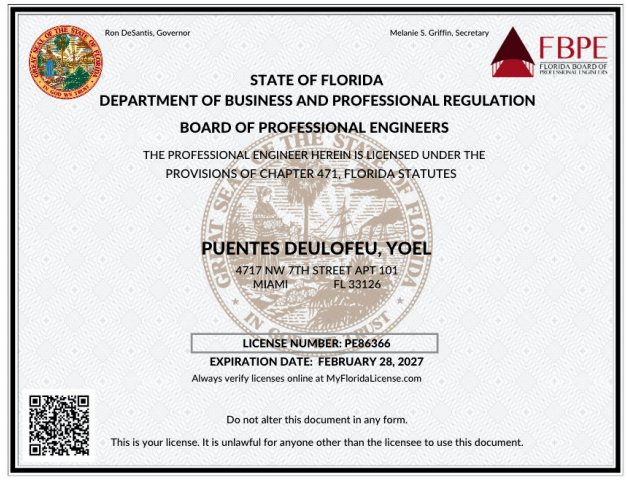
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DE ZAYAS, BENJAMIN R
7210 SW 39TH TERRACE
MIAMI FL 33155

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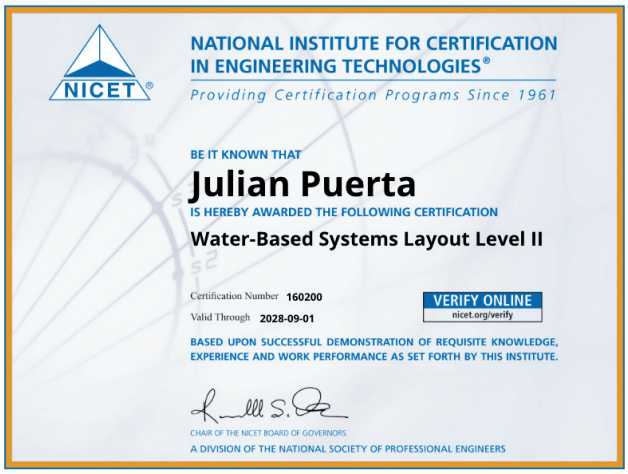
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4717 NW 7TH STREET APT 101
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Valid Through **2028-09-01**

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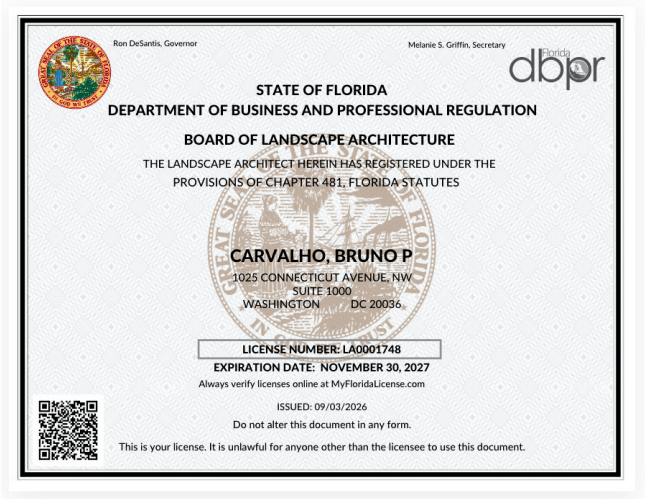
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LANDSCAPE ARCHITECTURE | PLANNING



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

CARVALHO, BRUNO P
1025 CONNECTICUT AVENUE, NW
SUITE 1000
WASHINGTON DC 20036

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Has received the Envision Sustainability Professional credential upon successful completion of the requisite training and exam.

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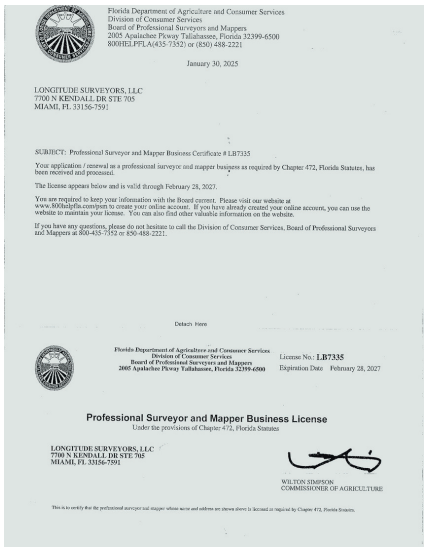
Anthony O. Kane, President and CEO
Institute for Sustainable Infrastructure

Institute for Sustainable Infrastructure

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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
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2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 30, 2025

LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB7335

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

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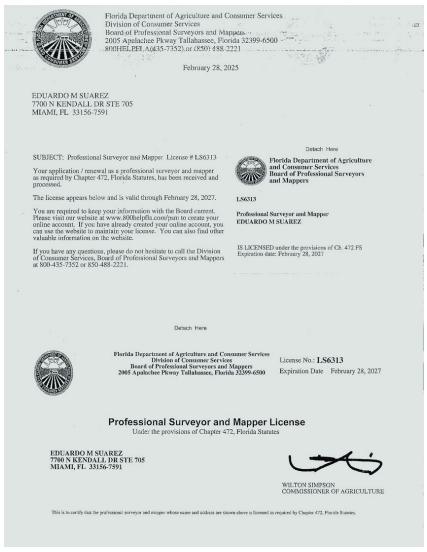
License No.: LB7335
Expiration Date February 28, 2027

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

LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 28, 2025

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper License # LS6313

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

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If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers

LS6313

Professional Surveyor and Mapper
EDUARDO M SUAREZ

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

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Florida Department of Agriculture and Consumer Services
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Board of Professional Surveyors and Mappers
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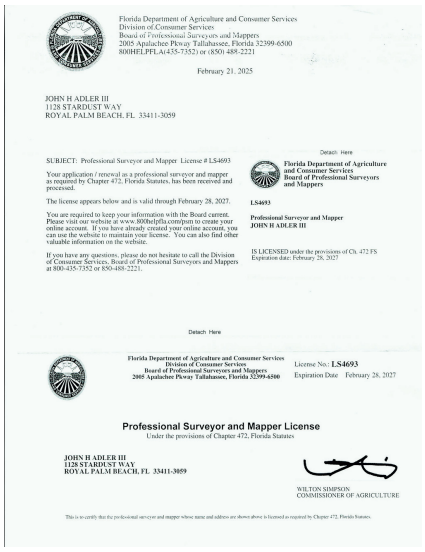
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Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 21, 2025

JOHN H ADLER III
1128 STARDUST WAY
ROYAL PALM BEACH, FL 33411-3059

SUBJECT: Professional Surveyor and Mapper License # LS4693

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

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If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
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Board of Professional Surveyors and Mappers

LS4693

Professional Surveyor and Mapper
JOHN H ADLER III

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

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Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LS4693
Expiration Date February 28, 2027

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Under the provisions of Chapter 472, Florida Statutes

JOHN H ADLER III
1128 STARDUST WAY
ROYAL PALM BEACH, FL 33411-3059

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

TAB 10

VILLAGE REQUIRED FORMS



SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Mechanical, Electrical, Plumbing & Fire Protection Engineering	Gartek Engineering Corporation	7210 SW 39th Terrace, Miami, FL 33155	305-266-8997
Structural Engineering	Green Coast Engineers	15050 NW 79th Ct, Suite 104, Miami Lakes, FL 33016	305-213-5951
Civil, Roadway/Traffic & Transportation Engineering	Ross Engineering, Inc.	17670 NW 78th Avenue, Suite 214, Miami, FL 33015	786-468-8304
Landscape Architecture & General Urban Planning	Carvalho Good Landscape Architecture (CGLA)	1385 Coral Way, PH 401, Miami, FL 33145	305-444-4850
Surveying & Subsurface Utility Engineering	Longitude Surveyors, LLC	7700 N. Kendall Drive, Suite 705, Miami, FL 33156	305-463-0912

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Price Architecture Studio LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Owner's Rep Services, FF&E Procurement & Oversight, Engineering / Environmental Drawings

Initial Value of Contract: $188.9k Final Value of Contract: $188.9k – While "scope" was added and increased throughout the Project by Owner, all tasks were ultimately costed at rate quoted.

Length of Contract: Approximately 1 year

Would you enter into a contract with the Company in the future? x Yes ____ No

Were the services provided acceptable and of quality standards: x Yes ____ No

Was the Company responsive to your requests and resourceful with the task? x Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes ____ No

If you responded no to any of the above please provide details:

Comments:

I, unequivocally, recommend Price Architecture Studio as a professional and reliable provider for any and all architecture and engineering design project.

Name of Public Entity/Company: Sun Terminals, Inc. (a wholly owned subsidiary of King Ocean Services Ltd)

Name of Individual completing this form: John Metzger

Signature: *John Metzger* Title: Managing Director | Sun Terminals, Inc.

Telephone: 305-924-3588 Email: John.metzger@sunterminals.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Price Architecture Studio, LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We wouldappreciateyouproviding the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Opa-lockaPoliceDepartment Interior Renovation

Initial Value of Contract: $1,323,850.00 Final Value of Contract: $1,480,672.00

Length of Contract: 1year

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Adrian and his architectural team conducted a comprehensive assessment of the existing vacant suite to evaluate its suitability for conversion into a fully operational police station. Following the assessment, they prepared a complete set of construction documents, including architectural, structural, and engineering plans, required for permitting and construction.

Name of Public Entity/Company: City of Opa-locka

Name of Individual completing this form: Carlos Gonzalez

Signature: [signature] Title: Project Mananger

Telephone: 305-953-6828ext.1451 Email: cgonzalez@opalockafl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Eachproposalmust be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: ProfessionalConsultingServicesonContinuingAgreement Basis
Requestfor Qualifications No.2026-11-015

Name of Company: Adrian O.Price

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We wouldappreciateyouproviding the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

ScopeofWork: Provide professional architectural, engineering, andconstruction administration services, including coordination with all applicable regulatory agencies, as required, for the planning, design, con struction, modification, and improvemen t of the foll owing:
-ExistingCruiseTerminalsB, C, D, E, 2, 10, F, G, H, and J, with the objective of optimizing their existing facilities and operational capabilities;
-Existingand/ornewoperational and maintenance support facilities serving the cru ise termin als;
- NewcruiseorRoPaxterminals, including design and/or developmentofdesign cr iteria and relatedprofessional services.

InitialValueofContract: $3,300 000.00(Including MultipleProjects) Final Value of Contract: $2,701723.41

LengthofContract: 6 years

Wouldyouenterintoacontractwith theCompany in thefuture? x Yes ____ No

Weretheservicesprovided acceptable andofquality standards: x Yes ____ No

WastheCompanyresponsive toyour requestsand resourcefulwith the task? x Yes ____ No

DidtheCompanykeepyou fullyinformedofany updates and/orconcerns relatedto the contracted services?
X Yes ____ No

Ifyourespondednotoany of theabovepleaseprovide details:

Comments:

Thearchitect has demonstrated excellent overall performance in the execution of the PSA contract supporting multiple projects for PortMiami. Throughout the en gagement, the firm h as consist ently provided high-quality professional architectural, engineering, and related consulting services, while maintaining a strong un derstanding of the P ort's opera tional requirements,project objectives, andstakeholder expectations. The firm has been highly responsive and collaborative, eff ectively coordinating with PortM iami staff,project stakeholders, regulatoryagencies, and other consultants. Their ability tomanage multiple assignments co ncurrently, address c omplex te chnical andoperational challenges, and adapt toevolving project requirements has contributed significantly to the successful advancement ofthePort's capitalimprovementinitiatives.

Name ofPublicEntity/Company: MDC-Seaport Department

Name ofIndividual completing thisform: Vivian Alfonso

Signature : Vivian Alfonso

Telephone: (305) 347-5521 Title: Architect 3

Email: alfonsv@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Eachproposalmust be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: ProfessionalConsultingServicesonContinuingAgreement Basis Requestfor Qualifications No.2026-11-015

Name of Company: Gartek Engineering Corporation

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We wouldappreciateyouproviding the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope ofWork: Annual MEP, HVAC, IAQEngineering Services Consultant

InitialValueofContract: _____ Final Value of Contract: _____

LengthofContract: 5 years

Wouldyouenterintoacontractwith theCompany in thefuture? X Yes _____ No

Weretheservicesprovided acceptable andofquality standards: X Yes _____ No

WastheCompanyresponsive toyour requestsand resourcefulwith the task? x Yes _____ No

DidtheCompanykeepyou fullyinformedofany updates and/orconcerns relatedto the contracted services?

X Yes _____ No

Ifyourespondednotoany of theabovepleaseprovide details:

Comments:

Name ofPublicEntity/Company: PalmBeachCounty/FDO,Capitol Improvements Division

Name ofIndividual completing thisform: Charl ene Bradley

Signature: Charlene Bradley Title: Assistant Director

Telephone: 56 1-233- 0219 Email:cbradley1@pbc.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Eachproposalmust be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: ProfessionalConsultingServicesonContinuingAgreement Basis Requestfor Qualifications No.2026-11-015

Name of Company: Ross Engineering, Inc

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We wouldappreciateyouproviding the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

ScopeofWork: UnderMDWASD Continuing Services Contract E-15-WASD-03A, Ross E ngineering provided civilengineering, project management, permitting, and constructionsupportforwaterandwastewaterinfrastructure assignments beginningin 2019, for Miami-Dade Water andSewer Department smallDiameter Water Mains throughout Miami-Dade.Servicesincludedwaterand sewersystemimprovements, GISevaluations, technic almemoran da,utility design, MOTplanning, permitting,and construction inspections.

InitialValueofContract: Fees Vary Over Past Eight Years Final Value of Contract: Fees Vary Over Past Eight Years

Length of Contract: 2018-Ongoing

Wouldyouenterintoacontractwith theCompany in thefuture? ✓ Yes ____ No

Weretheservicesprovided acceptable andofquality standards: ✓ Yes ____ No

WastheCompanyresponsive toyour requestsand resourcefulwith the task? ✓ Yes ____ No

DidtheCompanykeepyou fullyinformedofany updates and/orconcerns relatedto the contracted services?

✓ Yes ____ No

Ifyourespondednotoany of theabovepleaseprovide details:

Comments:

Name ofPublicEntity/Company: Miami-Dade Water and Sewer Department

Name ofIndividual completing thisform: Daniel Lizarazo, P.E.

Signature: [signature] Title: AMI Program Director

Telephone: 786 -552-440 0 Email: Dainel.Lizarazo@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Ross Engineering, Inc

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Improvements included a new playground, artificial turf football field, and 3,000 SF community building with office, multipurpose room, restrooms, locker rooms, and storage. Civil/site improvements included civil/site work, walking trail, parking lot renovation and expansion, drainage, utilities, paving and hardscape.

Initial Value of Contract: $25,000 Final Value of Contract: $25,000

Length of Contract: 1 Year

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

We have worked with Ross on both Civic and Commercial projects in the past and currently, they are good engineers who provide thoughtful solutions and we look forward to working with them again.

Name of Public Entity/Company: Stratus

Name of Individual completing this form: Merrill Romanik, AIA

Signature: Merrill Romanik Digitally signed by Merrill Romanik DN: C=US, E=mromanik@synalovski.com, O=Synalovski Romanik Saye, CN=Merrill Romanik Date: 2026.09.16 14:10:15-04'00' Title: Principal Architect

Telephone: 954-961-6806 Email: merrill.romanik@stratusteam.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Longitude Surveyors, LLC

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The scope of services under this contract consists of providing land surveying for water and sanitary sewer systems, sanitary sewage collection and transmission systems, water and sanitary sewer pump stations, treatment plants and other related infrastructure projects.

Initial Value of Contract: $550,000.00 Final Value of Contract: $55,532 (YTD)

Length of Contract: 06/2025 - 06/2030

Would you enter into a contract with the Company in the future? ☑ Yes ☐ No

Were the services provided acceptable and of quality standards: ☑ Yes ☐ No

☑ Yes ☐ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

☑ Yes ☐ No

If you responded no to any of the above please provide details:

Comments:

We have had a consistently positive and productive experience working with Longitude Surveyors under the leadership of Eduardo Suarez. The firm demonstrates a high level of professionalism, dedication, and excellent technical expertise.

Name of Public Entity/Company: Miami-Dade County Water and Sewer Department

Name of Individual completing this form: Jose Batista, PSM

Signature: Jose R Batista Title: Master Commitment Manager

Telephone: 305.632.7745 Email: Jose.Batista@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design ✓	Price Architecture Studio, LLC
Landscape Design ✓	Carvalho Good Landscape Architecture (CGLA)
General Civil Engineering ✓	Ross Engineering, Inc.
Roadway Traffic & Transportation Planning and Engineering Services ✓	Ross Engineering, Inc.
General Urban Planning Services ✓	Carvalho Good Landscape Architecture (CGLA)
Electrical Engineering ✓	Gartek Engineering Corporation
Structural Engineering ✓	Green Coast Engineers, LLC
Mechanical ✓	Gartek Engineering Corporation
Enviornmental Engineering	
Fire Protection ✓	Gartek Engineering Corporation
Plumbing ✓	Gartek Engineering Corporation
***Please check mark the area of your specialty/ies**	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Price Architecture Studio, LLC

Date Addendum Received Aug 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Adrian Price RA, NCARB, NOMA

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Price Architecture Studio, LLC

Date Addendum Received Aug 19, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Adrian Price RA, NCARB, NOMA

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Price Architecture Studio, LLC

Date Addendum Received Aug 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Adrian Price RA, NCARB, NOMA

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Price Architecture Studio, LLC

Date Addendum Received Sep 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Adrian Price RA, NCARB, NOMA

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

PROFESSIONAL CONSULTING SERVICES

RFQ NO. 2026-11-015

PAStudio

architecture I design I ca + cm services

ADRIAN PRICE RA, NCARB, NOMA
786-359-4436
PASARCH.COM

PRICE ARCHITECTURE STUDIO LLC
7700 N KENDALL DR. STE 709
MIAMI FL 33156

STATEMENT OF QUALIFICATIONS

PROFESSIONAL CONSULTING SERVICES ON CONTINUING AGREEMENT BASIS

RFQ NO. 2026-11-015

Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

PRIME CONSULTANT

Professional Service Industries, Inc. (PSI)
an Intertek Company

7950 NW 64th Street
Miami, Florida 33166
Phone: (305) 471-7725
Fax: (305) 593-1915
www.intertek.com/psi

Providing Geotechnical Engineering, Environmental Consulting, Industrial Hygiene, Construction Materials Testing, and Specialty Engineering Services throughout Florida and the United States

DISCIPLINES PURSUED

Environmental Engineering

SUBMISSION DATE

September 18, 2026 | 11:00 a.m.

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

Professional Service Industries, Inc. (PSI)
an Intertek Company (dba Intertek-PSI)
7950 NW 64th St., Miami, FL 33166
intertek.com/psi

September 18, 2026

Village of Palmetto Bay
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, Florida 33157

Attn: Alessia Bencomo, Procurement Specialist

RE: RFQ No. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis

Dear Ms. Bencomo and Evaluation Committee Members:

Professional Service Industries, Inc. (PSI), an Intertek Company, is pleased to submit our Statement of Qualifications in response to the Village of Palmetto Bay's Request for Qualifications No. 2026-11-015 for Professional Consulting Services on a Continuing Agreement Basis. PSI has reviewed the RFQ, Addendum No. 1, and Addendum No. 2 in their entirety and respectfully submits our qualifications for consideration.

PSI is submitting qualifications for the following service disciplines: **Environmental Engineering**

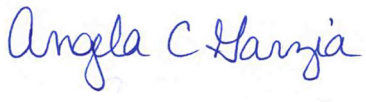
PSI will serve as the Prime Consultant for this submission. For more than 40 years in Florida and with national roots dating back to 1881, PSI has successfully provided engineering, environmental consulting, geotechnical engineering, construction engineering support, infrastructure evaluation, environmental assessment, stormwater-related services, groundwater investigations, permitting support, and municipal consulting services throughout South Florida. **Our local Miami office is supported by nine additional Florida offices and more than 1,900 professionals nationwide.**

PSI currently provides or has provided continuing consulting services for municipalities, counties, utility agencies, educational institutions, transportation agencies, and water management districts throughout Florida, including Miami-Dade County, Miami-Dade Water and Sewer Department, South Florida Water Management District, the City of Coral Gables, the City of Doral, the City of Miami, and the City of Homestead. Our team's experience includes environmental investigations, stormwater assessments, roadway and utility infrastructure support, groundwater studies, geotechnical engineering, transportation-related projects, environmental permitting assistance, and related municipal consulting services.

PSI understands that the Village seeks highly qualified firms capable of providing responsive, technically sound, and cost-effective professional services under continuing contracts on an as-needed basis. We further understand the importance of maintaining consistent communication, meeting project schedules, supporting Village staff, and delivering high-quality work products that withstand technical and regulatory scrutiny. Our experienced Miami team is ready willing and able to provide exemplary Environmental Engineering services to the Village. The PSI contract manager and point-of-contact for this contract will be Mr. E. John Emerson, CSP, CIEC, FLAC, FLMA. His contact information is listed below, and his qualifications are provided in the following sections. Please contact us should you require any additional documentation.

Sincerely, Professional Service Industries, Inc.





E. John Emerson, CSP, CIEC, FLAC, FLMA
Environmental Team Manager/Principal Consultant
Office: 786-668-3226 | Mobile: 954-818-6757
Email: john.emerson@intertek.com

Angela C. Garzia, PE
Chief Environmental Engineer
Office: 407-304-5560 | Mobile: 407-467-1255
Email: angela.garzia@intertek.com

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

TAB 2. Table of Contents

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Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

PROPOSED PSI PERSONNEL	CONTRACT ROLE	Years of Experience	Availability
Contract Manager/Discipline Lead:			
E. John Emerson, CSP, CIEC, FLAC, FLMA Environmental Department Manager	Contract Manager/ Discipline Lead	**29**	80%
Supported by:			
Angela Garzia, PE Chief Environmental Engineer	Senior Technical Support, QA/QC	**30**	15%
Mark Rasberry, PG Senior Geologist	Senior Technical Support	**36**	15%
Mark Kalivoda, PE Environmental Project Engineer	Project Engineer	**13**	40%
Jeremy Cottrell, LEP Senior Environmental Specialist/Project Manager	Senior Project Manager	**28**	60%
Miami Environmental Team:			
Andrew Morris Project Scientist	Project Scientist	**12**	40%
Edrick Ramos, PhD Project Scientist	Staff Scientist	**11**	60%
Tassanee Craig Staff Scientist	Staff Scientist	**9**	60%
Skylar Schwed Staff Scientist	Staff Scientist	**6**	80%
Manuel Porras Environmental Technician III	Sr. Environmental Technician	**30**	60%
Jorge Cabrera Environmental Technician III	Sr. Environmental Technician	**16**	60%
Diana Placeres Environmental Technician II	Environmental Technician	**11**	80%
Alyssa O'Neill Environmental Technician I	Environmental Technician	**3**	80%
Phillip Williams Drilling Crew Chief	Drilling Crew Chief	**23**	80%

NOTE:

1. PSI affirms that the proposed personnel satisfy the applicable licensing and experience requirements identified in Section 2.0 of the RFQ and are eligible for inclusion in the Village's Preapplication Consultation Registry where applicable.
2. The PSI team will be available as needed by the Village depending on the requirements of individual assigned projects. The availability percentages shown above represent the estimated time that may be required on any given project.

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

Professional Service Industries, Inc. (PSI), *an Intertek Company*, is a leading provider of engineering, consulting, testing, and inspection services supporting public and private sector infrastructure, transportation, utility, environmental, and building projects throughout Florida and the United States. Incorporated in Delaware in 1972, PSI's heritage traces back to 1881 through the Pittsburgh Testing Laboratory, one of the nation's earliest engineering testing organizations. Today, PSI combines more than a century of technical expertise with the resources of Intertek, a global leader in assurance, testing, inspection, and certification services.

PSI has served clients throughout Florida for ***more than four decades*** and maintains a strong presence across the state through offices located in Miami, Fort Lauderdale, Orlando, Tampa, Jacksonville, Pensacola, and Hudson. These locations provide local responsiveness while offering access to the technical resources and specialized expertise of a nationwide network of engineering professionals.

The firm's South Florida operations are led from its Miami office located at **7950 NW 64th Street, Miami, Florida**, which serves Miami-Dade County and surrounding communities. PSI Miami provides geotechnical engineering, environmental consulting, construction materials testing, industrial hygiene, specialty engineering, and related consulting services for municipal agencies, transportation authorities, utility providers, educational institutions, developers, and contractors. The office is strategically positioned to provide responsive support throughout Miami-Dade County and routinely serves municipalities and public agencies across South Florida.

PSI's service offerings include:

- Environmental Engineering and Consulting
- Soil and Groundwater Investigations
- Stormwater and Environmental Compliance Support
- Industrial Hygiene and Environmental Assessments
- Geotechnical Engineering
- Construction Materials Testing and Inspection Services
- Building Science and Specialty Engineering Services

The firm's South Florida team has successfully supported hundreds of public infrastructure and municipal projects for agencies including Miami-Dade County, Miami-Dade Water and Sewer Department, South Florida Water Management District, City of Coral Gables, City of Doral, City of Miami, Miami-Dade County Public Schools, and the City of Homestead. These assignments have included utility improvements, environmental assessments, park development projects, transportation improvements, stormwater infrastructure, capital improvement programs, and continuing professional services contracts.

PSI is recognized for its commitment to quality, responsiveness, safety, and technical excellence. The firm employs licensed Professional Engineers, environmental scientists, industrial hygienists, inspectors, technicians, and project managers who understand the regulatory requirements and permitting processes applicable to local governments throughout Florida. Through its combination of local expertise and national resources, PSI consistently delivers professional consulting services that help communities improve infrastructure, protect environmental resources, and successfully execute capital improvement initiatives.

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering



E. JOHN EMERSON, CSP, CIEC, FLAC, FLMA

ENVIRONMENTAL DEPARTMENT MANAGER/SR. INDUSTRIAL HYGIENIST/ PRINCIPAL CONSULTANT

ROLE: Contract Mgr./Key Discipline Lead

STARTED WITH PSI: 2010 | YEARS OF EXPERIENCE WITH OTHER FIRMS: 13

Mr. Emerson has 29 years of experience in the environmental industrial hygiene field. As the manager for PSI's South Florida and Caribbean environmental operations, he is responsible for overall management of the department, including planning, growth, profitability, cost control, employee development, quality control, and client relations. He successfully provides ongoing oversight of the senior personnel delivering Phase I/II Environmental Site Assessment (ESA) due diligence, Soil and Groundwater Contamination Assessments, Site Characterization and Remediation, SPCC Plans, SWPPP, NPDES, UST Management, and permitting assistance. As well, he has successfully managed hundreds of asbestos, lead-based paint, industrial hygiene, and indoor air quality projects over the past 20+ years.

REPRESENTATIVE CONTRACT/PROJECT MANAGEMENT EXPERIENCE

- Miami-Dade County Continuing contract to provide Environmental Materials Testing, Consulting, & Training Services (2015-2024)
- Miami-Dade Aviation (MDAD) – Continuing Environmental Services, Miami, FL (2010-ongoing)
- Miami-Dade Schools Continuing Environmental Services, Multiple Successive Contracts (2010-ongoing)
- Broward County Schools Continuing Environmental Services, Multiple Successive Contracts (2010-ongoing)
- Harbor Drive Bridge Asbestos Renovation Survey, Duck Key, Monroe County, FL (2019)
- Pigeon Key Ramp Repair & Renovations, Pigeon Key, FL (2015, 2017)
- City Hall Bldg. 3rd Floor Asbestos Assessment & Abatement Services, Coral Gables, FL (2024)
- Florida International University (FIU) AHC2 Anatomy Lab: Asbestos and Lead Based Paint Survey & Visual Mold/Fungal and Hazmat Assessment, Miami, FL (2023)
- FAU Heritage Park Towers HP-89: Environmental Services, Boca Raton, FL (2020)
- Paseo de la Riviera Construction Site – Baseline Noise Monitoring Services, Coral Gables, FL (2018)
- WTP Mercury Vapor Sampling – 5 sites, Miami-Dade County, FL (2018)

CERTIFICATIONS/REGISTRATIONS/TECHNICAL TRAINING

- Certified Safety Professional, CSP-31363, 2016
- Council-certified Indoor Environmental Consultant, CIEC #1706009
- Florida Licensed Asbestos Consultant, AX121, 2021
- Florida Licensed Mold Assessor, MRSA442, 2010
- EPA Certified Lead-Based Paint Risk Assessor (US), #FL-R-128860-1
- AHERA Certified Asbestos Inspector (FL)
- EPA Certified Asbestos Supervisor & Management Planner (FL)
- EPA Certified Asbestos Project Designer (FL)
- NIOSH 582 Equivalent Trained



ANGELA GARZIA, PE

CHIEF ENVIRONMENTAL ENGINEER **ROLE:** QA/QC – Senior Technical Support

STARTED WITH INTERTEK-PSI: 1997 | YEARS' EXPERIENCE WITH OTHER FIRMS: 1

Ms. Garzia has 30 years of experience in the environmental assessment and remediation field and is responsible for overall management of various types of projects, including Phase I and Phase II ESAs, tank closure assessments, tank system specifications and replacements, soil and groundwater sampling and analysis plans, pilot study activities, source removal activities, contamination assessments, and remedial action plans. Her assessment experience includes both petroleum and non-petroleum contaminants, including solvents, metals, pesticides/ herbicides, and polychlorinated biphenyls (PCBs). Ms. Garzia collaborates on projects for various types of clients, including developers, municipalities, school boards, private property owners and potential buyers, and the Florida Department of Environmental Protection (FDEP). She has served as the Co-Manager for PSI's Petroleum Contamination Site Cleanup Contract with the Florida Department of Environmental Protection (FDEP) since 2009. Her extensive work with municipalities has also enabled her to be involved with several Brownfields designated sites.

Additionally, Ms. Garzia fulfills the position of Quality Assurance/Quality Control (QA/QC) Officer for all of PSI's operations located in the State of Florida. Related responsibilities include communications with the FDEP regarding FDEP's Field Standard Operating Procedures (SOPs) and assisting/training QA/QC personnel in PSI's Florida offices. As a Chief Engineer, Ms. Garzia also provides senior technical assistance with assessment and remediation projects to PSI's nationwide environmental services operations.

REPRESENTATIVE PROJECTS EXPERIENCE

Phase I/II Environmental Site Assessments
Orlando City Soccer, Orlando, Florida
High-Rise Office Complex, Miami, Florida
Shopping Center, Boynton Beach, Florida
Water Management District, Florida
City Block, Orlando, Florida
CSER project PD&E Study, SR 500, Leesburg, FL
Midway Road Corridor CSER, St. Lucie County, FL

Non-Petroleum Projects
Water Management District, Florida
Future Drug Store Site, Sanford, Florida
Various Agricultural Properties, Everglades, Florida

Petroleum Projects
Rocket Fuel, Davie, FL (2014-2024)
FAS Auto Radiator, Miami, FL (2015-2022)
Five Star Food Mart, Hollywood, FL (2017-2023)
Budget Car Rental RAP, Jacksonville, FL (2008-2022)
Florida East Coast Railway Company, Dania, FL

Soil Vapor Assessment/Mitigation Experience
Theme Park, Orlando, Florida
National Pharmacy Chain, U.S.
Orlando Health, Central Florida
Various Planned Development Projects, Florida

EDUCATION: B.S., Environmental Engineering, University of Florida, 1996

CERTIFICATIONS/ REGISTRATIONS/TRAINING

- Professional Engineer FL #60085, 2002
- Phase II Environmental Site Assessment Project Management, PSI
- OSHA 8 Hour Refresher Safety Training for Hazardous Waste Sites
- OSHA 40 Hour Safety Training for Hazardous Waste Sites
- PSI Project Manager Certification Program, 2002
- PSI Principal Consultant Certification Program, 2005

MARK RASBERRY, PG

SENIOR GEOLOGIST

ROLE: Senior Technical Support

STARTED WITH INTERTEK-PSI: 2021 | YEARS IN THE INDUSTRY: 36

Mr. Rasberry has over 35 years of experience in the geological subsurface investigation field. As a Professional Geologist and project manager with progressively increasing responsibilities for every aspect of 30+ soil/ groundwater assessment and remediation projects, from cost proposals, health and safety plans, assessments, system design, implementation, scheduling, subcontractor selection, reporting, client and regulatory agency correspondence, and financial accounting tasks. Primary clients have included the FDEP Petroleum Restoration Program and Drycleaning Solvent Cleanup Program, for which he was contract manager.

Mr. Rasberry has conducted assessment studies at sites impacted with petroleum and hazardous waste contamination, written site assessment reports (SARs), and developed remedial action plans (RAPs) in accordance with Florida Department of Environmental Protection (FDEP) requirements. He is also responsible for implementation of remedial action microbe bio-augmentation programs for numerous project sites. His project management responsibilities include proposal preparation, selection of subcontractors, permitting, scheduling, field activity support, budget tracking, and report preparation and review. His technical responsibilities include supervision of field operations including preliminary site reconnaissance, soil boring and monitor well installation, surveying, soil, and groundwater sampling, and hydrogeologic testing. He has also performed remedial system construction oversight and supervised treatment system implementation and operation and maintenance programs.

REPRESENTATIVE PROJECT EXPERIENCE

- FDEP, NU Look I Hour Cleaners, Site Assessment and PARM, 1/2018 - 8/2020, Coral Springs, FL
- FDEP, Kristi Cleaners, Site Assessment and NAM, 1/2017 - 8/2020, Delray Beach, FL
- FDEP, Bill's Fix-it, Site Assessment/PARM, 8/2021 – Current, DeLeon Springs, Volusia County Florida
- FDEP, Superfood Mart, Site Assessment, 12/2021 – Current, Location: Belleview, Marion County Florida
- FDEP, AT&T Site Groundwater Monitoring and Operation and Maintenance, Gainesville, Florida
- FDEP, Former Lil' Champ No. 6194 Environmental Restoration, Gainesville, Florida
- FDEP, G-Bar Service Mart #301, Pensacola, Florida
- Volusia County Mosquito Control, Daytona Beach International Airport
- Owens Brockway, Inc., Owens-Illinois Glass Container Manufacturing Facility, Lakeland, Florida
- American National Can, Site Assessment, Jacksonville, Florida

EDUCATION

- B.A., Geology, State University of New York, 1989
- M.S., Geology & Geophysics, Missouri University of Science & Technology, 1992

CERTIFICATIONS/REGISTRATIONS/TECHNICAL TRAINING

- Professional Geologist, FL PG2168, 2001
- HAZWOPER
- OSHA 10-Hour



MARK KALIVODA, PE

PROJECT ENGINEER

ROLE: Project Engineer

STARTED WITH PSI: 2018 | YEARS OF EXPERIENCE WITH OTHER FIRMS: 5

Mr. Kalivoda has 13 years of experience in the environmental engineering field. He has gained field and management experience through various types of projects, including the performance and preparation of National Environmental Policy Act (NEPA) Checklists, Phase I Environmental Site Assessments (ESAs), Phase II ESAs, tank closure assessments, soil and groundwater sampling and analysis plans for impacted sites, contamination assessments, and remedial activities throughout Florida and Puerto Rico.

REPRESENTATIVE PROJECT EXPERIENCE AS PROJECT MANAGER/PROJECT ENGINEER

- City Lot Site Assessment, 2005 NW 9th Street, Pompano Beach, Broward County, Florida, 2022-2023
- Tank Closure Assessment, Miami International Airport, Florida (2020-2022)
- Fire Training Centers – PFAS Assessments, Various Sites, South Florida (2020)
- Assessment of Biscayne Bay Coastal Wetlands, South Florida (2019-2022)
- Historical Filling Station Soil Source Removal, Fort Lauderdale, Florida 11/2021-12/2022.
- Sewer System Evaluation Surveys (SSES) for public systems throughout Miami-Dade County, FL (2018-ongoing)
- SFWMD, Various Projects, L-31 East Flow Way Wetlands, Dante Fascell Visitor Center, and several agricultural lands associated with the Biscayne Bay Coastal Wetlands, July 2020-ongoing
- Aquifer Storage and Recovery, Kissimmee River, FL (2022-ongoing)
- Collier Hogan Groundwater Study, Immokalee, FL (2022)
- New River Middle School Industrial Hygiene, Limited Water Assessment - Legionella, Fort Lauderdale, FL (2019)
- Overtown Youth Center Park Renovation - Phase I & II ESAs, Miami, FL (2019)
- Florida Housing Finance Corporation Format II HUD Env. Reviews, Florida statewide (2019-ongoing)
- Petroleum Closure Assessments - FDEP (2016-2018)
- Former Metal Bumper Reparation Station - Remedial Action Plan, Tampa, Florida (2016-2018)
- Farmland and Phosphorous Pit Phase I ESA, Gainesville, FL (2016)

EDUCATION

- M.S., Environmental Engineering, University of South Florida, 2017
- B.S., Civil Engineering, University of Florida, 2012
- B.S., Environmental Engineering, University of Florida, 2012

CERTIFICATIONS/REGISTRATIONS/TECHNICAL TRAINING

- Professional Engineer, State of Florida PE#86684, 2019
- Professional Engineer, Puerto Rico PE# 28723, 2023
- OSHA 29 CFR 1910.120 HAZWOPER 40 Hour Hazardous Workers, 2021
- EPA/AHERA Certified Asbestos Inspector, 2020
- Asbestos Inspector, Puerto Rico, ASB-0123-0008SI, 2023
- FDEP Stormwater Erosion and Sedimentation Control Inspector, Inspector Number 50681, 2022



JEREMY COTTRELL, LEP

SENIOR ENVIRONMENTAL SPECIALIST/PROJECT MANAGER/ PRINCIPAL CONSULTANT

ROLE: PSI Projects Manager

STARTED WITH INTERTEK-PSI: 2005 | YEARS WITH OTHER FIRMS: 7

Mr. Cottrell has 27 years of experience in the environmental field. In this time, he has gained field and management experience through various types of projects, including the performance and preparation of Phase I Environmental Site Assessments (ESAs), Phase II ESAs, tank closure assessments, soil and groundwater sampling and analysis plans for impacted sites and landfills, contamination assessments, remedial activities, asbestos and lead building inspections and asbestos air monitoring throughout Florida. He is responsible for senior technical review of Phase I ESAs, training new employees performing Phase I ESAs, and has been assigned as one of PSI's Principal Consultants for Phase I ESAs. He also interacts with clients to discuss environmental concerns and issues identified with properties.

REPRESENTATIVE PROJECT EXPERIENCE

- Nicklaus Children's Hospital Environmental Site Assessments, Palmetto Bay, Florida (2023)
- Vecellio Site Phase II ESA, West Palm Beach, FL (07/2020-ongoing)
- Peter's Elementary LCAR/SSA, Plantation, FL (2017-2020)
- Doral Central Park Development – Supplemental Site Assessment, Doral, Florida (2021)
- Dania Beach Energy Center Redevelopment, Dania Beach, FL (2020)
- 1st Street Corridor Right-Of-Way Improvement Project, Miami Beach, FL (2017)
- Overtown Youth Center Phase I & II ESAs, Miami, FL (2019)
- Coral Gables Public Safety Building & Parking Garage, Groundwater Sampling Assessments (2018)
- Dania Beach Water Treatment Plant 3A, Limited Site Assessment Services, Broward County, FL (2017)
- UM Commons South Campus (2011)
- Miami-Dade County Public Schools (MDCPS)
- West Kendall District Park Soil Sampling, Kendall, FL (2016)
- Boulevard Art Lofts Undeveloped Property, Pompano Beach, FL (2016)
- Marcia Gardens Undeveloped Property, Miami, FL (2016)
- Amistad Apartments HUD ENV Review, Miami, FL (2012)
- Florida Housing Finance Corporation, Broward and Miami-Dade Counties (2009-2011)

CERTIFICATIONS/REGISTRATIONS/ TECHNICAL TRAINING

- Licensed Environmental Professional, FL #343
- FDEP Certified Stormwater, Erosion, & Sedimentation Control Inspector, #7026
- Environmental Professional, Phase I ESA, PSI
- RMD's LPA-1 XRF Certified
- EPA/AHERA Certified Asbestos Inspector
- EPA/AHERA Certified Asbestos Contractor Supervisor
- NIOSH 582 – Phase Contrast Microscopy Air Sample Analyst
- State of Florida My Safe Florida Home Wind Certification Entity (WCE) Inspector #658
- OSHA 29 CFR 1910.120 HAZWOPER 40 Hour



ANDREW MORRIS
PROJECT SCIENTIST

ROLE: Project Scientist

STARTED WITH INTERTEK-PSI: 2020 | YEARS' EXPERIENCE WITH OTHER FIRMS: 7

Mr. Morris has 12 years of experience in the environmental industry. His areas of expertise lie in conducting field operations and management of Phase I Environmental Site Assessments (ESAs), Phase II ESAs, soil vapor investigations, site remediation projects, and underground storage tank (UST) closures in the State of Florida and throughout the Southeastern United States. Mr. Morris also has experience in Natural Resource Management and Marine Resource/Coastal Zone Management.

REPRESENTATIVE PROJECT/CLIENT EXPERIENCE

- SFWMD C-23/24 SOUTH RESERVOIR, Environmental Site Assessments & Target Range Berm Corrective Action, St. Lucie County, Florida
- Connolly Development Co./The Kroger Co., Mixed Use Development, Marietta, GA
- Johnson Development, Extra Space Storage Facilities, Orlando/Naples/Tampa, FL
- Proposed Marriott Hotel, Naples, FL
- Paul Milsap Enterprises, Core 4 Gym/Former Standard Label Co., Chamblee, GA
- SFWMD, River of Grass/U.S. Sugar Corporation, South Bay, FL
- SFWMD, Canal Improvement Project, South Bay, FL
- FDOT, District 4 & District 6 24-Hour Environmental Emergency Response, Southeastern FL
- City of Atlanta/Astra Group, Upper Proctor Creek/Rodney Cook Senior Park, Atlanta, GA
- R-P Grant Park, Avondale Ave Unpermitted Landfill, Atlanta, GA
- FDOT, Groundwater Monitoring Program, Ft. Lauderdale, FL
- Miami-Dade County DERM, Cutler Bay, FL
- FDEP, Objective Based Vegetation Management, West Palm Beach, FL
- The Kroger Co, Statesboro, GA

EDUCATION

- M.S., Marine Affairs & Policy, University of Miami, 2005
- B.A., Environmental Science, University of Florida, 2002

CERTIFICATIONS/REGISTRATIONS/TECHNICAL TRAINING

- OSHA 40-Hour HAZWOPER & 8-Hour Refresher
- FDEP Sample Collection & Analysis of Surface Water, Groundwater, Drinking Water & Wastewater
- SCUBA Open Water I
- State of Florida Boating Safety
- CPR/First Aid



EDRICK RAMOS, PhD

STAFF SCIENTIST-HYDROLOGY/PROJECT MANAGER **ROLE:** Staff Scientist

STARTED WITH PSI: 2023 | YEARS OF EXPERIENCE WITH OTHER FIRMS: 8

Mr. Ramos has over 10 years of experience in environmental and civil engineering academic and industrial activities. He has a broad range of experience in surface and groundwater quality analysis, hydrogeological research, geological surveying, mapping and hazard interpretation, environmental planning, geotechnical assessments, pollution analysis, remediation planning and implementation, drafting Phase I and II Environmental Site Assessments (ESAs), vapor intrusion investigations, sustainable project development, and grant/proposal coordination. Projects primarily related to soil and groundwater pollution include groundwater chemistry, remedial investigations (RI), and remedial design.

REPRESENTATIVE ENVIRONMENTAL PROJECT EXPERIENCE

- Environmental Site Assessments (ESAs Ph I & II) Various Clients 2023-2024
- Groundwater Site Assessments, FDEP 2024
- Petroleum Restoration Program (PRP), FDEP 2023-2025
- City Lot Site Assessment, 2005 NW 9th Street, Pompano Beach, Broward County, Florida 2024
- Sanitary Sewer Evaluation Surveys- Various Clients 2023-ongoing
- Department of Housing Tier II Environmental Review, Puerto Rico 2023
- EPA Brownfield Assessment Grant, BCA Environmental Consultants LLC, Indianapolis, USA, 2022-2023

EDUCATION

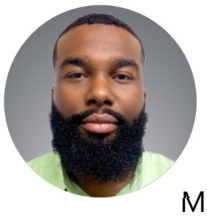
- PhD, Environmental Engineering, Tecnologico de Monterrey, 2023
- MSc, Hydrology, Michigan Technological University, 2016
- BSc, Geology, University of Puerto Rico, 2010

Relevant Courses

- M.Sc. Coursework: Geographic Information Systems; Intercultural Natural Hazards; Advanced Natural Hazards; Volcanology; Community Planning & Analysis; Geological Map of Remote Terrain; Math Mod-Volcanic Flows; Volcano Seismology; International Geological Practicum
- B.Sc. Coursework: Chemistry I & II; Biology I & II; Ecology; Calculus I & II; Physics I & II; Geology; Geomorphology; Stratigraphy; Structural Geology; Geochemistry; Mineralogy; Sedimentary Geology; Petrology; Soils; Volcanology; Risk & Hazard Analysis; Field Geology

CERTIFICATIONS/REGISTRATIONS/TECHNICAL TRAINING

- FDEP SOP for Water, Groundwater Sampling, and Meter Testing, TREEO FDEP OCP #: 04251023 CEUs 1.2, 2024
- OSHA, 8-Hour HAZWOPER Refresher, 29 CFR 1910.120(e), 2024
- Transforming the Educator into a Learning Facilitator, SEP DDPO95-2001, 2017
- English as a Medium of Instruction, ITESO 023WK2016



TASSANEE CRAIG

STAFF SCIENTIST

ROLE: Staff Scientist

STARTED WITH INTERTEK-PSI: 2023 | YEARS' EXPERIENCE WITH OTHER FIRMS: 6

Mr. Craig is an environmental scientist and project manager with nine years of experience in environmental and civil engineering across government and industrial settings. His expertise spans surface and groundwater quality analysis, hydrogeological research, geological surveying, ecological planning, geotechnical assessments, and pollution analysis. He has extensive experience in remediation planning and implementation, vapor intrusion investigations, and soil and groundwater pollution studies, with a focus on groundwater chemistry, remedial investigations (RI), and remedial design. Proficient in data analysis using R software and Microsoft Suite, as well as GIS mapping for spatial analysis, Mr. Craig ensures precise reporting and data-driven decision-making. His role includes client communication, goal tracking, and identifying opportunities to improve project efficiency. Having managed environmental sampling programs, developed water budgets, and overseen field explorations, he possesses a deep understanding of environmental monitoring, regulatory compliance, and sustainable project development. His experience also includes grant and proposal coordination, further demonstrating his ability to drive strategic ecological initiatives.

REPRESENTATIVE PROJECT EXPERIENCE

Modified Landform Leveling, C-23/24 South Reservoir, St. Lucie County, FL – Modified landform leveling for the SFWMD C-23/24 South Reservoir. **Client:** South Florida Water Management District | **Role:** Environmental Scientist | **Date:** 08/2024-03/2025

Utility Removal/ Abandonment, C-11 Impoundment, Broward County, FL – Above and underground utility removal and abandonment for the SFWMD C-11 Impoundment. | **Client:** South Florida Water Management District | **Role:** Environmental Scientist | **Date:** 12/2022-03/2025

Water Quality Assessment, Public School, Biscayne Beach, FL – Water Quality Testing Assessment and Report which documents the location, field assessments, data analysis, sample methodologies, and laboratory methodologies utilized. The objective was to assess possible harmful concentrations of bacteria within the project boundary. | **Client:** Miami-Dade County Public Schools | **Role:** Environmental Scientist | **Date:** 01/2025-03/2025

EDUCATION

- Pursuing A.S., Environmental Science Technology, Broward College, Coconut Creek, FL, 2024-Current

CERTIFICATIONS/REGISTRATIONS/TECHNICAL TRAINING

- Introduction to Data Analytics, International Business Machines Corporation, 2025
- Water Quality Standards Academy, U.S. EPA Office of Water, 2021
- The Original Environmental Compliance Bootcamp, The AARCHER Institute, 2019
- DEP SOPs for Groundwater, University of Florida TREEO Center, 2018/2019/2025
- DEP SOPs for Water Sampling & Meter Testing, University of Florida TREEO Center, 2018/2019/2025
- R Boot camp for Ecologists & Wildlife Biologists, Center for Wildlife Studies, 2022
- Introduction to Cartography, Department of Interior Bureau of Indian Affairs, 2018
- 40-Hour HAZWOPER - OSHA

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

REPRESENTATIVE CURRENT AND RECENTLY COMPLETED PUBLIC & PRIVATE SECTOR CONTRACTS

PSI's key team members provide our services on hundreds of successfully completed projects each year including roadways, utilities, and other facilities in both the private and public sectors.

Representative Clients | Contract Type | Duration | Scope of Services | Key Accomplishments | Contact

South Florida Water Management District, Continuing Services Agreement, (2022-2023)
Environmental assessment, soil sampling, soil management planning, BBCW Restoration Projects. PSI developed Soil Management Plan and environmental compliance documentation supporting CERP restoration projects. PSI also holds other various contacts with the District.
Contact: Terrence Horan, PE | 561-682-2650 | thoran@sfwmd.gov

Miami-Dade Water & Sewer Department (WASD) Task Order/Continuing Services Contracts, (2021-ongoing) Environmental assessment, contaminated soil management, groundwater investigations, geotechnical testing support of WASD's $8.9 billion multi-year CIP program. Sample Project: CDWWTP New Materials Warehouse and related capital improvement projects, PSI provides environmental assessments, soil management planning, geotechnical engineering recommendations, and permit support for critical utility infrastructure projects. **Contact:** Jeffrey Aquino, PE | 786-552-8027 | Jeffrey.Aquino@miamidade.gov

Miami-Dade DTPW E24TP03 Miscellaneous Professional Services Agreements to Provide Materials Testing, Consulting, & Training Services (2025-ongoing) Utilized by multiple County departments, these ongoing contracts (held for successive years) allow PSI to assist various clients within the county via our extensive list of testing and consulting services including Asbestos, Indoor Air Quality, and Bio-Hazardous materials. Recent project: Miami International Airport Fuel Facility Buildings Asbestos Demolition Surveys
Contact: Mr. Andrey Main, Construction Manager III | AMain@flymia.com | 305-876-0483

Miami Dade County Public Schools Continuing Contract to provide Geotechnical, Construction Material Testing and Environment Assessment Services (06/2025-06/2029) PSI has been successfully providing our services to the District for over two decades. Recent projects under this contract were for providing Air Operating and Air Construction Permit Applications and associated services to the Facilities Operations Maintenance Department for three MDCPS locations.
Contact: Paul J. Everett, Coordinator III | 305-995-4526 | P.everett@dadeschools.net

City of Coral Gables Continuing Services Contract piggyback on Miami Dade County contracts (2017-ongoing) Geotechnical and Environmental engineering, soil & groundwater assessments, materials testing. Sample project: Public Safety Building & Parking Garage. PSI supported design and construction of major municipal public safety facilities through integrated engineering and testing services.
Contact: Ernesto Pino, RA, LEED AP | 305-460-5004 | epino@coralgables.com

Broward County Schools Continuing Contract, RFP-FY22-121, Miscellaneous Environmental Consulting Services (12/2021-11/2026) For over two decades, PSI has been providing Asbestos Consulting for EPA NESHAP and AHERA Compliance, Lead-Based Paint Testing and Risk Assessment, Indoor Air Quality Consulting Services, and Various Additional Industrial Hygiene / Environmental Services on hundreds of projects for the District. Execution of a new contract is in process. **Contact:** Teresa A. Thomas, CIEC, FLMA | Coordinator | Office: 754-321-4200 | Cell: 954-205-7105 | t.thomas@browardschools.com

School District of Palm Beach County Continuing Contract to provide Asbestos & Industrial Hygiene Services (2025-ongoing) Representative projects: Among other assignments under this contract, PSI successfully completed an Asbestos Renovation Survey at Dr. Mary McLeod Bethune Elementary School Building 1 & 2 (Interior & Exterior) in Riviera Beach, FL
Contact: Mr. Derek Rodriguez | 561-787-9744 | dereck.rodriguez@palmbeachschools.org

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

TAB 7. On-Time / On-Budget Performance Narrative

PSI understands that successful continuing professional services contracts depend on consistent schedule adherence, transparent communication, disciplined project management, and effective budget control. For more than four decades in Florida, PSI has delivered engineering, environmental consulting, geotechnical, testing, and inspection services to municipalities, counties, utility agencies, transportation authorities, educational institutions, and private clients throughout the state. This experience has enabled PSI to develop a proven project delivery methodology focused on responsiveness, accountability, and efficient execution.

Driven by our client's needs and the requirements applicable to any given project, PSI consistently delivers rapid response and timely reporting while investigating and navigating often complex environmental conditions and issues. Our expertise also includes understanding the requirements, and execution of related permitting processes and we are dedicated to bringing about a timely resolution on every single effort. As our references will attest, PSI is responsive and proactive at delivering a satisfactory outcome to our clients.

PSI Project Delivery Methodology

Every assignment is managed using PSI's structured project management framework, which emphasizes planning, communication, quality control, and continuous monitoring throughout the project lifecycle. Projects begin with a thorough review of the client's objectives, scope requirements, schedule expectations, budget constraints, and regulatory considerations. This initial planning effort allows PSI to identify critical project milestones, staffing requirements, potential risks, and key deliverables before work begins.

Once a project is authorized, PSI assigns dedicated project management personnel with experience in the applicable discipline. Project Managers maintain responsibility for scope management, resource allocation, schedule tracking, budget performance, client communication, and delivery of all required work products. Senior technical staff and department managers provide additional oversight to ensure project objectives remain aligned with client expectations.

Schedule Management

PSI utilizes established scheduling protocols to track project progress, monitor milestones, and identify potential challenges before they affect delivery timelines. The firm's operational structure allows personnel to rapidly respond to evolving project requirements and changing client needs. Because PSI routinely performs multiple concurrent assignments for public-sector clients, our team is accustomed to managing competing priorities while maintaining responsiveness and schedule reliability.

To support these efforts, PSI maintains a significant pool of technical professionals across Florida and throughout its national network. This depth of resources enables the firm to supplement project teams when necessary and maintain project continuity without compromising schedules or service quality.

Budget Control

Budget adherence is achieved through proactive project planning, regular progress reviews, and continuous monitoring of project expenditures. PSI places significant emphasis on matching project staffing levels with actual project needs and ensuring resources are utilized efficiently throughout project execution. Project Managers routinely evaluate scope status, labor utilization, schedule impacts, and anticipated deliverables to ensure services remain within authorized budgets.

TAB 7. On-Time / On-Budget Performance Narrative

Open communication with clients is a critical component of PSI's budget management strategy. Potential scope changes, unforeseen conditions, or additional service requirements are identified early and communicated promptly to allow informed decision-making. This collaborative approach helps minimize project disruptions and supports responsible management of public funds.

PSIQEST™ Project Management and Reporting System

PSI utilizes its proprietary **PSIQEST™** management platform to support project administration, testing operations, reporting, quality control, and invoicing functions. The system provides a centralized framework for tracking project activities, monitoring progress, documenting deliverables, maintaining testing records, and managing financial information. Through PSIQEST, project managers are able to maintain greater visibility into project status, support timely reporting, and improve overall project accountability.

The use of standardized project management tools and reporting systems allows PSI to provide accurate project information, facilitate internal quality reviews, and maintain effective communication among project stakeholders throughout the duration of an assignment.

Quality Assurance and Quality Control

PSI views quality management as an essential component of on-time and within-budget project delivery. Quality Assurance/Quality Control (QA/QC) procedures are incorporated throughout all phases of project execution, from initial planning through final deliverable review. Senior engineers, project managers, and principal consultants conduct technical reviews to verify the accuracy, completeness, and consistency of all project documents before submission.

This commitment to quality reduces the potential for rework, minimizes schedule impacts, and helps ensure deliverables meet client expectations upon first submission. By maintaining rigorous QA/QC standards, PSI consistently supports efficient project execution and successful project outcomes.

Commitment to Project Delivery Excellence

PSI understands that municipalities require consultants who can consistently deliver quality services while maintaining budget control and schedule performance. Our project management practices emphasize:

- Early identification and mitigation of project risks.
- Assignment of experienced, qualified project managers and technical staff.
- Continuous monitoring of project scope, schedule, and budget.
- Responsive communication with client representatives and stakeholders.
- Rigorous Quality Assurance/Quality Control (QA/QC) procedures.
- Efficient resource allocation to address changing project demands.
- On-time delivery of technical reports, evaluations, and recommendations.

Through decades of successful municipal and public-sector project experience, PSI has established a proven record of delivering professional consulting services that meet client expectations for quality, responsiveness, schedule adherence, and fiscal responsibility. We are committed to bringing that same level of performance to the Village of Palmetto Bay under the Continuing Professional Services Agreement.

Local PSI Florida Office & Team Serving The Village of Palmetto Bay

PSI's Miami office, located at 7950 NW 64th Street, Miami, FL 33166, will serve as the primary office for services provided to the Village of Palmetto Bay. Our South Florida team is supported by PSI's network of Florida offices and nationwide resources, ensuring additional expertise and capacity as needed.

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

PSI provides cost-effective environmental solutions that comply with government regulations, meet project needs, and reduce liability. Our environmental services include Phase I Environmental Site Assessments (ESA), Phase II and Phase III ESAs, environmental drilling, environmental site characterization, soil and groundwater studies, remedial design and action, underground storage tank (UST) management, water resources investigations, indoor air quality testing, asbestos program management, regulatory compliance and more. Our experienced local team is ready, willing, and able to assist the Village with all related work.

BISCAYNE BAY COASTAL WETLANDS ENVIRONMENTAL SITE INVESTIGATION SFWMD

Homestead, Miami-Dade County, Florida (2021)

PSI provided comprehensive environmental assessment services in support of South Florida Water Management District Biscayne Bay Coastal Wetlands (BBCW) restoration initiative, a critical component of the Comprehensive Everglades Restoration Plan (CERP). The project encompassed approximately 2,100 acres of environmentally sensitive land and required extensive investigation of historical agricultural activities, potential contaminant sources, and restoration constraints. Services included Phase I and Phase II Environmental Site Assessments, soil and groundwater investigations, environmental risk evaluations, stockpile characterization, contaminant analysis, and preparation of environmental documentation for regulatory review. PSI assessed historical agricultural impacts, evaluated contaminated soil management requirements, and developed recommendations supporting restoration and infrastructure planning.

The project required coordination with governmental agencies, environmental stakeholders, and restoration program managers. PSI's work supported future construction activities while maintaining regulatory compliance and environmental stewardship objectives.

Relevant Palmetto Bay Services

- Environmental Engineering
- Environmental Assessments
- Groundwater Investigations
- Regulatory Compliance
- Stormwater and Environmental Planning
- Public Agency Coordination

C-23/C-24 SOUTH RESERVOIR ENVIRONMENTAL ASSESSMENT PROGRAM SFWMD

St. Lucie County, Florida (2024)

PSI provided environmental consulting and assessment services for the C-23/C-24 South Reservoir project, a major water management and environmental restoration initiative designed to improve water quality and regional resiliency. Services included groundwater monitoring, environmental sampling, contaminant evaluation, corrective action implementation, ecological assessments, laboratory analysis, and regulatory reporting. PSI managed environmental investigations associated with reservoir-related infrastructure while coordinating with agency representatives and environmental stakeholders.

The project required extensive understanding of environmental regulations, groundwater systems, public infrastructure development, and water resource management principles.

Reference: Terrence Horan, PE | 561-682-2650 | thoran@sfwmd.gov

Relevant Palmetto Bay Services

- Environmental Engineering
- Groundwater and Soil Investigations
- Water Resource Programs
- Regulatory Compliance
- Environmental Reporting
- Public Infrastructure Support

CENTRAL DISTRICT WWTP NEW MATERIALS WAREHOUSE Miami-Dade Water and Sewer Department
Virginia Key, Florida (2026)

PSI provided environmental and geotechnical engineering and consulting services for a new Materials Warehouse and associated infrastructure improvements at the Central District Wastewater Treatment Plant (CDWWTP), one of South Florida's most significant utility facilities.

Services included subsurface exploration, laboratory testing, groundwater evaluation, foundation recommendations, settlement analysis, soil management planning, and environmental compliance support. PSI additionally prepared contaminated soil management documentation, methane mitigation recommendations, and environmental permitting support required for project implementation.

Warehouse Design Phase – Environmental Services:

TASK 1 – Methane Gas Mitigation System Design Specification
TASK 2 – Soil Management and Dust Control Plan
TASK 3 – Health and Safety Plan

Warehouse Construction Phase Inspection– Environmental Services:

TASK 4 – Soil Management Plan Oversight
TASK 5 – Vapor Intrusion Mitigation System Installation Oversight and Quality Assurance/Quality Control
TASK 6 – LEED IAQ Testing

The project required careful consideration of coastal conditions, groundwater levels, utility infrastructure, environmental regulations, and future facility expansion needs. PSI worked directly with Miami-Dade Water and Sewer Department personnel and project design teams to deliver practical recommendations supporting facility development.

References: Jeffrey Aquino, PE | 786-552-8027 | Jeffrey.Aquino@miamidade.gov
David Marquez, Project Supervisor | (786) 552-8826 | David.Marquez@miamidade.gov

Relevant Palmetto Bay Services

- Environmental Engineering
- Environmental Assessments
- Utility Infrastructure Support
- Stormwater and Groundwater Engineering
- Permitting Coordination
- Municipal Capital Improvement Projects

CORAL GABLES PARKING GARAGE NO. 1 – ANDALUSIA City of Coral Gables
Coral Gables, FL (2020)

PSI conducted a Limited Soil and Groundwater Assessment (LSA) and Asbestos Demolition Survey at the subject property. The site consisted of one land parcel totaling 0.80± acres developed with an approximate 104,160 square foot three-story parking garage. The work was performed to verify the presence of soil and/or groundwater impact on the subject property, as specified by the client. The Asbestos assessment was performed to identify, quantify and assess the condition of suspect asbestos containing materials in effected by the planned demolition activities, as well as the collection and analysis of bulk samples.

PSI also provided the Geotechnical services on this project.

Reference: Ernesto Pino, RA, LEED AP | 305-460-5004 | epino@coralgables.com

Relevant Palmetto Bay Services

- Environmental Engineering
- Environmental Assessments
- Groundwater and Soil Investigations
- Regulatory Compliance
- Environmental Reporting
- Public Infrastructure Support

NORTH BAY VILLAGE POLICE DEPARTMENT – FUTURE DEMOLITION Kimley Horn for North Bay Village
North Bay Village, FL (2024)

NESHAP demolition Asbestos-Containing Material, Lead-Based Paint and Hazardous Building Materials

The subject building is a two-story vacant building, approximately 16,800 square feet, with associated asphalt, sidewalk, parking area, parking canopy, which were scheduled to be demolished in the near future. The exterior and roof of each structure were included as part of the ACM survey, lead testing, and HBM evaluation. The purpose of the survey was to determine the presence of ACM, LBP, and HBMs associated with the vacant two-story building which is scheduled for future demolition activities. Information from our report was provided to be used in preparation for future demolition activities. The NESHAP asbestos demolition survey portion of the report was intended to comply with the NESHAP and Miami-Dade County Code requirements for demolitions.

Reference: Bill Spinner | (813) 635-5522 Direct | E-Mail: Bill.Spiner@kimley-horn.com

Relevant Palmetto Bay Services

- Environmental Assessment
- Municipal Facilities
- Regulatory Agency Coordination
- Public Infrastructure Support

DORAL CENTRAL PARK DEVELOPMENT City of Doral
Doral, Florida (2021)

PSI provided environmental consulting, geotechnical engineering, construction engineering support, and materials testing services for the City's flagship Doral Central Park project. The project encompasses approximately 82 acres and includes recreational facilities, aquatic amenities, roadway improvements, parking facilities, stormwater infrastructure, and public-use areas. PSI assisted with environmental regulatory requirements associated with redevelopment activities and coordination with Miami-Dade County environmental agencies. PSI Engineering services included environmental assessments, soil and groundwater investigations, subsurface exploration, pavement evaluations, infiltration testing, foundation recommendations, and construction materials testing and special inspection services on this extensive project.

The project demonstrates PSI's ability to support complex municipal infrastructure projects involving multiple disciplines, public stakeholders, environmental compliance requirements, and extensive site development components.

Reference: Wilbur Mayorga, P.E., Chief – MDC DERM, Environmental Monitoring & Restoration Division
(305) 372-6700 | Wilbur.Mayorga@miamidade.gov

Relevant Palmetto Bay Services

- Environmental Engineering
- Environmental Assessments
- Municipal Facilities
- Park and Public Space Infrastructure
- Regulatory Agency Coordination

POMPANO BEACH CITY LOT (SENIOR CENTER) City of Pompano Beach

Pompano Beach, FL (2025)

During construction activities for the City of Pompano Beach Senior Center, the construction company found two 1,000-gallon capacity underground storage tanks (USTs) and associated piping that previously unknown. PSI mobilized to the site to begin tank closure and assessment activities. PSI successfully removed the USTs from the property and were able to perform the tank closure activities without delaying the construction occurring on the property. During assessment activities, petroleum contamination in the groundwater was identified. PSI submitted a Discharge Reporting Form (DRF) and Tank Closure Assessment Report (TCAR), registered the USTs with the Florida Department of Environmental Protection (FDEP) on the City of Pompano Beach's behalf, and began Site Assessment Report (SAR) activities.

As part of the SAR, PSI created and submitted, on behalf of the City, an application for environmental assessment and remediation license to the Broward County Board of County Commissioners. PSI then installed five shallow and one deep monitoring well to delineation the impacted groundwater in both the horizontal and vertical dimensions. PSI conducted four sampling events over approximately one year, PSI presented a No Further Action with Conditions (NFAC) RMO Level II proposal as defined in Chapter 62-780.680(2) of the Florida Administrative Code (FAC). After the approval of the NFAC proposal, PSI worked with the City obtain the required documentation for a Declaration of Restrictive Covenant (DRC) and negotiated on the City's behalf with the Broward County Environmental Protection and Growth Management Department (EPGMD),and the FDEP for a reduced size of restricted area to be placed as an institutional control on the property.

PSI was part of this environmental issue from when the USTs were first found through contamination assessment, and ultimately the environmental regulatory closure; all while maintaining the original construction and occupancy schedules. Based on the work that PSI did, this property has achieved a Site Rehabilitation Order with Conditions (SRCOC).

Reference: Fernand Thony, PE - Go Bond Director | 954-786-7923 | fernand.thony@copbfl.com

Relevant Palmetto Bay Services

- Environmental Engineering
- Environmental Assessments
- Groundwater and Soil Investigations
- Water Resource Programs
- Regulatory Compliance
- Environmental Reporting
- Public Infrastructure Support

Summary of Relevant Qualifications

PSI's recent experience demonstrates successful delivery of professional consulting services for municipalities, counties, water management districts, utility agencies, and public-sector organizations throughout South Florida. Our experience directly supports the Village of Palmetto Bay's needs in:

- Environmental Engineering & Assessments
- Stormwater and Groundwater Engineering
- Utility Infrastructure Support
- Municipal Capital Improvement Programs
- Environmental Compliance and Permitting
- Public Facility Development
- Transportation and Infrastructure Support Services
- Regulatory Agency Coordination
- Continuing Professional Services Contracts

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

PSI Awards and Recognitions

Throughout the course of our business, PSI has been subject to receiving awards and recognition for our services and outstanding work. PSI has now been ranked in the top 25 of the Top 500 Design Firms each of the last 10 years. A few representative achievements are listed below.

- Ranked #24 on Engineering News Record's top 500 design firms list for 2025
- PSI was awarded the "Grand Conceptor Award" from the Florida Institute of Consulting Engineering (FICE) Engineering Excellence for SFWMD the "River of Grass" Environmental Assessment Project.
- PSI was also awarded a National Recognition Award for Engineering Excellence at the 2011 ACEC National Convention for PSI's River of Grass Project.
- Jose N. Gomez, PE, DGE, F.ASCE, Florida, was awarded the "Life Member Award" by the American Society of Civil Engineers (ASCE) in 2023.
- Chief Engineer Jose N. Gomez, PE, DGE, F.ASCE, Florida, was named the "Howard L Searcy-Engineer of the Year" by the American Society of Civil Engineers (ASCE) for 2020.

PSI FIRM - Licenses & Certifications

- Florida Corporate Charter #856982
- Florida Professional Engineering Firm #3684
- Florida Professional Geology Business #PG2168
- Florida Asbestos Business #ZA101
- EPA Lead-based Paint Assessor #LBP-2460-3
- FDOT prequalified in 9.1, 9.2, 9.3, 9.4.1, 9.4.2, 9.5, 10.1, 10.3, 10.4, with local FDOT D4 & D6 testing labs

PSI PERSONNEL - Related Licenses & Certifications

- Florida Professional Engineers, PE
- Florida Professional Geologists, PG
- Florida Licensed Asbestos Consultants, FLAC
- Florida Licensed Mold Assessors, FLMA
- EPA Lead-based Paint Inspectors and Risk Assessors
- IHMM-Certified Hazardous Materials Managers, CHMM
- Board-Certified Safety Professionals, CSP
- ABIH-Certified Industrial Hygienists, CIH
- ACAC-Certified Indoor Environmentalists, CIE
- ACAC-Council-certified Indoor Environmental Consultants, CIEC
- Licensed Environmental Professionals, LEP

Copies of all licenses and certifications certificates can be provided upon request.

Our Commitment to the Village of Palmetto Bay

PSI's combination of experienced personnel, structured project management procedures, proprietary project tracking systems, and rigorous quality control processes enables the firm to consistently deliver professional consulting services on time and within budget. Our team is committed to providing the Village of Palmetto Bay with responsive service, proactive communication, and disciplined project management that supports the successful delivery on all of the Village's current and future projects.

Professional Service Industries, Inc.

STATEMENT OF QUALIFICATIONS

VILLAGE OF PALMETTO BAY, FLORIDA
RFQ NO. 2026-11-015 | Professional Consulting Services on Continuing Agreement Basis
DISCIPLINE: Environmental Engineering

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Environmental Drilling	JAEE Environmental Services, Inc.	3101 Peachtree Circle Davie, FL 33328	(954) 401-9512
Environmental Construction	WD Environmental Services, Inc.	1013 Briarwood Drive Wauchula, FL 33873	(863) 781-6971
Environmental Laboratory	Advanced Environmental Laboratories, Inc.	10200 USA Today Way Miramar, FL 33025	(954) 889-2288
Utility Scan/GPR Services	GPRS, Inc.	1901 Indian Wood Circle Maumee, OH 43537	(305) 801-4138
Waste Disposal Services	EnviroServe	5313 Hartford Street Tampa, FL 33619	(800) 488-0910

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Professional Service Industries, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Village of Palmetto Bay
Comprehensive environmental consulting, site assessment, regulatory compliance, corrective action support, and engineering controls implementation services

Initial Value of Contract: $150,267.00 Final Value of Contract: $150,267.00

Length of Contract: 05/2024-06/2026

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Thank you Mark D. Kalivoda! See you in the next job.

Name of Public Entity/Company: Miami Dade Public Schools

Name of Individual completing this form: Juan Monsalve

Signature: Teresa Thomas Title: Project Manager

Telephone: 305-995-1432 Email: juanmonsalve@dadeschool.net

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Professional Service Industries, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Miami-Dade Water and Sewer Department, North District Wastewater Treatment Plant Comprehensive hazardous materials consulting, industrial hygiene, corrective action planning, project management, and construction oversight services

Initial Value of Contract: _____ Final Value of Contract: $794,000.00

Length of Contract: 01/2025-12/2025

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes _____ No

If you responded no to any of the above please provide details:

_____

Comments:

_____

Name of Public Entity/Company: Central Civil Construction

Name of Individual completing this form: Henry Camasta

Signature: _____ Title: Senior Project Manager

Telephone: 305-888-3344 Email: hcamasta@centralcivil.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Professional Service Industries, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Village of Palmetto Bay
Comprehensive environmental consulting, site assessment, regulatory compliance, corrective action support, and engineering controls implementation services

Initial Value of Contract: $150,267.00 Final Value of Contract: $150,267.00

Length of Contract: 05/2024-06/2026

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes _____ No

If you responded no to any of the above please provide details:

_____

Comments:

Thank you Mark D. Kalivoda! See you in the next job.

_____

Name of Public Entity/Company: Miami Dade Public Schools

Name of Individual completing this form: Juan Monsalve

Signature: _____ Title: Project Manager

Telephone: 305-995-1432 Email: juanmonsalve@dadeschool.net

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Professional Service Industries, Inc.

Date Addendum Received 08/14/2026

Total Pages of Addendum including Acknowledgement 8

Print Name E. John Emerson

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Professional Service Industries, Inc.

Date Addendum Received 08/18/2026

Total Pages of Addendum including Acknowledgement 7

Print Name E. John Emerson

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Professional Service Industries, Inc.

Date Addendum Received 08/26/2026

Total Pages of Addendum including Acknowledgement 4

Print Name E. John Emerson

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Professional Service Industries, Inc.

Date Addendum Received 09/09/2026

Total Pages of Addendum including Acknowledgement 2

Print Name E. John Emerson

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
General Civil Engineering	
Roadway Traffic & Transportation Planning and Engineering Services	
General Urban Planning Services	
Electrical Engineering	
Structural Engineering	
Mechanical	
☑ Enviornmental Engineering	Professional Service Industries, Inc.
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

PROFESSIONAL SERVICE INDUSTRIES, INC.

RESOLUTION

Pursuant to the authority given to Garrett Smith, Assistant Secretary, by Professional Service Industries, Inc. (the "Corporation") Board Resolution dated March 5, 2015 the following resolution was passed at a formal meeting in Arlington Heights, Illinois on the below date:

BE IT RESOLVED, that John Emerson, Department Manager of the Corporation, in the normal course of his duties and responsibilities as assigned by the Corporation, is empowered to execute in the name of and on behalf of the Corporation contracts for professional services with Palmetto Bay , known as the "Organization".

BE IT FURTHER RESOLVED, that the foregoing authority shall be and continue in full force and effect until revoked or modified by written notice. Said Organization is hereby authorized and directed to at all times rely upon the last notice received by it or any resolution as to the foregoing authority when such notice bears this Corporation's Seal and is signed by one purporting to be its Assistant Secretary.

AND BE IT FURTHER RESOLVED, that the Assistant Secretary of the Corporation is authorized to certify under the Corporate Seal of the Corporation, and said Organization is hereby authorized to rely upon such certification of the Assistant Secretary of the Corporation until it is formally advised of any changes therein by a subsequent certificate and under the Corporate Seal.

IN WITNESS WHEREOF, I have affixed my name as Assistant Secretary, and have caused the Corporate Seal of Professional Service Industries, Inc., to be hereto affixed, this 14th day of September, 2026.

Garrett Smith

Garrett Smith
Assistant Secretary



EXCEPTIONS TO SPECIFICATIONS

RFQ and Sample Contract - Terms and Conditions

RFQ: 2026-11-015

RFQ Page	Section	Paragraph	Action	Reason
p. 9	3.14 Insurance	5	**Insert:** *ALL INSURANCE POLICIES* other than Professional Liability and Workers Compensation *SHALL NAME THE VILLAGE AS AN ADDITIONAL INSURED.*	Our Professional Liability and Workers Compensation carriers do not allow clients or third parties to be named as additional insured.
p. 11	3.23 Liquidated Damages	1	**Insert:** *... the Proposer and the Village agree that as liquidated damages for delay, but not as a penalty, the Proposer shall pay the Village the amount of One Thousand Dollars and Zero Cents ($1,000.00) for each day after the time specified in the Documents for Substantial Completion until the Work is substantially complete.* Liquidated damages shall be capped at 5 days.	We can't agree to liquidated damages. That is too much risk for small fee projects.
p. 12	3.26 Indemnification	1	**Insert:** To the extent of its negligence, *The Proposer shall indemnify, defend and hold harmless the Village and its officers, employees, agents and instrumentalities from any and all liability, losses or damages,...*	We only agree to indemnify our clients to the extent of our negligence. Otherwise, our PL insurance would be voided. Also, 768.28 of Florida statutes does not allow us to indemnify clients beyond our negligence.
p. 16	SECTION 4.0: Scope of Services, 4.01 Scope of Work, **Requirement of Consultant,** Item G.	7	**Insert:** To the extent of its negligence, *The respondent shall agree to indemnify and hold harmless and pay on behalf of the Village, for any liability and/or legal costs arising out of any claims and litigation...*	
p. 57	Draft Master Agreement, Item 10.0: Indemnification of Village	1	**Insert:** To the extent of its negligence, *The Company shall indemnify, and hold harmless the Village and its officers, employees, agents and instrumentalities from any and all liability, losses or damages,...*	We need to limit our indemnity obligations to the extent of its negligence.
p. 58	Draft Master Agreement, Item 11.0: Insurance Requirements	1	**Delete:** *... All insurance coverage shall be written with a company having an A.M. Best rating of at least the "A" category and size category of VIII.* ~~The Company's self-insured retention or deductible per line of coverage shall not exceed $25,000 without the permission of the Village.~~ *In the event of any failure by the Company to comply with the provisions of*	Our SIR's/Deductibles are above $25K. They are: 1) CGL $100K deductible; 2) Auto $500K deductible; 3) Professional Liability $1.25M SIR.

EXCEPTIONS TO SPECIFICATIONS

RFQ and Sample Contract - Terms and Conditions

RFQ Page	Section	Paragraph	Action	Reason
p. 58	Draft Master Agreement, Item 11.0: Insurance Requirements	1	*this Section 11.0, the Village may, at its option, upon notice to the Company suspend Company's performance of the Services for cause until there is full compliance.* ~~Alternatively, the Village may purchase such insurance at the Company's expense, provided that the Village shall have no obligation to do so and if the Village shall do so, the Company shall not be relieved of or excused from the obligation to obtain and maintain such insurance amounts and coverage.~~	Our company policy does not allow clients to purchase insurance for us and to charge us. However, PSI is a large corporation which has been in business for 50+ years, and we are owed by a large publicly traded corporation. We will maintain the required insurance.
p. 64	SAMPLE AGREEMENT, 27.0 Limitation of Liability	1	**Replace:** IN NO EVENT SHALL ~~THE VILLAGE~~ either party BE LIABLE TO ~~THE COMPANY~~ each other FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING LOSS OF PROFIT, WHETHER FORESEEABLE OR NOT, ARISING OUT OF OR RESULTING FROM THE NONPERFORMANCE OR BREACH OF THIS AGREEMENT BY THE VILLAGE WHETHER BASED IN CONTRACT, COMMON LAW, WARRANTY, TORT, STRICT LIABILITY, CONTRIBUTION, INDEMNITY OR OTHERWISE.	We ask that the waiver of consequential damages be made mutual.
		2	**Insert:** Should either party or either party's employees be found to have been negligent in the performance of its work, or to have made and breached any express or implied warranty, representation or contract, the parties agree that the maximum aggregate amount of the liability of such party to the other party, its officers, employees and agents, or anyone claiming through that other party, shall be limited to $1,000,000.	We ask for a LOL to be included.

ENVIRONMENTAL ENGINEERING & CONSULTING

INDUSTRIAL HYGIENE SERVICES

GEOTECHNICAL ENGINEERING

CONSTRUCTION MATERIALS TESTING & INSPECTION

NONDESTRUCTIVE EXAMINATION

BUILDING SCIENCE SOLUTIONS

SPECIALTY ENGINEERING



Professional Service Industries, Inc. | an Intertek Company

Delivering responsive engineering, environmental consulting, and infrastructure solutions throughout Florida for more than four decades.

VILLAGE OF PALMETTO BAY

RFQ NO.: 2026-11-015

Professional Consulting Services on Continuing Agreement Basis for Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical Engineering, Structural Engineering, Environmental Engineering, Fire Protection and Plumbing

- **General Civil Engineering**
- **Roadway Traffic & Transportation Planning and Engineering Services**
- **Structural Engineering**

Due Date:
09-18-26 11am

TITLE PAGE

Professional Consulting Services on Continuing Agreement Basis for Landscape and Architecture Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical Engineering, Structural Engineering, Environmental Engineering, Fire Protection and Plumbing - RFQ 2026-11-015

Firm Name: R.J. Behar & Company, Inc.

Contact Name: Hans Murzi

Address: 7850 NW 146 Street, Suite 504, Miami Lakes, Florida 33016

Date: 09-18-2026

TAB 1
Cover Letter





R.J.Behar & Company, Inc.
Engineers • Planners

September 17, 2026

Alessia Bencomo, Procurement Specialist
Finance Department
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

RE: RFQ No. 2026-11-015 Professional Consulting Services on Continuing Agreement Basis

Dear Ms. Bencomo:

R.J. Behar & Company, Inc. (RJ Behar) is most pleased to submit one original along with a flash drive for this Request for Qualifications to provide Professional Consulting Services on Continuing Agreement Basis for ***General Civil Engineering Services; Roadway Traffic & Transportation Planning and Engineering Services; and Structural Engineering Services,*** to the **Village of Palmetto Bay.** We are strengthening our team with the following subconsultants: **HR Engineering Services Inc.,** who will provide geotechnical services; **WGI Inc.** who will provide surveying and SUE services; **Cyriacks Environmental Consulting Services, Inc.,** who will provide environmental services.

RJ Behar is an award winning full-service engineering firm offering services in *Civil Engineering, Traffic Engineering, Transportation Planning, Roadway/Highway Design, Site Planning and Design, Engineering Plans Review, Environmental Engineering, Sanitary Sewer Design, Storm Drainage Design, Floodplain Management, Pump Stations, Stormwater Master Planning, Water Distribution Systems Design, Structural Engineering, Electrical Engineering, as well as Construction Engineering and Inspection and Construction Management, with previous experience with the Village.* The **RJ Behar Team** understands that some projects require accelerated schedules to meet critical deadlines, address urgent community needs, or comply with funding requirements. We bring extensive experience in successfully designing and inspecting these fast-tracked projects. When the Village requires a project to be fast tracked or expedited, we employ a structured and proactive management approach that ensures timely delivery without compromising quality or cost control. For this contract, we will make the project a priority and assign experienced personnel to ensure that every submittal is made as scheduled. Key elements of our fast-track management strategy include:

- **Early Coordination:** Immediately engaging with the Town and stakeholders to confirm priorities, establish clear lines of communication, and set milestone targets.
- **Parallel Tasking:** Overlapping design and permitting to shorten the overall timeline.
- **Dedicated Resources:** Assigning additional project management and technical staff to expedite deliverables and ensure reviews and revisions are addressed promptly.
- **Streamlined Decision Making:** Providing concise progress updates and decision matrices to the Town's Staff to facilitate timely approvals.
- **Proactive Risk Management:** Identifying potential schedule risks early and developing contingency plans to maintain progress.
- **Cost Control:** Closely monitoring the scope and construction cost estimates, ensuring that accelerated schedules do not lead to uncontrolled budget growth.

Our management team meets weekly to review all projects, including their status, progress, budgets, and personnel needs. This process helps ensure that no task falls behind and that all work stays on track. **Hans Murzi** will be the primary point of contact/project manager. He can be reached at 305-558-3777 or hmurzi@rjbehar.com. He has first-hand knowledge of the Village and is highly organized and proactive. Combined with his strong communication skills and technical expertise, he is exceptionally productive. As President, I will personally ensure the successful completion of all work, maintaining the highest standards of quality while meeting schedule and budget requirements. I enthusiastically offer this proposal and look forward to a continued favorable relationship between the **Village of Palmetto Bay** and **RJ Behar.**

Sincerely,
RJ Behar & Company, Inc.

Robert J. Behar, PE
President/CEO

7850 NW 146 Street, Suite 504, Miami Lakes, Florida 33016 I Tel: 305-558-3777I Fax: 305-558-8909

TAB 2
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TAB 3
Organization Chart





TAB 3 Organizational Chart

[XX] Availability

R.J.Behar

VILLAGE OF PALMETTO BAY

Principal in Charge & QA/AC
Robert J. Behar, PE [75%]

Project Manager
Hans Murzi, PE, CFM [75%]

Civil Engineering
Robert J. Behar, PE [75%]
Hans Murzi, PE, CFM [75%]
Paola Riveros, PE [65%]
Hector Rosario, EI [80%]
Nanette Gómez, LEED AP NP [80%]
Andrea Sorensen [85%]

Site Engineering/ Planning/Parking Lots
Hans Murzi, PE, CFM [75%]
Paola Riveros, PE [65%]
Nanette Gómez, LEED AP NP [80%]
Andrea Sorensen [85%]
Edwin Saldarriaga [90%]

Drainage/Stormwater Systems
Hans Murzi, PE, CFM [75%]
Hector Rosario, EI [80%]
Andrea Sorensen [85%]

Recreational Facilities (Parks, Marinas)
Robert J. Behar, PE [75%]
Hans Murzi, PE, CFM [75%]
Jossmel Cruz-García, PE [70%]
Andrea Sorensen [85%]

Roadway Engineering/Planning
Robert J. Behar, PE [75%]
Paola Riveros, PE [65%]
Rafael De Arazoza, PE, PTOE [70%]
Hector Rosario, EI [80%]
Nanette Gómez, LEED AP NP [80%]
Erlis Alexis Fernandez [80%]
David Hernandez [80%]
Edwin Saldarriaga [90%]

Traffic Control, Traffic/Impact Studies
Rafael De Arazoza, PE, PTOE [70%]
Paola Riveros, PE [65%]
Erlis Alexis Fernandez [80%]
David Hernandez [80%]
Jaime Delgado [90%]

Signing/Pavement Marking, and Signalization
Paola Riveros, PE [65%]
Nanette Gómez, LEED AP NP [80%]
Erlis Alexis Fernandez [80%]
David Hernandez [80%]

Utility Coordination
Hans Murzi, PE, CFM [75%]
Jaime Delgado [90%]

Electrical/Street Lighting
Carmelo Ramos, PE [65%]

Bridges, Canals & Miscellaneous Structures
Gregory Dover, PE [70%]
Gerard Nazaire, PE [80%]
Jossmel Cruz-García, PE [70%]
Esteban Aldana, EI [80%]
Mithil Aravelli [90%]

Compliance with Federal, State and Local Regulatory Agencies
Stacy Sookdew-Sing [75%]
Thalia Santana [80%]

Cost Estimation & Deliverables
Nestor Santana, PE [65%]

Permitting
Hans Murzi, PE, CFM [75%]
Andrea Sorensen [85%]

SURVEY - WGI
Roberto Mantecon, PSM [70%]
Edgardo Azabache, PSM, EI [70%]

GEOTECHNICAL – HRES
Hernando R. Ramos, PE [65%]
Chatuphat Savigamin, PH, D., PE [75%]

Construction Engineering & Inspection (CEI) Services
Nestor Santana, PE [65%]
Stacy Sookdew-Sing [75%]
Alejandro Medina [55%]
Logan Fasanella [55%]
Felix Blanco [75%]
Renzo Sookdew-Sing [75%]
Osmany Emilio Ojeda [80%]
Thalia Santana [80%]
Erick Rose [80%]
Jorge Romero [80%]

Post Design Services/Bid Assistance
Hans Murzi, PE, CFM [75%]
Paola Riveros, PE [65%]
Nestor Santana, PE [65%]

Public Involvement
Stacy Sookdew-Sing [75%]
Dereth Behar [75%]
Thalia Santana [80%]

ENVIRONMENTAL - CECOS
Wendy Cyriacks [45%]
Trent Snyder [65%]

TEAM
R.J. Behar & Company, Inc., (RJB)
HR Engineering Services Inc., (HRES)
WGI, Inc., (WGI)
Cyriacks Environmental Consulting Services, Inc., (CECOS)

TAB 4
History of All the Consultant(s)





TAB 4 - HISTORY OF ALL THE CONSULTANTS

RJ Behar was established in 1999 to provide personalized engineering, planning, and construction management/ engineering inspection services to clients in south Florida. The firm has grown to 42 employees through a client-focused commitment to quality and has secured contracts with Miami-Dade, Broward, and Palm Beach Counties; FDOT; SFWMD; MDX; Miami-Dade MPO; and numerous municipalities, including Hialeah, Homestead, Doral, Miami, Miami Beach, Palmetto Bay, and Medley.

RJ Behar is 100% minority-owned and certified as an MBE with the State of Florida and an SBE with Miami-Dade County, SFWMD, and FDOT. Core specialties include Civil Engineering; Environmental and Water Resources Engineering; Transportation and Traffic Engineering; Structural Engineering; Electrical Engineering; Construction Management; and Engineering Inspections. Our Firm has FDOT Professional Services Work Groups 3, 4, 5, 6, 7, 10 and 13, see TAB 9.

Our firm provides multidisciplinary expertise supported by professional hydrologists, certified environmental inspectors, certified floodplain managers, quality control managers, bridge inspectors, bridge load raters, LEED APs, CTQP inspectors, certified maintenance of traffic personnel, certified public managers, professional traffic operations engineers, and transit planners. **RJ Behar** brings extensive experience with government and municipal processes, including bidding, contract administration, and commission coordination, with an approach centered on responsiveness, communication, adaptability, cost awareness, quality, and dependable delivery.

Our Subconsultant Staff:

RJ Behar maintains strong, established working relationships with the firms invited to participate in this contract. Our Team has collaborated successfully on numerous past assignments, fostering effective coordination and a cohesive approach to project delivery. Together, we offer the ***Village of Palmetto Bay*** a team of experienced professionals with proven track records in their respective fields, fully prepared to provide the services required under this contract.

Cyriacks Environmental Consulting Service, Inc. (CECOS) is a Women Business Enterprise (M/WBE) firm established in 2003 to provide public and private sector clients with high-quality environmental and ecological consulting services. **CECOS** offers expertise in NEPA Documentation/PD&E Studies; Environmental Planning, Permitting, and Monitoring; Permit Compliance; Natural Resource Assessments; Wetland Mitigation and Restoration; Terrestrial, Wetland, and Marine Resource Impact Analysis; GIS Analysis; Threatened and Endangered Species Surveys; Contamination; and Noise & Air Studies. **CECOS** has obtained numerous environmental permits for infrastructure projects, including roads, bridges, airports, and rail, from SFWMD, FDEP, USCG, and BCEGMD. Their experience includes permit preparation, marine benthic surveys, wetland delineations, species surveys and Section 7 consultation, GIS wetland/habitat mapping, agency coordination, and mitigation. **CECOS** is also qualified in Biological Services – NEPA Assessment – Type 1, Contamination Assessment, and Bonneted Bat Surveys.

HR Engineering Services Inc. (HRES), established in Miami in 1998, is a geotechnical engineering and materials testing firm providing geotechnical drilling, in-house soil testing, and construction materials inspection services, including PDA, site preparation, and foundation inspections. **HRES** operates two truck-mounted drill rigs, including a CME-55 with an automatic hammer, and offers 4-inch rock coring wireline capabilities. With an experienced engineering staff and a commitment to quality, **HRES** has supported challenging engineering projects throughout South Florida. They are pre-qualified by FDOT. **HRES** is a Community Small Business Enterprise and/Community Business Enterprise (CSBE/CBE) in Miami-Dade County, a Small Business Enterprise (SBE) in the South Florida Water Management District. **HRES** has FDOT Professional Services Work Groups 9 and 13, see TAB 9.

WGI Inc. (WGI) is a full-service, multidisciplinary consulting firm founded in 1972. Their geospatial division provides innovative, high-quality solutions in survey/mapping, GIS, and subsurface utility engineering for public, private, and federal clients throughout Florida and across the nation. **WGI** offers a full range of Geospatial services, including subsurface utility excavation, ground penetrating radar, utility designating, boundary, topographic, route design, horizontal and vertical control networks, platting, global positioning systems surveys, hydrographic, high-definition laser scanning, construction layout, aerial mapping via unmanned aerial systems, record data surveys, right-of-way and mapping, GPS control networks and geographic information systems surveying. They pride themselves on their ability to meet any assignment with the best tools and expertise possible and will efficiently complete any assignment needed and on-time deliverables. **WGI** has FDOT Professional Services Work Groups 8, 2, 3, 4, 5, 6, 7, 10, 13, 14, and 15, see TAB 9.

TAB 5
Resumes







HANS MURZI, PE, CFM
PROJECT MANAGER

EDUCATION
M.S. Environmental Engineering, Florida International University, 2002
B.S. Chemical Engineering, University of Los Andes, Merida, Venezuela, 2000

YEARS OF EXPERIENCE
24 Years

YEARS WITH RJ BEHAR
2014 – Present

PROFESSIONAL REGISTRATIONS
- P.E. Florida License No. 67767, 2008
- Certified Floodplain Manager
- Qualified Stormwater Management Inspector

ENGINEERING EXPERINCE
Mr. Murzi is a stormwater resource engineer with experience in hydrologic/hydraulic analysis, modeling of rivers and flood control systems, natural resources restoration projects and watershed management. He has extensive experience in civil engineering projects including roadway, drainage, and plans review. He has served as an Interim City Engineer and currently manages several Continuing Engineering Contracts. He is also a member of the ACEC-FL Water Resources Committee. Mr. Murzi serves as one of two District Drainage Engineers for the Central Broward Water Control District.

RELEVANT EXPERIENCE

Babcock Park Field Conversion, Miami-Dade County, Florida – Miami Marlins
Project Manager responsible for the civil engineering, environmental assessment, permitting, and post design services for the park design. The improvements consisted of an in-field conversion with pervious type, synthetic turf multi-use baseball field, fencing, sidewalks, paved area around the backstop, and sidewalk connections to the existing sidewalks.

Alture Westland Sanitary Sewer Upgrade, Miami-Dade County, Florida – City of Hialeah
Project Manager who prepared plans and specifications to replace an existing sanitary sewer with larger pipes. The project was due to an agreement with DERM and required replacing/upsizing the last two segments of sanitary sewer coming from the west side into Pump Station 116.

Revise Milling and Resurfacing Parking Lot, Broward County, Florida – City of Coconut Creek
Project Manager responsible for the milling and resurfacing/reconstruction plans for the Public Works parking lot. The City identified some improvements to the parking lot, which included the addition of curb, bollards to protect light poles, replacing an existing sidewalk, providing a new 8' sidewalk, replacing the existing rubber car stops, removing all anchors from the public works parking. The parking lot was changed to diagonal parking instead of perpendicular by the maintenance building. RJ Behar also provided construction assistance including attending the preconstruction meeting, reviewing shop drawings, responding to RFIs, and field inspections during construction.

Pedestrian Bridge over the Biscayne Canal, Miami-Dade County, Florida – City of North Miami
Project Manager for the replacement of the existing pedestrian bridge over the SFWMD C-8 canal. The new pedestrian bridge will replace the existing pedestrian bridge in its entirety. All existing abandoned utilities currently mounted to the bridge will be removed and no allowance for future utilities will be accommodated on the new bridge. Design services included roadway plans, typical sections, traffic control plans, erosion control details and plans. The bridge design included investigating two alternatives considering span configuration, material type and foundation support for the bridge main span, determining the abutments, retaining walls, and approach span layout for the preferred main span configuration. The scope of work also included utility coordination, permitting with SFWMD, USACE, and Building Department.

48-Year Community Block Grant Development Improvements, NW 9th Street between NE 2nd Avenue and N. Dixie Highway, Broward County, Florida – City of Hallandale Beach
Project Manager/Engineer of Record for the roadway and drainage design. The scope included drainage improvements, milling and resurfacing, swale regrading, sodding, miscellaneous improvements, data collection, project management, utility coordination, permitting, drainage design, and plans production of the project.

Interim City Engineer Services, Broward County, Florida – City of Hallandale Beach
Project Manager contracted by the City of Hallandale Beach to provide interim City Engineer Services. He was responsible for permit reviews, development reviews, general consulting civil engineering services, and inspections.

Hilton Road Pedestrian Path Lighting, Broward County, Florida – City of Coconut Creek
Project Manager who was responsible for the design for pedestrian lighting for the parking lot located at the entrance of the pedestrian path. The scope of services included plans, specifications, electrical design, utility coordination, permitting, and cost estimates.



PAOLA RIVEROS, PE

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

EDUCATION

B.S. Civil Engineering, Florida International University; Miami, Florida, 2001

YEARS OF EXPERIENCE	YEARS WITH RJ BEHAR	PROFESSIONAL REGISTRATIONS
25 Years	2001 – Present	PE Florida License No. 74249, 2012

ENGINEERING EXPERIENCE

She has been the Engineer of Record (EOR) on over 50 roadway projects. Ms. Riveros is well-versed in the use of AdICPR, ASAD, and HEC-RAS for stormwater and hydraulic design and OpenRoads software for roadway design and electronic delivery of FDOT plans in MicroStation OpenRoads for civil and roadway projects. Ms. Riveros is responsible for support in drainage, permitting, and performing revisions to site, utility, drainage, and landscaped plans. She is a Subcommittee Member of the Geometric Design Chapter 3 of the Florida Greenbook.

RELEVANT EXPERIENCE

SW 136th Street from US-1 to Old Cutler Road Local Agency Program Project, Miami-Dade County, Florida – Village of Palmetto Bay/FDOT, District 6

Project Engineer responsible for designing the roadway plans, pavement marking and signing plans, utility coordination, drainage design and permitting. The improvements required milling and resurfacing the existing roadway and pavement widening to accommodate an on-road dedicated bicycle lane. The primary challenge for this project was to accommodate the proposed sidewalks and bicycle lanes in a constrained right-of-way corridor.

Countyline Road Improvements Phase I, Broward County, Florida – City of West Park

Engineer of Record responsible for preparing the plans for reconstruction to address the existing deficiencies in the pavement; regrading the swale to be used as a bioswale to alleviate ponding issues; provide new pavement markings and upgrade roadway signs as necessary. The existing swale was designed with flume openings and decorative concrete bands at various locations throughout, which retained stormwater runoff. The new design included the construction of a bioswale areas to collect the runoff and address both water quality (treatment) and quantity (attenuation) concerns.

SW 87th Avenue Bridge over Canal C-100, Miami-Dade County, Florida – Miami-Dade County Department of Transportation and Public Works Engineering, Planning and Development

Transportation Engineer for the design of the roadway portions for the construction of a new bridge over the SFWMD C-100 canal. The project carries both vehicular and pedestrian traffic.

Districtwide Traffic Operations Minor Design, Broward County, Florida – FDOT, District 4

Project Manager of the districtwide task work order contract involving intersection improvements, warning signs and flashing beacons, detectable warning installations, ADA ramps, green color bicycle lane retrofit, lane management, traffic studies, assessment reports, bus shelter, internally illuminated signs, rectangular rapid flashing beacons, retrofit for protective left turn lanes, audible pedestrian signalization, structural analysis for mast arms, mast arm replacement, signalized pedestrian crosswalk, pedestrian hybrid beacons to midblock pedestrian signals. She completed 49 task work orders under this contract.

Charles Avenue from Main Highway to South Douglas Road, Miami-Dade County, Florida – City of Miami

Engineer of Record for project management, roadway analysis and plans, signing and pavement marking, permitting, utility coordination, and civil engineering services for roadway and drainage improvements.

Traffic Circle at SW 32nd Avenue and SW 2nd Street, Miami-Dade County, Florida – City of Miami

Project Manager responsible for the design of a traffic circle including signing and pavement marking, utility coordination, drainage, and permitting.

Canal Bank Restoration Project Design Services, Broward County, Florida – City of Lauderdale Lakes

Project Manager/Engineer of Record: The scope of the work included the design of the improvements, preparing plans, typical sections, cross sections, special details, technical specifications, and opinion of probable costs. Services included preparation of the required permit applications with Broward County and the US Army Corps of Engineers.

I-595 Mobility Hub Park and Ride, Broward County, Florida – FDOT, District 4

Project Manager responsible for parking lot design, drainage design, and signing and pavement markings. The scope of work included modifying the mobility hub to increase and maximize the number of parking slots, reviewing the Reese Road connection to improve access control, and improve circulation. These improvements required modifications to the existing drainage, lighting, signing and pavement markings, and landscaping. She was also responsible for the preparation of a CAP, preparing Flyers, and attending a public meeting. The site design included preparing a master plan. The design included geometric design, quantities, specifications, cost estimates, drainage design, signing and marking, lighting, utility coordination, and preparing the required permit modifications.



GREGORY DOVER, PE
SENIOR STRUCTURAL ENGINEER

EDUCATION:
B.S. Civil Engineering/Structures, North Carolina State University, 1990

YEARS OF EXPERIENCE	YEARS WITH RJ BEHAR	OFFICE LOCATION
35 Years	2023 – Present	Pembroke Pines

PROFESSIONAL REGISTRATIONS
P.E. Florida License No. 57684, 2001

SPECIAL QUALIFICATIONS
- 8th Edition, Florida Building Code, 2023
- Advanced Building Code Course Credit, 2018

ENGINEERING EXPERIENCE
Mr. Dover is an experienced structural engineer. He performs project management duties, as well as Engineer-of-Record duties while mentoring and training junior staff. His experience in structural design includes phase review, design management, and construction project management. His expertise includes concrete and steel bridge design, advanced structural modeling, bridge inspection, miscellaneous structure design including retaining walls, overhead signs, traffic signals, and buried drainage structures. Additionally, he has recent design-build experience in direct construction support for field change requests, contractor requests for information (RFI), and utility conflict resolution.

RELEVANT EXPERIENCE

Hook Square Pump House Replacement, Miami-Dade County, Florida – City of Miami Springs
Structural Engineer providing quality control and supervision for the replacement of one old stormwater pump station (Hook Square) that transfers water from the City's closed canal system to the SFWMD's C-6 Canal. Structural modifications included a new roof, pump platform, new doors and installation of new ventilation.

I-75W2 Weir Structure Replacement Design - South Florida Water Management District (SFWMD)
Senior Structural Engineer for the structural design, and preparation of the Design Documentation Report for the construction of a new, locally and remotely operated, water control structure in the alignment of the I-75 Canal. He supervises the structural design and coordinates with the design team.

Miami Beach Bandshell Rear Canopy, Miami-Dade County, Florida – City of Miami Beach
Senior Structural Engineer: The scope consisted of the structural design of the backside canopy with a retractable roof capability. The proposed canopy extends about 5' in front of the existing bleacher. Existing bleachers remained in place. The project scope includes *Schematic Design Phase, Design Development Phase, Historic Preservation Board Approval Phase, Construction Documents Phase*.

40-Year Certification of 7960 Johnson Street, Broward County, Florida – City of Pembroke Pines
Senior Structural Engineer who conducted a 40-year inspection and certification of a control building at the City of Pembroke Pines Water Treatment Plant. He inspected the life/safety components of the building (structural and electrical) and provided the certification form.

Linton Boulevard Bascule Bridge Rehabilitation Project, Palm Beach County, Florida
Engineer of Record for the approach span rehabilitation for this bascule bridge. In close coordination with the prime consultant who was doing the bascule span repairs, he is rehabilitating the approach concrete spans for crack and spall repairs, and replacement of the vehicle railing and a new pedestrian bridge railing, and sidewalk replacement in 2 spans.

New Park Ridge Golf Maintenance Building, Palm Beach County, Florida – Wellington
Structural Engineer/Project Manager providing structural inspection and replacement plans for a prefabricated metal building. The scope includes the addition of new restrooms, water and sewer connections, as well managing the electrical and mechanical engineering. This was considered an emergency contract and is currently going thru the bidding process.

Pine Island Road from Griffin Road to Nova Drive, Broward County, Florida - Town of Davie
Structural Engineer: The proposed project improvements included reconstructing the existing roadway from four to six lanes, with a shared use path or bike lanes in each direction. Included bridge modifications for a single span bridge with 2 - 11 ft. vehicle lanes each direction; 2 - 10 ft. wide pedestrian paths each direction; total width 92'-11"; total length of bridge = 105'-0; superstructure: 8" concrete slab on FIB 45 prestressed concrete girders; substructure - Concrete cap on 24" prestressed concrete piles; Using the existing bridge for MOT to keep one lane open each direction during construction, and a 1.7 mile bulkhead wall along the existing CBWCD canal, evaluations of potential noise walls; and permitting.

Pedestrian Bridge over the Biscayne Canal, Miami-Dade County, Florida – City of North Miami
Structural Engineer who provided quality control reviews of the construction plans of a new pedestrian bridge over the Biscayne Canal. The existing bridge is located between NE Second Avenue and Griffing Boulevard, approximately 1,400-feet south of the existing NE 135th Street vehicular bridge. The existing bridge carries both pedestrians and utilities.



NESTOR SANTANA, PE
SENIOR PROJECT ENGINEER

EDUCATION
B.S. Civil Engineering, University of Puerto Rico, 1994

YEARS OF EXPERIENCE	YEARS WITH RJ BEHAR	OFFICE LOCATION
32 Years	2014 – Present	Pembroke Pines

PROFESSIONAL REGISTRATIONS: P.E. Florida License No. 85785, 2018

CERTIFICATIONS:
- Final Estimates I & II
- QC Manager
- Earthwork I & II
- Asphalt I & II
- FDOT Critical Structures Construction Issues
- Radiation Safety Officer
- Nuclear Gauge Hazmat Training
- Advanced Temporary Traffic Control Plans

TIN#: S535636684490

ENGINEERING EXPERINCE
Mr. Santana has years of experience in construction management for new construction and remedial projects of existing structures for the educational, pharmaceutical, sports and recreation, commercial sectors, roadway, and water/wastewater modernization programs. He has been responsible for the coordination, supervision, and inspection of a variety of public and private projects from budgeting to completion. He has been accountable for ensuring quality, safety, and schedules according to specifications, reviewing contract plans/specifications covering all building construction and mechanical and electrical installations, and developing preliminary findings on specifications, estimates, and recommendations for contract change orders. His structural engineering experience includes design of steel frame structures, concrete and masonry.

RELEVANT EXPERIENCE

South Royal Poinciana Stormwater & Roadway Improvement Project, Miami-Dade County, Florida – City of Miami Springs
Senior Project Engineer responsible for the roadway improvements for flooding, traffic operation conditions, and redevelopment of the South Royal Poinciana corridor for drainage, landscape, and beautification alternatives. The scope included new landscaped medians, curb and gutter, sidewalks, detectable warnings, pedestrian signal, curb pads, swale regrading, sodding, existing driveway harmonization, milling and resurfacing asphalt, regulatory signing and pavement markings, installation of bike lane, landscaping, swale regrading and sod placement. RJ Behar was responsible for daily inspections, all project communication between the Contractor and the City of Miami Springs; responsible for communicating any residents' complaints to the City's PIO; and participating in progress meetings. He oversaw the necessary City permits, carried out the Erosion Control and Stormwater Pollution Prevention Plan, observed Maintenance of Traffic, reviewed shop drawing submittals, RFIs, utility coordination, material testing, project documentation, reviewed the contractor's payroll, uploaded project documents in FDOT, and performed final closeout.

W. 28th Avenue Sidewalk/Guardrail Improvements CEI Services, Miami-Dade County, Florida – City of Hialeah/Florida Department of Transportation (FDOT), District 6/Federal Highway Administration (FHWA)
Senior Project Engineer/Project Administrator who administered the contract, budget, contract time, and inspection staff. He was responsible for the contractor's performance and progress in conformance with the plans and specifications, reviewing and keeping track of contractor submittals, shop drawings, RFIs, project schedule analysis and implementation in a challenging 60-day project, which was completed on time and on budget without change orders. He approved and reviewed project daily reports; contractor's monthly progress estimates; managed and directed progress meetings, meeting agendas and minutes; coordinated with stakeholders, including the various agencies, the City of Hialeah, utility companies, and neighboring businesses; performed final inspection with FDOT, prepared the punch list, issued substantial and final completion certificates to the contractor; reviewed and approved project final as-builts, material certifications, and prepared and submitted the closeout package as per LAP Project requirements.

Citywide Pedestrian Safety Project, Broward County, Florida – City of Dania Beach/FDOT/FHWA
Senior Project Engineer who coordinated with and provided FDOT with all the required information to ensure compliance with all LAP requirements, oversaw the inspection team and the resident compliance specialist, kept the construction contract time established, and performed final construction close-out.

Lakeside Community Hurricane Damage Repair, Miami-Dade County, Florida – Town of Medley
Cost Estimator who was responsible for the cost data to repair the damaged seawalls due to Hurricane Irma. Erosion control methods, pollution prevention precautions, and earthwork construction are included in the project. The project included a comprehensive structural assessment report, identifying any seawall deficiencies along the whole perimeter of the Lakeside Community Center. He participated in preparing the FEMA documents required to secure funding for the repairs.

TAB 6
Current and Recently Completed Work





TAB 6 - CURRENT AND RECENTLY COMPLETED PROJECTS (AFTER DECEMBER 31ST, 2021)

CLIENT	LENGTH OF CONTRACT	SCOPE OF SERVICES	TYPE OF CONTRACT	ACCOMPLISHMENTS	CONTACT INFO
City of Hialeah	1999 - Ongoing	Civil, Roadway, Traffic, Structures, Drainage, CEI, Environmental	Work Order (WO)/Lump Sum	Over 50 miles of Completed Roadway Projects, Community Appearance Palm Ave	Jose Sanchez (305) 687-2611 josanchez@hialeahfl.gov
City of Hallandale Beach	2001 - Ongoing	Civil, Traffic, Structures, Drainage, Electrical, Roadway	WO/Lump Sum	Community Appearance Award	Manga Ebb (954) 457-3043 mebbe@hallandalebeachfl.gov
City of Coconut Creek	2009 – Ongoing	Traffic, Roadway, Civil, Structural, and Electrical Engineering Services	WO/Lump Sum	Community Award for Reclaimed Waterline CIAPR	Robert McDonald, CGC (954) 973-6786 Ext 1568 RMcDonald@coconutcreek.net
City of Fort Lauderdale	1999 - Ongoing	Civil, Traffic, Roadway, Structures, Drainage, CEI	Time Charge	Aesthetics Award for NE 13th Street & Community Appearance Award for Riverwalk	Steve Hillberg, PE (954) 828-5076 SHillberg@fortlauderdale.gov
City of Pompano Beach	2009 - 2024	Civil, Structural, Drainage, Roadway, Structures, CEI	WO/Lump Sum	On time & On budget	John Sfiropoulos, PE (954) 545-7009 John.Sfiropoulos@copbfl.com
South Florida Water Management District	2001 – Ongoing	Design & Construction Management	WO/Lump Sum	Distinguished Project Achievement Award by The Engineers' Council 8.5 Square Mile Limited Curtain	Vijay Mishra, PE (561) 682-2810 vimishra@sfwmd.gov
City of Miami	2004 – Ongoing	Civil, Traffic, Drainage, Structures, Roadway, Electrical, CEI	WO/Lump Sum	Continuing Contract for 22 years	Juvenal Santana, Jr., PE, CFM (305) 416-1200 internetpublicworks@miamigov.com
Central Broward Water Control District	2007 – Ongoing	Permit Review	Time Charge	Continuing Contract for 19 years	Lina Moreno – Interim DM (954) 432-5110 districtmanager@centralbrowardwcd.org
GMX, Sub to EAC	2009 - Ongoing	Drainage, Civil, Plans Review, Traffic, CEI, Capacity, Roadway Design, Op. Imp.	WO/Lump Sum	Continuing Contract for 17 years	Andrew Pierce, PE, PMP (305) 265-5400 apierce@eacconsult.com
City of North Miami	2010 – Ongoing	CEI, Utilities, Drainage, Roadway, Structural	WO/Lump Sum	On time & On budget	Kerrith Fiddler, CFM (305) 893-6511, ext. 12501 kfiddler@northmiamifl.gov
Palm Beach County Roadway Division	2004 - Ongoing	Structural, Drainage, CEI, Roadway, Traffic, Civil	WO/Lump Sum	Continuing Structural Contract for 22 years	Carlos Bojorge, PE (561) 684-4126 cbojorge@pbc.gov
City of Miami Gardens	2019 - Ongoing	Traffic, Roadway, Civil, Structural, Drainage, and Electrical	WO/Lump Sum	On time & On budget	Caleb Gunter (786) 279-1260 cgunter@miamigardens-fl.gov
City of Homestead	Recently Selected	General Professional Services	WO/Lump Sum	No work has been assigned yet	Contract just signed
City of Miami Beach	2022 - Ongoing	Structural, Structural & Electrical Insp., Environ-mental, Roadway	WO/Lump Sum	Comprehensive Green Building & Energy Conservation Program	Davidson Dalger, PM (305) 673-7080 X 26711 DavidsonDalger@miamibeachfl.gov

City of West Park	2016 - Ongoing	Roadway, Traffic, ADA Drainage, Permitting, Cost Estimating, CEI	WO/Lump Sum	Numerous MAP & CDBG Projects	Greg Perry, PE (954) 350-2705 gperry@cityofwestpark.org
South Broward Drainage District	2024 - Ongoing	Structural Inspection and Report. Analysis and Design.	WO/Lump Sum	On time & On budget	Luis Ochoa, PE (954) 680-3337, ext. 203 luis@sbdd.org
Town of Davie	2006 - Ongoing	Continuing Services, Grant Assistance, Roadway Design, Drainage, CEI, Traffic	Time Charge	Continuing Contract for 20 years	Jonathan Vogt, PE (954) 797-1137 JVogt@davie-fl.gov
Village of Palmetto Bay	2013 - 2023	Traffic Studies, Roadway & Drainage Design	WO/Lump Sum	Aesthetics Award Landscape SW 136 St.	Dionsio Torres (305) 969-5011 dtorres@palmettobay-fl.gov
Miami-Dade County	2003 - Ongoing	Structural, Roadway, Traffic, Civil, Utilities, Environmental, CEI	WO/Lump Sum	On time & On budget	Barbara Mesa Valdes, EI (305) 375-3409 Barbara.MesaValdes@miamidade.gov
FDOT – District 4, 6, Turnpike	2000 - Ongoing	Roadway, Drainage, Traffic, Plans Revies, Structures, CEI	WO/Lump Sum	Florida Tax Watch Award NW 87 Avenue	Steve Braun, PE (954) 777-4143 Steve.braun@dot.state.fl
City of Pembroke Pines	2008 - Ongoing	CEI, Traffic, DB, Civil, Roadway, Structures & Electrical Inspections, Plans Review	Time Charge	Continuing Professional Services contract for 18 years	Karl Kennedy, PE (954) 518-9040 kkennedy@ppines.com
CECOS – Environ-mental Compliance LAP, FDOT D6	2021 - Ongoing	Environmental Compliance & NPDES Inspection LAP	Lump Sum	On time & On budget	Kylie Shivers (305) 470-5263 kylie.shivers@dot.state.fl.us
CECOS – Pembroke Road Expansion Project - City of Miramar	2022 - Ongoing	Environmental Permitting, Wetland Delineation, Traffic Noise Analysis, Listed Species Surveys	Lump Sum	On time & On budget	Eric Regueiro, PM, (561) 840-0214 eric.regueiro@kimley-horn.com
HRES – SR 25/ Okeechobee Rd and SR 826 Palmetto EXPWY Interchange - FDOT D6	2022	Geotechnical, final field exploration and geotechnical design, percolation tests, SPT borings for structures and roadway.	Lump Sum	On time & On budget	Elsa Riverol, PE (305) 470-5105 Elsa.Riverol@dot.state.fl.us
HRES – SW 137th Ave, from SW 26th St to SW 8th St. - MDC	2023 - Ongoing	Geotechnical recommendations for construction of the roadway widening	Lump Sum	On time & On budget	Hans Ribbeck, PE (305) 383-5909 hr@ribbeck.com
WGI – WASD 36 Inch Aventura Force Main - City of Miami	08/2022 – 09/2022	Surveying, SUE, utility designating, field investigation; data collection	Lump Sum	On time & On budget	Juan Cordero (786)268-5326 Juan.Cordero@miamidade.gov
WGI – Ft. Lauderdale City Hall Parking Garage - Ft. Lauderdale	07/2023-12/2023	Topographic survey, documenting all above-ground features, paint markings, pavement deficiencies, cracks, and drainage structures	Lump Sum	On time & On budget	Jessica Josselyn (954) 653-5622 jjosselyn@kittelson.com

TAB 7
Narrative - Projects Completed on Time and in Budget – Past Five (5) Years

TAB 7 - NARRATIVE – PROJECTS COMPLETED ON TIME AND IN BUDGET OVER PAST FIVE YEARS

Continuing Engineering Services contracts can vary in type, sizes, and scope. We are prepared to be responsive and flexible in meeting the Village's requirements and schedules and commit all of our resources to achieve this goal. An example of our ability to manage accelerated schedules is the **Fiveash Water Treatment Plant Transformer Replacement Project for the City of Fort Lauderdale.** This project required the partial demolition of a wall and construction of a new 120-square-foot doorway to accommodate a new transformer. The City designated the work as expedited due to the generator delivery date and the operational needs of the plant, with no alternative site available to stage the equipment. **Our Team** fast-tracked the design and coordination efforts, allowing the project to be completed on time and within the construction cost estimate. The design was completed in less than three months.

Another example of a recent project with a fast-track schedule is the **City Miami Gardens Drainage Improvement Project between NW 208th Terrace and NW 210th Terrace from NW 27th Court to NW 30th Avenue.** The City requested an expedited design and permitting due to the severe flooding issues within the project area. The project was residential and the total area was approximately 30 acres. The NTP was received on May 15, 2025, and the issue for bid plans, including the approved permits, were ready on September 10, 2025; the project was designed and permitted in less than four months.

Since the projects that will be assigned under this contract are unknown, our approach is essentially to provide the Village with a comprehensive team of experts who will be available to provide any service, from planning and detailed design to construction administration. We are aware of the need to be responsive, cost effective and to provide innovation. **RJ Behar** has successfully completed previous contracts of a similar nature with a ***Satisfactory Record of Performance*** for various government and municipal agencies. Several projects of the proposed team have received or have been nominated for engineering awards. We will ensure proper attention is given to each and every assignment. The **RJ Behar** firm has developed an excellent reputation throughout South Florida for delivering high-quality engineering services. We have consistently completed projects on time and within budget. We have obtained evaluations from the FDOT projects in the range of 4.2 out of a maximum of 5.0 points. Another test of our ability to complete projects on time and within budget is repeat business, as evidenced in TAB 6.

Rather than treating flooding as something to simply block, **RJ Behar** explores how to **adapt to water as part of the environment**. We are aware of the effects of sea level rise and incorporate innovative solutions to this problem. The projected rise in sea level and groundwater must be accounted for in the design of drainage systems. On our recent design project for **NE 151st Street in North Miami,** we considered sea level rise in the design of the system by adjusting the tailwater elevations of our hydrologic-hydraulic models and increasing the water table elevations using the Regional Climate Action Plan projections. We designed the roadway on average of 1.5 feet higher to consider the effects of sea level rise. We were responsible for roadway design, drainage design, surface water treatment, stormwater system, signing and pavement markings, signalization, lighting, a 4-foot bicycle lane in both directions, wetland assessment, contamination assessment and overall utility coordination. The project included the design of 4' wide bicycle lanes in both directions in accordance with the 2018 Florida Greenbook. **RJ Behar** also assisted with coordination to obtain permits for the installation of contamination monitoring wells and permit coordination with Miami-Dade County's Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM). Eleven groundwater monitoring wells were installed and sampled within the proposed exfiltration trenches adjacent to the landfill. The drainage design for the project included 16 drainage wells with an outfall to the intercoastal waterway, which was challenging because of the presence of contamination in several parts of the project. The project was permitted with the SFWMD, the MD DERM and the USACE. The project is a Miami-Dade County road but in order to advance the construction, a developer paid for the design portion of the project. Miami-Dade County is responsible for the construction portion. Even with the unforeseen obstacles, the design was completed on time and within budget, even though the County added additional services. Bid assistance started in 2022 but due to contractor default, Miami-Dade County Department of Transportation and Public Works requested redesign services, and the project has been rebid.

RJ Behar has also considered these effects in our design of coastal structures **S-40, S-41 and S-44 for SFWMD** by raising the control buildings to account for extreme weather conditions. The project consisted of the design for the fabrication and installation of new stainless steel vertical lift roller gates and frames on all three structures; replacing the existing hydraulic hoist systems to a new cable (rope) drum hoist system for structures S-40 and S-41; furnishing and installing riprap at the embankments for structures S-40, S-41 and S-44; construction of new stilling well platforms; new prefabricated control buildings; and addressing civil/structural/mechanical/electrical deficiencies. The structures are over 50 years old with corrosion causing sectional loss to the

gates. The project also included structural modifications to the existing spillways as necessary to accept the new gates and new hoisting systems. The schedule, budgets, and deliverables were monitored using spreadsheets and scheduling software and the project was delivered on time and within budget.

The Project Manager is the key to a successful project schedule; he/she is the "CEO" for the technical elements related to the project. **RJ Behar** is thoroughly versed in the logic behind effective project scheduling. We utilize Microsoft Projects and/or Primavera software for scheduling our projects. Our management methodology is best summarized as follows:

- ***Staffing Plan:*** Please refer to our team organization chart.
- ***Weekly In-House Meetings:*** We hold weekly in-house staff meetings with detailed action items to track schedules, budgets, and design activities. At these meetings, we go over the items that need to be completed; the budget and staff needed to complete each item.
- ***Monthly Progress Meetings:*** Our Project Manager will meet with the Village's Manager on a monthly basis to review the project's progress. A monthly progress report will be prepared.
- ***In-House "Brainstorming Session:"*** Once we obtain sufficient field data and have completed our field review, our project team will conduct a "brainstorming session," where the key personnel gather to discuss the project and suggest an optimal solution for the project. The goal is to get the decision makers involved early.
- ***Use of Interactive Approach with the Village of Palmetto Bay to Accelerate Work:*** The goal of the interactive approach proposed by our team is to get the decision makers involved in the project from the very start. Major design decisions will be coordinated with the Village's Staff through the Village's Manager. This timely involvement allows our team to avoid false starts and eliminates significant design changes at the submittals.

On our **Continuing contract for the City of Coconut Creek**, we have completed numerous projects that have been completed on time and within budget. Mr. Robert MacDonald, CGC, Project Manager, recently gave us a "5 out of 5 for an evaluation rating and over the past 7 years has found **RJ Behar** to be very qualified and easy to work with." The following are a few projects recently completed for the City:

- ✓ *Sawgrass Boulevard and Lyons Road Drainage Improvements – Completed in 3 months*
- ✓ *NW 20th Street and Lyons Road Drainage Improvements – Completed in 4 months*
- ✓ *Regency Lakes and SR 7 Reconstruction Project – Completed in 4 months*
- ✓ *Carambola Circle South Inlet Conversion – Completed in 4 months*
- ✓ *NW 74 Street Sidewalk Improvements – Completed in 2 weeks*
- ✓ *Copans Road Wastewater Transmission Line Mapping – Completed in 5 months*

Mr. Hans Murzi, PE, CFM, Project Manager, is one of two District Drainage Engineers (DDE) for the Central Broward Water Control District (CBWCD) since 2007, which is a task work order contract. He has a two-week window to review plats, applications for water management work permits, land development applications, paving and drainage plans, as-built plans, and permit renewal applications for conformance with the District's drainage regulations, standards, procedures, and design criteria. His comments are required to be returned to the designer or to CBWCD for approval within two weeks. He provides other services including drainage criteria, manual updates, special studies, data collection and monitoring, computer modeling, geographic information systems, master planning, design, permitting, cost estimating, construction inspection services, facilities financing, facilities operations and other services as directed by the District. **RJ Behar** also participates in the District Board Meetings as representative to the District. We have continued to meet time and budget for almost 20 years!

Quality Control plays a key role in keeping projects on time and within budget. We have a comprehensive process that has resulted in a history of zero claims due to errors or omissions. **RJ Behar** will ensure the quality of its product. An autonomous group of reviewers will be responsible for this activity. The individuals assigned are highly experienced in the tasks they will be reviewing. Committing the appropriate staff to the project is the most important quality assurance measure. **RJ Behar** is fully aware of the current financial climate and has put several key steps in place to help with reducing costs. We utilize spreadsheets and the DELTEK computer software to keep track of project budgets. Regardless of project budget constraints, **RJ Behar** is committed to completing every contracted project to the client's satisfaction. We take pride in our excellent track record of delivering projects within budget.

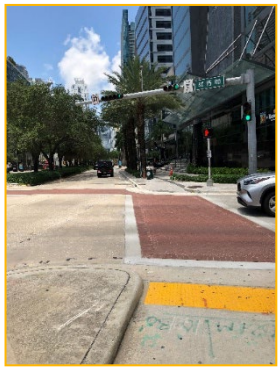
TAB 8
Projects of Similar Scope Over the Last Five (5) Years





TAB 8 – PROJECTS SIMILAR TO SCOPE IN THE LAST FIVE YEARS

Continuing Contract for Miscellaneous Engineering Services – City of Miami, Florida



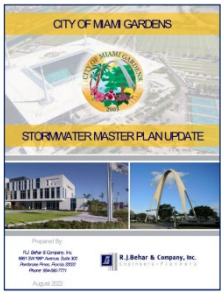
RJ Behar has provided full design services including planning and design; evaluation of proposed alternatives; public meetings; detailed assessments and recommendations; utility coordination; cost estimates; opinions of probable construction cost; review of work prepared by subconsultants and other Consultants; field investigations and observations; permitting; post design services; construction documents, and construction inspection services. Some of the projects completed included: *(a) Roadway, Traffic and Drainage, (b) Construction Engineering and Inspection, (c) Electrical, Civil and Structural, (d) Additional Services, including Grant Manager Assistance.* ***Start:*** *2004* ***Complete:*** *Ongoing* ***Key Personnel:*** *Robert J. Behar, PE – Principal in Charge;* ***Paola Riveros, PE –*** *Project Manager (PM);* ***Hans Murzi, PE, CFM –*** *Drainage and Permitting;* ***Nestor Santana, PE*** *– CMS Services;* ***Stacy Sookdew-Sing –*** *Project Administrator,* ***Jossmel Cruz, PE –*** *Structural Engineering.*

Continuing Contract for Street Neighborhood Improvements - City of Hialeah, Florida



Since the year 2000, **RJ Behar** has been performing civil engineering, transportation, traffic, construction inspection, and environmental projects for the City of Hialeah. This is part of the continuous neighborhood improvement program the City has been conducting. Under this program, **RJ Behar** has completed more than 50 miles of City Street improvements. ***Start:*** *2000* ***Complete:*** *Ongoing* ***Key Personnel: Robert J. Behar, PE*** *– Principal in Charge;* ***Paola Riveros, PE –*** *Project Manager;* ***Hans Murzi, PE, CFM –*** *Drainage and Permitting;* ***Nestor Santana, PE*** *– CMS Services;* ***Stacy Sookdew-Sing –*** *Project Administrator,* ***Jossmel Cruz-García, PE –*** *Structural Engineering.*

Continuing Contract for Miscellaneous Engineering Services - City of Miami Gardens, Florida



RJ Behar is providing full design services including planning and design; drainage; roadway, traffic; evaluation of proposed alternatives; public meetings; detailed assessments and recommendations; utility coordination; cost estimates; opinions of probable construction cost; environmental assessments; permitting; post design services; construction documents, and construction inspection and administration services. ***Start:*** *2019* ***Complete:*** *Ongoing* ***Key Personnel: Robert J. Behar, PE*** *- Principal in Charge,* ***Hans Murzi, PE -*** *Project Manager,* ***Jossmel Cruz Garcia, PE –*** *Structural Engineering,* ***Hector Rosario, EI*** *- Project Engineer,* ***Andrea Sorensen*** *- Project Engineer.*

Countyline Road from SW 32nd Boulevard – City of West Park, Florida

The existing swale was designed with flume openings and decorative concrete bands at various locations. During construction, this section of the corridor was not adequately designed or graded to capture and retain stormwater runoff. **RJ Behar** rectified this situation by including the construction of a bioswale swale area to collect the runoff and address both water quality (treatment) and quantity (attenuation) concerns. Bioswales improve stormwater runoff water quality by allowing solids and other pollutants to filter/settle out of the water naturally in the bioswale depressions and the engineered soils beneath the surface of the basin rather than passing to storm sewers and the ecosystems. **RJ Behar** performed project management, investigation, utility coordination, roadway, drainage, signing and pavement marking.



Start: *6/2023* ***Complete:*** *9/2023* ***Key Personnel: Robert J. Behar, PE*** *- Principal in Charge,* ***Paola Riveros, PE –*** *Project Manager,* ***Hans Murzi, PE -*** *Drainage,* ***David Hernandez*** *– Designer.*

Miami Beach Bandshell Rear Canopy – City of Miami Beach, Florida



RJ Behar's scope included the structural design of the backside canopy with a retractable roof capability. The proposed canopy extends approximately 5' in front of the existing bleachers, which remained in place. The project scope included schematic design, design development, *Historic Preservation Board Approval, construction documents, project management, structural engineering, permitting coordination, and cost estimating.* ***Start:*** *2023* ***Complete:*** *2025* ***Key Personnel: Jossmel Cruz Garcia, PE –*** *Structural Engineer****, Gregory Dover, PE*** *– Structural Engineer,* ***Gerard Nazaire, PE*** *- Project Engineer.*

Dewey Hawkins Landing Boat Ramp – City of Oakland Park, Florida



The scope included raising the seawall at the park/boat ramp area to meet the future Broward County elevation requirements, construction of two new docks with similar footprints, boat ramp improvements, a new kayak launch, and seawall work. The scope of work included field reviews; data collection; design and construction documents; cost estimating; technical specifications; permitting; utility coordination and bid assistance. Permitting involved the City's Building Permit, State Owned Land (TIITF) Permit; SFWMD Environmental Resource Permit; US Army Corp of Engineers fill and dredge Section 404; Broward County Aquatic and Wetland Resources License. ***Start:*** *5/02/2023* ***Complete:*** *2/2026* ***Key Personnel: Greg Dover, PE*** *– Structural Engineer;* ***Jossmel Cruz, PE –*** *Structural Engineer;* ***Hector Rosario, EI*** *– Project Engineer.*

Pine Island Road from Griffin Road to Nova Drive Mobility Advancement Program (MAP) – Broward County Highway Construction and Engineering Division



The proposed improvements include roadway design from 4 to 6 lanes with a shared use path, new drainage, bridge widening, traffic analyses, signalization, signing and pavement markings, lighting, a bulkhead wall along the canal, permitting, utility coordination, public involvement, environmental evaluation, CRAS report, and landscaping. ***Start:*** *11/2021* ***Complete:*** *7/2025* ***Key Personnel: Robert J. Behar, PE*** *– Principal in Charge/Project Manager/EOR;* ***Paola Riveros, PE –*** *Project Engineer;* ***Hans Murzi, PE –*** *Drainage/Permitting Engineer;* ***Jossmel Cruz Garcia, PE –*** *Structural Design****; Rafael De Arazoza, PE*** *– Traffic Analyses;* ***Nanette Akyaz-Gomez, LEED AP NP*** *– Designer;* ***Erlis Fernandez*** *– Designer;* ***David Hernandez*** *– Designer.*

SW 82nd Avenue and Traffic Circle Improvements CEI Services, LAP Project – Town of Cutler Bay, Florida



RJ Behar was contracted to provide CEI services, including maintaining accurate records; properly documenting project changes, assisting the Town with plans, specifications, and construction contract provisions; making recommendations to resolve disputes, maintaining an adequate level of surveillance; and coordinating with FDOT to ensure compliance with their programs. ***Start:*** *10/12/2023* ***Complete:*** *11/18/2024* ***Key Personnel: Robert J. Behar, PE*** *– Principal in Charge;* ***Nestor Santana, PE*** *– Senior Project Engineer;* ***Stacy Sookdew-Sing –*** *Project Administrator/Contract Support Specialist;* ***Thalia Santana*** *– Resident Compliance Specialist****; Logan Fasanella*** *– Senior Inspector*

NE 151st Street Improvements – Oleta Partners LLC/Miami-Dade County Department of Transportation & Public Works

The scope of the project consisted of final design for the reconstruction of a segment of NE 151st St. from west of US 1/SR 5 to Bay Vista Blvd. The proposed improvements provide a much-needed east-west roadway east of US **RJ Behar** was responsible for the overall project management, coordination and review of environmental assessments and permitting, roadway design, drainage design, signing and pavement markings, signalization, lighting, wetland assessment coordination, and overall utility coordination. NE 151st Street is an off-system roadway bound by the Florida Greenbook for its design criteria. Drainage design included a series of interconnected drainage wells and outfall. The design was especially challenging because of the presence of contamination in several parts of the project. The project is permitted with the South Florida Water Management District (SFWMD), the Miami Dade Department of Environmental Protection (DERM), and the United States Army Corps of Engineers (USACOE). ***Start:*** *8/2017* ***Complete:*** *9/2021* ***Post Design Services:*** *Ongoing* ***Key Personnel: Robert J. Behar, PE*** *– Project*

Manager/Engineer of Record; ***Paola Riveros, PE –*** *Project Engineer;* ***Hans Murzi, PE, CFM –*** *Drainage, Environmental/Permitting Engineer****; Elmer Cardenas, PE, CEI*** *– Drainage Design;* ***Jossmel Cruz-García, PE –*** *Structural Engineer;* ***Nanette Akyaz-Gomez, LEED AP ND*** *– Senior Designer*

Babcock Park Babcock Park Field Conversion – Sports Field, Inc.



Babcock Park is the home of the Miami Marlins Youth Academy. The improvements consisted of upgrading to a pervious synthetic turf multi-use baseball field, fencing, sidewalks, paved area around the backstop, sidewalk connections to the existing sidewalks. **RJ Behar** provided the following services: Performed a Phase I Environmental Site Assessment of project area, no contamination was found; Created construction plans including existing utilities, site, layout, grading, drainage plans, site improvement details, scoreboard and structural details, backstop structural details with electrical plans, stormwater pollution prevention plans, erosion control, tree disposition plans, landscape plans; Assisted in the permitting with Miami-Dade County and the City of Hialeah, and provided post-design assistance, answering RFIs, reviewing shop drawings, performing field visits during construction. ***Start:*** *6/2025* ***Complete:*** *3/2026* ***Construction:*** Ongoing ***Key Personnel: Robert J. Behar, PE*** *– Principal in Charge,* ***Hans Murzi, PE –*** *Project Manager,* ***Hector Rosario, EI*** *– Designer,* ***Andrea Sorensen*** *– Designer*

Charles F. Dodge City Center (City Center) Traffic Impact Study – City of Pembroke Pines, Florida



The objective of this traffic impact study was to determine the impact of the vehicular traffic generated from the proposed development project. The traffic analyses focused on determining the effects in a 2-year projection time period and assessed the existing and future conditions with and without the project's generated vehicular traffic. The scope of work included traffic data collection, trip generation analysis, trip distribution, trip assignment, crash history, and capacity/level-of-service (LOS) analyses. The analyses included eight intersections. ***Start:*** *2019* ***Complete:*** *2022* ***Key Personnel: Robert J. Behar, PE*** *– Principal in Charge;* ***Paola Riveros, PE –*** *Project Manager****, Jaime Delgado*** *– Data Collection,* ***Logan Fasanella*** *– Data Collection.*

SW 25th Street Complete Streetscape Improvements, DEP Grant – City of West Park, Florida



RJ Behar provided project management, investigation, analysis, permitting, utility coordination, and civil engineering services necessary for roadway and drainage system upgrades, TCP plans, signing and pavement marking, designated bike lanes, implementing traffic calming measures, traffic studies. ***Start:*** *4/2017* ***Complete:*** *9/2021* ***Key Personnel: Robert J. Behar, PE*** *– Project Manager;* ***Paola Riveros, PE –*** *Roadway Engineer;* ***Hans Murzi, PE –*** *Drainage Engineer.*

Phase I Environmental Site Assessment – Miami-Dade County, Florida

This Phase I ESA was performed in accordance with the procedures included in ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The subject property is located at 6300 NW 74th Avenue, Miami FL 33166. The ESA was to assess potential environmental issues that may affect the subject property, which focused on this property from the environmental point of view. We did not identify any environmentally sensitive properties and operations in proximity of 0.250 mile to the subject property. **RJ Behar** found no evidence of existing underground storage tanks, grease pits, oil water separators, or other structures commonly associated with the use, transportation, or storage of hazardous substances or petroleum products at the subject property. There was no evidence of surface staining, stressed vegetation or other evidence indicating a discharge of hazardous substances. The ESA has revealed no evidence of RECs, CRECs, HRECs, or De Minimis conditions in connection with the subject project. ***Start:*** *2022* ***Complete:*** *2023* ***Key Personnel:*** *Robert J. Behar, PE – Project Manager;* ***Hans Murzi, PE – Environmental Engineer***

Cypress Canal Weir #1 (GOLD4A), Project – South Florida Water Management District

This project originated as part of the Big Cypress Basin (BCB) Capital Prioritization initiative that supports the BCB 2018 - 2023 Strategic Plan for retrofitting old inefficient water control structures and building new structures to meet current or future design conditions. The structure is located at the northwest corner of 23rd Street and the Cypress Canal, one block east of the existing weir. The new structure included three new slide/weir gates, a three-cell box culvert to be used as a bridge, new stilling wells, a



10 x 10 ft. control room, communications, and miscellaneous appurtenances. The bridge is 24 ft. wide. The scope included hydraulic analyses using the HEC-RAS model, site design including grading and drainage. An AutoTurn model was used to model the 55-ton crane in use by the District, new riprap design, electrical, structural, and mechanical design. **RJ Behar** also prepared specifications and cost estimates. ***Start:*** *2022* ***Complete:*** *2023* ***Key Personnel: Robert J. Behar, PE*** *- Principal in Charge,* ***Juan H. Vazquez, PE*** *- Project Manager,* ***Jossmel Cruz Garcia, PE -*** *Structural Engineer,* ***Hans Murzi, PE, CFM -*** *Hydraulics Engineer,* ***Carmelo Ramos, PE*** *- Electrical Engineer,* ***Reynaldo Orozco, PE*** *- Electrical QC,* ***Hector Rosario, EI*** *- Project Engineer.*

Grant Management – Town of Davie

RJ Behar was contracted under the Miscellaneous Engineering services contract to provide a Grants Project Manager and assist with FDOT Local Agency Program "LAP/GAP" in their various reporting requirements associated with the grants. The intent of the task is to provide professional services support for the Town's various grant projects to fulfill the requirements under the respective programs, facilitating full reimbursement of the funds. We conducted research and compiled data for monthly, annual, and special reports; Coordinated various phases of work for the grant being monitored; Reviewed the supporting documentation for accuracy before transmitting the submittals to the benefactor; Conducted complex and detailed reviews and analyzed the grant funds budgeted and allocated of those funds against the funds spent by the Town during the construction phase; Ensured that reimbursement funds were received from the corresponding agency. ***Start:*** *5/2023* ***Complete***: *9/2024* ***Key Personnel: Robert J. Behar, PE*** *– Principal in Charge,* ***Stacy Sookdew-Sing –*** *Project Manager,* ***Thalia Santana*** *– Grant Assistant*

Mast Arm Traffic Signals – City of Oakland Park, Florida



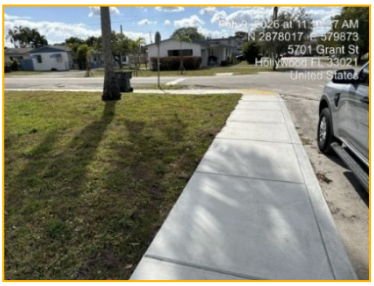
The City contracted **RJ Behar** to provide professional services for mast arm signal design services at 19 intersection locations throughout the City. The project was funded via Broward County Surtax. It included upgrades and conversion from span wire assemblies to mast arms signals. **RJ Behar** was responsible for project management, cost estimates, specifications, utility coordination, signalization plans, structural engineering, signing and pavement markings, traffic control plans, and drainage modifications. ***Start:*** *5/2023* ***Complete***: *9/2024* ***Key Personnel: Robert J. Behar, PE*** *– Principal in Charge,* ***Paola Riveros, PE –*** *Project Manager,* ***Jossmel Cruz Garcia, PE –*** *Structural Engineer,* ***Nanette Akyaz-Gomez, LEED AP ND*** *- Designer,* ***Esteban Aldana, EI*** *- Structural Designer.*

Pump Station D-36 Structural Rehabilitation – City of Fort Lauderdale, Florida



The City of Fort Lauderdale's Public Works Department determined the need to perform rehabilitation of the D36 Pump Station. The existing pump station showed significant deterioration on the main structural concrete elements that required immediate attention. RJ Behar was responsible for full inspection of the station of the structural elements with concerns related to load bearing structural elements. The repairs included repair of spalled and corroded steel elements, replacing access gates, cleaning and coating of the station (inside and outside), and floor hardening. ***Start:*** *3/2022* ***Complete***: *8/2025* ***Key Personnel: Juan Vazquez, PE –*** *Principal in Charge,* ***Jossmel Cruz Garcia, PE –*** *Project Manager,* ***Esteban Aldana, EI*** *– Designer*

Hollywood Beach Heights Neighborhood – City of Hollywood, Florida



RJ Behar was responsible for all construction engineering and inspection functions, including ensuring the construction was completed according to the plans, specifications, and contract provisions. We verified the correct wage table in the contract and posted on the jobsite Bulletin Board, Conducted monthly reviews of the Job-site Bulletin Board, Attended progress meetings, Prepared meeting agenda and meeting notes, Attended all compliance audits, meetings and trainings as requested by the FDOT D4's Compliance Manager; Submitted

Monthly LAP Compliance Checklists; Conducted and reviewed Employee EEO labor interviews to ensure that all DBE and EEO/AA subcontractors were paid timely and payments were verified; Maintained project documents and ensured files were up to date in accordance with the Federal requirements and final submittals; Verified the goals of the anticipated DBE; Ensured all DBE subcontractors were paid timely and verified payments, Reviewed and maintained all inspections and material sampling services.

Start: *8/2024* ***Complete:*** *4/2025* ***Key Personnel: Robert J. Behar, PE*** *- Principal in Charge,* ***Nestor Santana, PE*** *- Senior Project Engineer,* ***Stacy Sookdew-Sing*** *- Project Administrator,* ***Erick Rose*** *– Inspector,* ***Jorge Romero*** *- Inspector,* ***Thalia Santana*** *- Resident Compliance Specialist and Contract Support Specialist.*

Lyons Park Neighborhood Improvement Project – City of Pompano Beach, Florida



The project area suffered from flooding problems. This project was intended to improve the drainage systems. The sanitary sewer lines were located in the rear yard easements of the properties. **RJ Behar** relocated the sewer line design to the street's right-of-way and new lateral services. The project also included design of waterline relocations in areas where there were conflicts with other improvements. The streets were reconstructed with new pavement markings and a completely new stormsewer system, sanitary sewer system, and regraded swales. The design included structural design of seawall repairs for new outfalls. An extensive public outreach effort was conducted including presentations, workshops, and one-on-one meetings. We provided on-site representatives to monitor the progress and quality of the work, prepared change orders, conducted inspections to determine if the project was substantially complete, final inspection and assigning a person during the construction phase to be the community liaison to answer and relate/resolve the community concerns.

Start: *6/2015* ***Complete:*** *2/2021* ***Construction:*** *11/2024* ***Key Personnel: Hans Murzi, PE -*** *Project Manager,* ***Paola Riveros, PE -*** *Project Engineer,* ***Jossmel Cruz Garcia, PE -*** *Structural Engineer,* ***Nestor Santana, PE*** *- Senior Project Engineer,* ***Logan Fasanella -*** *Senior Inspector.*

Little Country Estates & Grove Estates Drainage Improvements - CEI – Town of Davie, Florida

The project scope consists of the design for the stormwater to improve the flooding conditions within the project area. Improvements include a new stormwater collection system, constructing a new outfall to the CBWCD N-26 canal, installing flap gates, and regrading of swales. Work also includes erosion control measures, rip rap at outfalls, pavement milling and resurfacing, small watermain relocations, and restoration of driveways, utility coordination and permitting. **RJ Behar's** scope of work included Post Design services and Construction Engineering and Inspection during the construction of the project. Services included: Responding to Requests for information, Attending Preconstruction meeting, Site Visits, Progress Meetings, Shop drawings reviews, Full-time Inspection, Project Closeout and Certification. ***Start:*** *03/2023* ***Complete:*** *1/2025* ***Key Personnel: Hans Murzi, PE, CFM*** *- Project Manager,* ***Elmer Cardenas, PE, CEI -*** *Project Engineer,* ***Hector Rosario, EI -*** *Project Engineer,* ***Nestor Sanatana, PE -****Construction Project Manager,* ***Alejandro Medina -*** *Senior Inspector,* ***Logan Fasanella -*** *Senior Inspector*

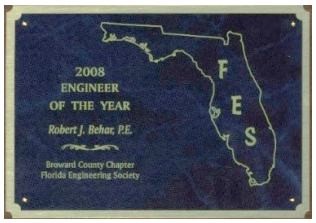


TAB 9
Copies of Press Articles, Profiles, Commendations, Awards



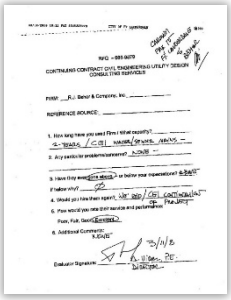


TAB 9 - COPIES OF PRESS ARTICLES, PROFILES, COMMENDATIONS, AWARDS and Copies of Florida Licenses, FDOT or other



R.J. BEHAR & COMPANY, INC.

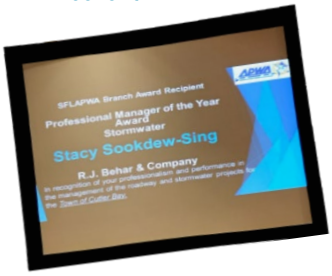
Mr. Robert J. Behar, PE was nominated Engineer of the Year by the Broward County Section of the Florida Engineering Society and was awarded the Ben Watts Award from the Florida Department of Transportation.



Commendation – City of Hialeah
Continuing Contract Civil Engineering Utility Design Consulting Services - CEI Water/Sewer *"Service performance: Excellent "*



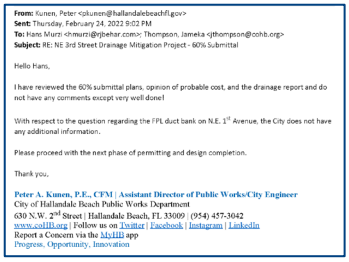
Coconut Creek Reclaimed Water System
Civil Engineering
Award by the College of Engineers and Land Surveyors of Puerto Rico (CIAPR) Florida Chapter in 2019
Team Member: Hans Murzi, PE



Manta Drive Improvement Project – 2019 APWA Florida Chapter Awards Program, Town of Cutler Bay. Ms. Stacey Sookdew-Sing with RJ Behar & Company, Inc. "Professional Manager of the Year Award"



"Management Innovation Award" – 2026 APWA Florida Chapter 2026 Ms. Stacey Sookdew-Sing with RJ Behar & Company, Inc. *This award honors her exceptional leadership and innovative management practices that advance public works services.*


From: Kunen, Peter <pkunen@hallandalebeachfl.gov>
Sent: Thursday, February 24, 2022 9:02 PM
To: Hans Murzi <hmurzi@rjbehar.com>; Thompson, Jameka <jthompson@cohb.org>
Subject: RE: NE 3rd Street Drainage Mitigation Project - 60% Submittal

Hello Hans,

I have reviewed the 60% submittal plans, opinion of probable cost, and the drainage report and do not have any comments except very well done!

With respect to the question regarding the FPL duct bank on N.E. 1st Avenue, the City does not have any additional information.

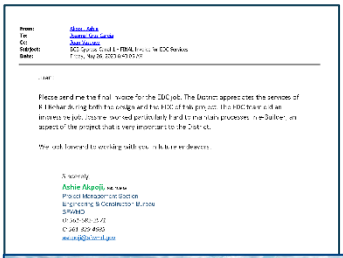
Please proceed with the next phase of permitting and design completion.

Thank you,

Peter A. Kunen, P.E., CFM | Assistant Director of Public Works/City Engineer
City of Hallandale Beach Public Works Department
630 N.W. 2nd Street | Hallandale Beach, FL 33009 | (954) 457-3042
www.coHB.org | Follow us on Twitter | Facebook | Instagram | LinkedIn
Report a Concern via the MyHB app
Progress, Opportunity, Innovation

NE 3rd Street Drainage Mitigation Project, City of Hallandale Beach; 60% Submittal – Hans Murzi, PE, CFM …I have reviewed the 60% submittal plans, opinion of probable cost, and the drainage report and do not have any comments, except very well done!




Please send me the final invoice for the 200 job. The District appreciates the services of R J Behar during both the design and the EDC of this project. The EDC team did an impressive job. Jossmel worked particularly hard to maintain processes in e-Builder, an aspect of the project that is very important to the District.We look forward to working with you in future endeavors.

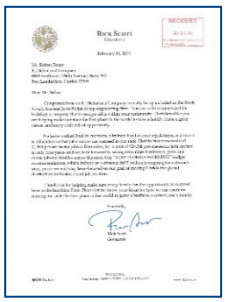
Ashie Akpoti, PE, MBA
Project Manager and Section
Engineering & Construction Bureau
SFWMD

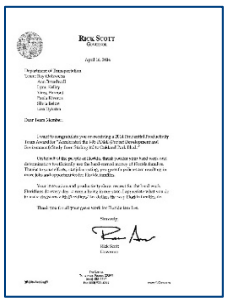
BCB - Cypress Weir 1 (Gold4A) Relocation Design, Collier County – SFWMD – Mr. Jossmel Cruz-García, PE…The District appreciates the services of RJ Behar during both the design and EDC of this project. The EDC team did an impressive job. Jossmel worked particularly hard to maintain processes in e-Builder, an aspect of the project that is very important to the District.We look forward to working with you in future endeavors.

Team Members: Jossmel Cruz, MS; Hans Murzi, PE, CFM; Carmelo Ramos, PE; Hector Rosario, EI



Governor Rick Scott Commendations

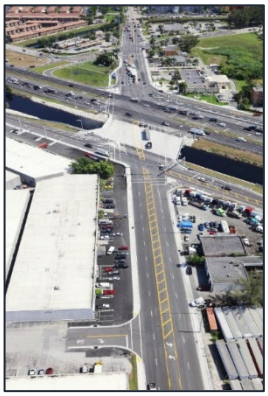

RICK SCOTT
GOVERNOR


RICK SCOTT
GOVERNOR

R.J. Behar & Company, Inc.
Recognition as being included in the South Florida Business Journal's list of top engineering firms.

Ms. Paola Riveros, PE
Congratulations on receiving a 2014 Prudential Productivity Team Award.

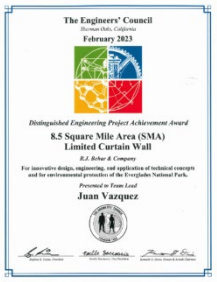
Florida TaxWatch



NW 87th Avenue from NW 74th Street to NW 103rd Street Miami-Dade County – FDOT, District 6 Florida Tax-Watch Award was presented to the NW 87th Construction Project.

The Project consisted of design for the reconstruction of a segment and new construction of NW 87th Avenue from NW 74th Street to NW 103rd Street (2 miles), within the Town of Medley, in Miami-Dade, Florida. Project scope included roadway design, traffic studies, drainage design, permitting, signing and pavement markings, signalization, lighting, bridge construction, utility coordination, and overall coordination. NW 87th Avenue is an off-system roadway bound by the Florida Greenbook, for its design criteria. The NW 87th Avenue project included a Shared Use bicycle lane, also known as a "Sharrow". The Shared Use bicycle lane was accomplished by utilizing a 14-foot-wide outside travel lane that will be shared by bicyclists and motorists. ***Team Members: Robert J. Behar, PE; Paola Riveros, PE; Hans Murzi, PE; Jossmel Cruz-García, PE***





8.5 Square Mile Area Limited Curtain Wall. The 8.5 Square Mile Area Limited Curtain Wall was awarded Distinguished Project Achievement Award by The Engineers' Council in February 2023 and 2023 Honor Award in Environmental Sustainability by the American Academy of Environmental Engineers and Scientists. This project includes the design and construction of approximately 2.3 miles of curtain wall in Miami-Dade County, Florida. The project is part of the Everglades Restoration efforts.

Team Members: Jossmel Cruz-García, PE; Nestor Santana, PE; Hector Rosario, EI

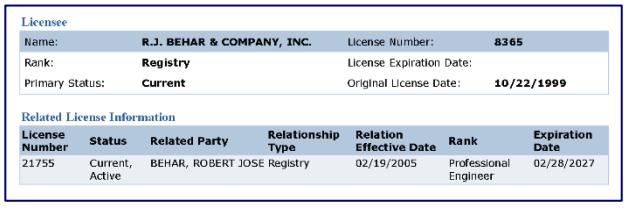




S-135 By-Pass Culverts and Dike Repairs, Okeechobee, Florida

S-135 By-Pass Culverts and Dike Repairs won the 2022 Civil Engineering Project of the year by the College of Engineers and Land Surveyors of Puerto Rico (CIAPR). The project was permitted through Section 408 with the US Army Corps of Engineers. ***Team Members: Jossmel Cruz-García, PE; Carmelo Ramos, PE; Nestor Santana, PE; Hector Rosario EI***

TAB 9 – Copies of Florida Licenses, FDOT or other

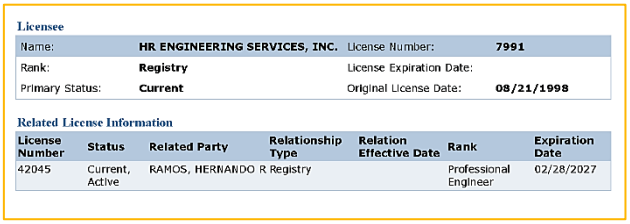


Licensee

Name:	R.J. BEHAR & COMPANY, INC.	License Number:	8365
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	10/22/1999

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
21755	Current, Active	BEHAR, ROBERT JOSE	Registry	02/19/2005	Professional Engineer	02/28/2027

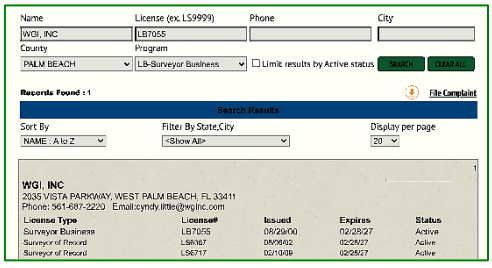


Licensee

Name:	HR ENGINEERING SERVICES, INC.	License Number:	7991
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	08/21/1998

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
42045	Current, Active	RAMOS, HERNANDO R	Registry		Professional Engineer	02/28/2027



Name | License (ex. LS9999) | Phone | City
WGI, INC | LB7055

County | Program
PALM BEACH | LB-Surveyor Business | Limit results by Active status | SEARCH | CLEAR ALL

Records Found : 1 | File Complaint

Search Results

Sort By: NAME : A to Z | Filter By State,City: <Show All> | Display per page: 20

WGI, INC
2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
Phone: 561-687-2220 Email:cyndy.little@wginc.com

License Type	License#	Issued	Expires	Status
Surveyor Business	LB7055	08/29/00	02/28/27	Active
Surveyor of Record	LS6167	09/06/02	02/28/27	Active
Surveyor of Record	LS6717	02/10/09	02/28/27	Active



R.J. Behar & Company, Inc.

State of Florida
Department of State

I certify from the records of this office that R.J. BEHAR & COMPANY, INC. is a corporation organized under the laws of the State of Florida, filed on October 4, 1999.

The document number of this corporation is P99000088184.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 7, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2026

Secretary of State

Tracking Number: 850195403CC

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

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

TAB 9 – Copies of Florida Licenses, FDOT or other – Continued

WGI Inc.

State of Florida
Department of State

I certify from the records of this office that WGI, INC. is a corporation organized under the laws of the State of Florida, filed on July 12, 1991.

The document number of this corporation is S66593.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twelfth day of January, 2026

Secretary of State

Tracking Number: 1711111146CC

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

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

R.J. Behar & Company, Inc.

FDOT
Florida Department of Transportation
RON DESANTIS GOVERNOR — 605 Suwannee Street, Tallahassee, FL 32399-0450 — JARED W. PERDUE, P.E. SECRETARY

June 10, 2026

Robert J. Behar, President/CEO
R. J. BEHAR & COMPANY, INC.
6861 SW 196th Avenue
Suite 302
Pembroke Pines, FL 33332
bbehar@rjbehar.com

Dear Mr. Behar:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design

5.1 - Conventional Bridge Inspection
5.4 - Bridge Load Rating

6.1 - Traffic Engineering Studies
6.2 - Traffic Signal Timing

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

10.1 - Roadway Construction Engineering Inspection

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

1

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
181.43%	144.97%	1.308%	Excluded	1.25%	0.00%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Natawnya Hartman
Professional Services Qualification Administrator
NH

Cyriacks Environmental Consulting Services Inc.

State of Florida
Department of State

I certify from the records of this office that CYRIACKS ENVIRONMENTAL CONSULTING SERVICES INC. is a corporation organized under the laws of the State of Florida, filed on July 16, 2003.

The document number of this corporation is P03000078714.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 8, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighth day of January, 2026

Secretary of State

Tracking Number: 7565211992CC

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

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

HR Engineering Services Inc.

State of Florida
Department of State

I certify from the records of this office that HR ENGINEERING SERVICES, INC. is a corporation organized under the laws of the State of Florida, filed on July 13, 1998.

The document number of this corporation is P98000061709.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of January, 2026

Secretary of State

Tracking Number: 2317314746CC

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

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

FDOT
Florida Department of Transportation
RON DESANTIS GOVERNOR — 605 Suwannee Street, Tallahassee, FL 32399-0450 — JARED W. PERDUE, P.E. SECRETARY

June 03, 2026

Hernando Ramos, President
HR ENGINEERING SERVICES, INC.
7815 NW 72nd Avenue
Medley, FL 33166
hramos@hrescorp.com

Dear Mr. Ramos:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.1 - Soil Exploration
9.2 - Geotechnical Classification Lab Testing
9.4.1 - Standard Foundation Studies

10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
175.78%	0.663%	Reimbursed	33.97%	Yes

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

1

FDOT
Florida Department of Transportation
Construction, Maintenance, and other Contractual Services Firms
Small Businesses
by Activity or Specialty Area

Note: Please refer to the following link for professional services small businesses: https://www.fdot.gov/procurement/internetReports.shtml#qual

Vendor	Comment	Mailing Address	Contact Person	Telephone Number
CYRIACKS ENVIRONMENTAL CONSULTING SERVICES, INC.		3991 SW 15th Street, Suite B Deerfield Beach FL 33442	Wendy Cyriacks	954-571-0256

Note: The Small Business Listing provides a list of firms that have self-certified that they meet the definition of a small business in accordance with section 337.027, F.S. and have completed the Small Business Affidavit, Form No. 275-030-01. The Small Business listing is provided for informational purposes, and is not intended to constitute an all-inclusive list of small businesses. The Department takes no responsibility for the information self-certified by firms in the Small Business Affidavit form. Small business firms included on this list are required to annually submit a new Small Business Affidavit to remain active on the Small Business List.

Listing on this report does not constitute Contractor Prequalification with FDOT. Contractors who wish to become qualified with FDOT in construction work classes should go to http://www.fdot.gov/contracts/DistQual_InformationRec.shtm. To verify Contractor Prequalification, please visit https://fdotwp1.dot.state.fl.us/APSCInternalRedirect/Home?ShowAllUnrestrictedUsers.aspx.

Activities or Specialty Areas

Environmental Consulting Services, Mitigation Services

Counties of Interest

ALACHUA, BAKER, BAY, BRADFORD, BREVARD, BROWARD, CALHOUN, CHARLOTTE, CITRUS, CLAY, COLLIER, COLUMBIA, DESOTO, DIXIE, DUVAL, ESCAMBIA, FLAGLER, FRANKLIN, GADSDEN, GILCHRIST, GLADES, GULF, HAMILTON, HARDEE, HENDRY, HERNANDO, HIGHLANDS, HILLSBOROUGH, HOLMES, INDIAN RIVER, JACKSON, JEFFERSON, LAFAYETTE, LAKE, LEE, LEON, LEVY, LIBERTY, MADISON, MANATEE, MARION, MARTIN, MIAMI-DADE, MONROE, NASSAU, OKALOOSA, OKEECHOBEE, ORANGE, OSCEOLA, PALM BEACH, PASCO, PINELLAS, POLK, PUTNAM, SANTA ROSA, SARASOTA, SEMINOLE, ST. JOHNS, ST. LUCIE, SUMTER, SUWANNEE, TAYLOR, UNION, VOLUSIA, WAKULLA, WALTON, WASHINGTON

Report Run on: 12/5/2025

WGI

FDOT
Florida Department of Transportation
RON DESANTIS GOVERNOR — 605 Suwannee Street, Tallahassee, FL 32399-0450 — JARED W. PERDUE, P.E. SECRETARY

May 28, 2026

Kate Fontaine, VP, Administration
WGI, INC.
2035 Vista Parkway
West Palm Beach, FL 33411
kate.fontaine@wginsung.com

Dear Ms. Fontaine:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design
4.2.1 - Major Bridge Design - Concrete
4.2.2 - Major Bridge Design - Steel
4.2.3 - Major Bridge Design - Segmental
4.3.2 - Complex Bridge Design - Steel

5.1 - Conventional Bridge Inspection
5.2 - Movable Bridge Inspection
5.3 - Complex Bridge Inspection
5.4 - Bridge Load Rating

6.1 - Traffic Engineering Studies
6.2 - Traffic Signal Timing
6.5.1 - Intelligent Transportation Systems Analysis and Design
6.5.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization
8.1 - Control Surveying

1

8.2 - Design, Right of Way & Construction Surveying
8.3 - Photogrammetric Mapping
8.4 - Right of Way Mapping

10.1 - Roadway Construction Engineering Inspection

11.0 - Engineering Contract Administration and Management

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

14.0 - Architect

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
218.04%	146.28%	1.411%	Reimbursed	4.00%	2.77%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Natawnya Hartman
Professional Services Qualification Administrator
NH

TAB 10
Submittal Forms and Discipline Form





RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
✓ General Civil Engineering	R.J. Behar & Company, Inc.
✓ Roadway Traffic & Transportation Planning and Engineering Services	R.J. Behar & Company, Inc.
General Urban Planning Services	
Electrical Engineering	
✓ Structural Engineering	R.J. Behar & Company, Inc.
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

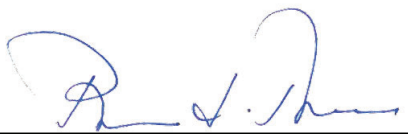
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company R.J. Behar & Company, Inc.

Date Addendum Received 08-14-2026

Total Pages of Addendum including Acknowledgement 8

Print Name Robert Behar, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

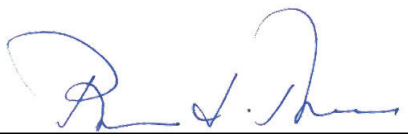
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company R.J. Behar & Company, Inc.

Date Addendum Received 08-18-2026

Total Pages of Addendum including Acknowledgement 7

Print Name Robert Behar, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

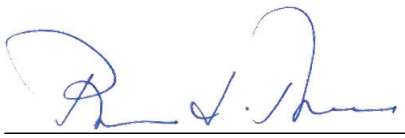
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company R.J. Behar & Company, Inc.

Date Addendum Received 08-26-2026

Total Pages of Addendum including Acknowledgement 4

Print Name Robert Behar, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

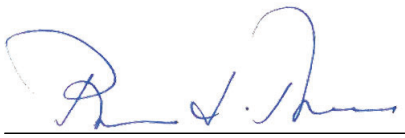
Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company R.J. Behar & Company, Inc.

Date Addendum Received 09-09-2026

Total Pages of Addendum including Acknowledgement 2

Print Name Robert Behar, PE

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Geotechnical services	HR Engineering Services Inc.	7815 NW 72nd Avenue Medley, FL 33166	305-888-8880
Survey & SUE services	WGI, Inc.	11410 NW 20th Street, Suite 101 Miami, FL 33172	305-553-0500
Environmental services	Cyriacks Environmental Consulting Services, Inc.	7850 NW 146 Street, Suite 510 Miami Lakes, FL 33016	305-509-6550

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Provides full design services including planning and design services; evaluation of proposed alternatives; public meetings; detailed assessments and recommendations; utility coordination; cost estimates; opinions of probable construction cost; review of work prepared by subconsultants and other Consultants; field investigations and observations; permitting; post design services; construction documents, and construction administration services.

Initial Value of Contract: $1,200,000 as of 9/2025 Final Value of Contract: $1,200,000 as of 9/2025

Length of Contract: 2015-Ongoing - Continuing Contract for Miscellaneous Engineering Sevices

Would you enter into a contract with the Company in the future? Yes _____

Were the services provided acceptable and of quality standards: _____Yes _____

Was the Company responsive to your requests and resourceful with the task? _____Yes _____

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
_____ Yes _____

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: City of Coconut Creek

Name of Individual completing this form: Mr. Robert McDonald, CGC

Signature: Robert McDonald Title: Project Manager

Telephone: (954) 973-6786 Ext #1568 Email: RMcDonald@coconutcreek.net

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Stormwater Master Planning: Project Coordination, Water Quality Evaluation, Field Reviews, Develop Stormwater Management Strategies and Solutions, Data, Develop Implementation Plan, GIS Coordination, FEMA CRS Rating Assistance, Review of Regulatory Requirements, Grants Evaluations, Stormwater Modeling (SWMM Modeling), Preparation of SWMMP Report

Initial Value of Contract: $177,783 Final Value of Contract: $177,783

Length of Contract: 04/2020 - 08/2022 - Stormwater Management Master Plan

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

✓ Yes _____ No

If you responded no to any of the above please provide details:

_____

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Comments:

_____

_____

_____

_____

Name of Public Entity/Company: _____

Name of Individual completing this form: Mr. Kerrith Fiddler, CFM

Signature: _____ Title: Public Works Director

Telephone: 786-279-1270 Email: kfiddler1@miamigardens-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: RJ Behar has provided Continuing Civil Engineering services, including Interim City Engineer Services; PW Surface Water License Modification and Parking Lot Design; 43, 45, 48 & 51 Year CBGD Drainage and Street Improvements; Phase 1 Environmental Assessments; NE 3rd Street Drainage Mitigation; 12 Inch Watermain Replacement at Atlantic Shores; Gulfstream Park - 72 Inch Pipe Replacement; PW Compound Outfall and Equipment Parking Lot.

Initial Value of Contract: $933,578 Final Value of Contract: $933,578

Length of Contract: 2013 - Ongoing - Miscellaneous Engineering Contract

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Hallandale Beach

Name of Individual completing this form: Mr. Manga Ebbe

Signature: MEbbe Title: Public Works Department - Construction Program Manager

Telephone: (954) 457-3043 Email: mebbe@cohb.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: RJ Behar was contracted for the repair and redesign of the Dewey Hawkins Landing Boat Ramp and Kayak Launch. includes field reviews, data collections, design and construction documents, cost estimating, technical specifications, permitting, utility coordination, and bid assistance.

Initial Value of Contract: $132,446 Final Value of Contract: $132,446

Length of Contract: 04/19/2023 - Ongoing - J. DEWEY HAWKINS LANDING BOAT RAMP

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

RJ Behar is very responsive. Their team is very professional. Oakland Park will continue to work with them.

Name of Public Entity/Company: City of Oakland Park

Name of Individual completing this form: Ms. Julie Leonard

Signature: Julie Leonard Title: Public Works Director

Telephone: (954) 630-4416 Email: Julie.leonard@oaklandparkfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: District Engineering Services, including reviews plats, applications for water management work permits, land development applications, paving and drainage plans, as-built plans, & permit renewal applications for conformance with the District's drainage regulations, standards, procedures, & design criteria, manual updates, special studies, data collection & monitoring, computer modeling, geographic information systems, master planning, design, permitting, cost estimating, & construction inspection services.

Initial Value of Contract: $978,622 as of 2/2026 Final Value of Contract: Varies per Project

Length of Contract: 04/24/2007 - Ongoing - CENTRAL BROWARD WATER CONTROL DISTRICT ENGINEER SERVICES

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

R. J. Behar & Company, Inc., represented by Hans Murzi, P.E. has provided noteworthy engineering services to the District. I do recommend their quality services to your organization based on my experience with this company & representative Engineer.

Name of Public Entity/Company: Central Broward Water Control District

Name of Individual completing this form: Mr. Daniel Stallone

Signature: Daniel J Stallone Title: District Manager

Telephone: (954) 432-5110 Email: Daniel@centralbrowardwcd.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Stormwater Master Planning: Project Coordination, Water Quality Evaluation, Field Reviews, Develop Stormwater Management Strategies and Solutions, Data, Develop Implementation Plan, GIS Coordination, FEMA CRS Rating Assistance, Review of Regulatory Requirements, Stormwater Funding Evaluation, Stormwater Modeling (SWMM Modeling), Preparation of SWMMP Report

Initial Value of Contract: $192,469 Final Value of Contract: $192,469

Length of Contract: 05/2021 - 08/2025 - Stormwater Management Master Plan (SWMMP)

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: City of North Miami

Name of Individual completing this form: Mr. Jeff Geimer, MPA

Signature: _____ Title: Assistant Public Works Director

Telephone: 305-893-6511 x14001 Email: jgeimer@northmiamifl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Civil Engineering, Environmental Assessment, Permitting, Post Design Services. RJ Behar performed a Phase I Environmental Site Assessment of project area. No contamination was found in the Babcock Park.

Initial Value of Contract: $127,455.80 Final Value of Contract: $127,455.80
Length of Contract: 06/27/2025 - 07/2026 - BABCOCK PARK FIELD CONVERSION
Would you enter into a contract with the Company in the future? X Yes ____ No
Were the services provided acceptable and of quality standards: X Yes ____ No
Was the Company responsive to your requests and resourceful with the task? X Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No
If you responded no to any of the above please provide details:

Comments:

RJ Behar's work at Babcock Park was both well informed and effiecient. They were quick to respond and provided valuable information in the design and completion of this project.

Name of Public Entity/Company: City of Hialeah/FIELDS
Name of Individual completing this form: Tim Dixon
Signature: _____ Title: Landscape Architect, FIELDS
Telephone: (470) 505-4284 Email: tdixon@fields-inc.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

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Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The scope of this project includes a Traffic Operations and Safety study, which consists of traffic counts, speed study and reports with results and recommendations for a Target Speed based on FDOT Context-Class Classification approach on State Roads). RJ Behar services include milling and resurfacing, shared use path/bike lanes, and sidewalk repairs as needed; drainage improvements, signalization updates to three intersections, lighting justification and pedestrian lighting, utility coordination, & permitting.

Initial Value of Contract: $514,273.68 Final Value of Contract: $514,273.68

Length of Contract: 02/11/2025 - Ongoing - STIRLING ROAD IMPROVEMENTS

Would you enter into a contract with the Company in the future? x Yes ____ No

Were the services provided acceptable and of quality standards: x Yes ____ No

Was the Company responsive to your requests and resourceful with the task? x Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Cooper City

Name of Individual completing this form: Mr. Akin Ozaydin, PE

Signature: D. Akin Ozaydin Title: Project Manager/Utilities Director

Telephone: (954) 434-4300, ext. #111 Email: AOzaydin@CooperCity.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: R.J. Behar & Company, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Provided CEI services necessary to coordinate the activities of all parties involved in completing this project, which included maintaining records of the project events witnessed by our inspection staff; properly documenting any significant project changes, assisting the Town with interpreting plans, specifications, & construction contract provisions; making recommendations to resolve disputes, maintaining an adequate level of surveillance of the Contractor's operations; & coordinating with FDOT to ensure compliance with their programs.

Initial Value of Contract: $117,904 Final Value of Contract: $117,904

Length of Contract: 07/24/2024 - 02/28/2025 - SW 200th STREET and SW 103rd AVENUE ROUNDABOUT LAP, CEI

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

VERY RESPONSIVE AND RESPONSIBLE CONSULTANT.

_____

_____

_____

Name of Public Entity/Company: Town of Cutler Bay

Name of Individual completing this form: Mr. Alfredo Quintero, EI, CFM, CGC, CCC, ISA CA

Signature: _____ Title: Public Works Director

Telephone: (305) 234-4262 Email: aquintero@cutlerbay-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Contact Person:

Hans Murzi, PE
hmurzi@rjbehar.com

Tel: 305-558-3777 /

Fax: 305-558-8909

7850 NW 146 Street, Suite 504,

Miami Lakes, Florida 33016

R.J.Behar & Company, Inc.
Engineers • Planners



VILLAGE OF PALMETTO BAY

PROF. CONSULTING SERVICES ON CONTINUING AGREEMENT BASIS FOR ARCHITECTURE DESIGN & GENERAL URBAN PLANNING SERVICES

RFQ NO. 2026-11-015

R.E. CHISHOLM ARCHITECTS, INC.
ROBERT E. CHISHOLM, FAIA, NCARB
782 NW 42ND AVE., SUITE 650
MIAMI, FL 33126
(305) 661-2070

9/18/2026



1

LETTER OF INTENT

VILLAGE OF PALMETTO BAY
PROF. CONSULTING SERVICES ON CONT. AGREEMENT BASIS FOR ARCHITECTURE DESIGN & GENERAL URBAN PLANNING SERVICES
RFQ NO. 2026-11-015

9/18/2026

LETTER OF INTENT

September 18, 2026

Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Attn: Alessia Bencomo, Procurement Specialist

RE: Village of Palmetto Bay—Prof. Consulting Services on Cont. Agreement Basis for Architecture Design & General Urban Planning Services RFQ No. 2026-11-015

Dear Ms. Bencomo and Members of the Selection Committee:

We are pleased to submit our qualifications for the **Prof. Consulting Services on Cont. Agreement Basis for Architecture Design & General Urban Planning Services** for the Village of Palmetto Bay. For more than 44 years, Chisholm Architects has provided public sector clients with **architectural design and urban planning services**, including renovations, site and master planning, urban design, feasibility studies, historic preservation, and park and open-space planning. Our experience allows us to support the Village in the **design and improvement of facilities and sites**, as well as the **planning and development of neighborhoods, public spaces, parks, and community assets**.

RELEVANT EXPERIENCE

The TRUE PROJECT VALUE the Chisholm Team brings is reflected in extensive process knowledge, proven leadership across a wide range of projects, and strong professional and technical support from trusted consultants with proven local knowledge and performance. We bring substantial experience serving **government entities under continuing contracts**, with a strong understanding of public-sector processes and a commitment to responsive service, coordination, and timely performance.

A/E CONTINUING SERVICE CONTRACTS

MUNICIPALITIES / COUNTY / GOVERNMENT

- City of Ft. Lauderdale (2026—Pres)
- City of Riviera Beach (2026—Pres)
- City of West Palm Beach (2026—Pres)
- City of Pembroke Pines (2026—Pres)
- City of Dania Beach (2026—Pres)
- City of Hallandale Beach (2026—Pres)
- City of Homestead (2026—Pres)
- City of Plantation (2025—Pres)
- Town of Surfside (2025—Pres)
- City of Hollywood (2024—Pres)
- City of West Palm Beach CRA (2024—Pres)
- City of Aventura (2024—Pres)
- Delray Beach CRA (2024—Pres)
- City of North Miami Beach (2023—Pres)
- Village of Biscayne Park (2023—Pres)
- Miami Shores Village (2023—Pres)
- Town of Southwest Ranches (2022—Pres)
- City of Coral Gables Historic Preservation (2022—Pres)
- City of Miramar (2022—Pres)
- City of Miami (2012—Pres), (2022—Pres)
- Village of Palmetto Bay (2021—Pres)
- City of Miami Beach (2020—Pres)
- City of Coral Gables (2019—Pres)
- Miami International Airport (1992—2005), (2017—Pres)
- Miami-Dade County EDP (2013—Pres)
- Miami-Dade County Parks, Rec. & Open Spaces (2001—Pres)
- Palm Beach Housing Authority (2023—2026)
- Hialeah Housing Authority (2021—2024)
- City of South Miami (2014—2016)
- Miami-Dade County HUD (1983—1989)

STATE AND FEDERAL

- US Dept. of Agriculture / ECA (1991—Pres)
- US Army Corps. Of Engineers (2013—2016)

CORPORATE & INSTITUTIONS

- Seminole Tribe of Florida (2023—Pres)
- Belen Jesuit Preparatory (2023—Pres)
- Miami Dade College (1998—2004), (2017—Pres)
- University of Miami (2013—Pres)
- Miami-Dade County Public Schools (2013—Pres)
- St. Augustine Church (2000—Pres)
- Baptist Health (1998—2025)
- Affordable Housing Solutions / AHS (2013—2020)
- Ocean Bank (2013—2020)
- Norwegian Cruise Lines (2015—2019)
- Gulliver Academy (2012—2016)
- Gulliver Preparatory (2012—2016)
- U.S. Century Bank (2002—2009)
- Great Florida Bank (2001—2013)

RELEVANT PROJECT EXPERIENCE

STATE AND FEDERAL

USDA / ECA Everglades Farmworker Village
US Army Corps of Eng. – Picayune Strand Everglades Restoration
US GSA / US DEA ICE Facility, *(LEED Certified)*

MUNICIPALITIES / COUNTIES

CITY OF CORAL GABLES

Coral Gables Museum Roof Tower
Venetian Pool Renovations and Café Retrofit

CITY OF MIAMI

Spring Garden Park Renovation
Fire Station No. 7 RR Renovation
Lummus Park Historic Preservation
Allapattah Elderly Center & Childcare Facility
Theodore Gibson Park. Ind. BB Arena
Miami City Cemetery Facilities
Virginia Key Maritime Center / DCP
Douglas Park Community
Spring Garden Point Park
Shenandoah Park
Antonio Maceo Park Facilities
David T. Kennedy Park Facilities
Margaret Pace Park Volleyball Courts
Commissioner King Offices Renovations
Commissioner Diaz de La Portilla Office Renovations
David Herring Facility – 40 Year Recertification
Miami Police Station ADA and Feasibility Study
Lawrence and Riverview Pump Stations

CITY OF MIAMI BEACH

Flamingo Park Childcare & Youth Center
South Beach Art Deco District Historic Preservation Master Plan

VILLAGE OF PINECREST

Veterans Wayside Park

CITY OF HOLLYWOOD

Hollywood Fire Training and Maintenance Bldg.

CITY OF DELRAY BEACH

Ocean Rescue Building Renovation

CITY OF PEMBROKE PINES

Health Park Building #39 Remodel
Flamingo Park Field 1 Renovation

CITY OF SOUTH MIAMI

Palmer Park Concessions Facility

CITY OF TAMARAC

Sports Complex
Tamarac Recreation and Community Center
Mainlands Park
Public Service Complex

VILLAGE OF BISCAYNE PARK

Park & Rec Center Electrical Panel Design
Biscayne Park Parking

CITY OF MIRAMAR

Business Office Sharing
Silver Lakes Park Pickleball Courts

MIAMI-DADE COUNTY

MIAMI DADE PARKS, REC. & OPEN SPACES

Canoe and Kayak Launch / Sites at Five Marinas
Father Gerard Jean-Juste Community Center *(LEED Certified)*
Southridge Park Stadium
Tropical Park Boxing Facility
Carol City Park

DEPT. OF TRANSP. & PUBLIC WORKS

Government Center Metro Rail Station Retrofit
Trillium CNG Facility

MIAMI AND PALM BEACH INT' AIRPORTS

Completed 60+ Projects under a miscellaneous A&E Contract since 1992.

CHISHOLM TEAM COMMITMENT and TRUE PROJECT VALUE

REC has an excellent forty-four year history in working with federal, state, and local government agencies on a variety of projects. The **specific project experience** the Chisholm Team provides, the expertise, and proven track records of similar projects along with our proven leadership, and team experience is pertinent and of true value in the provision of services for the **Village of Palmetto Bay.**

We truly appreciate your consideration of the Chisholm Team and look forward to formally presenting our proposal.

Sincerely,
RE CHISHOLM ARCHITECTS, INC.


Matthew Polak, AIA Robert Chisholm, FAIA

Matthew Polak, AIA, LEED AP
President, Project Director
c/ (305)542-9235
mpolak@chisholmarchitects.com

Robert E. Chisholm, FAIA, NCARB
Chairman/CEO, Principal in Charge
c/ (305)542-9233
bob@chisholmarchitects.com



2

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3

ORGANIZATIONAL CHART

CHISHOLM ARCHITECTS OFFICE ORGANIZATIONAL CHART

LILLIAM CHISHOLM
ADMIN. DIRECTOR

PAULA BRAVO
ADMIN ASSIST. DIR.

MANDY MARTIN
ADMIN ASSISTANT

LORENA MENICUCCI
MARKETING DIRECTOR

GABRIELLA LEE
MARKETING COORD.



ROBERT E. CHISHOLM, FAIA, NCARB
PRINCIPAL-IN-CHARGE / CEO

15% AVAILABILITY

MATTHEW POLAK, AIA, LEED AP
PRESIDENT / PROJECT DIRECTOR



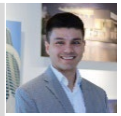
50% AVAILABILITY



THOMAS BRYAN
SR. PROJECT MGR. / ARCHITECT

65% AVAILABILITY

MOISES ROMANO, ASSOC AIA
SR. PROJECT MGR. / ARCHITECT



SPECIALTY CONSULTANTS

- ARCHITECTURE
- ENGINEERING
- TECHNOLOGY
- BUDGET / COST
- ENVIRONMENTAL
- SUSTAINABILITY
- TRAFFIC
- SECURITY

DEDLEY LAFLEUR
PROJECT MGR. / CADD ARCHITECT

BENNETT MILLER
PROJECT MGR. / CADD ARCHITECT

DAREN ARAGON
PROJECT MGR. / CADD ARCHITECT

YUANJING WANG
PROJECT MGR. / CADD ARCHITECT

NICHOLAS RAMIREZ
PROJECT MGR. / CADD ARCHITECT

BOYA ZHANG
LEAD CADD ARCHITECT

CADD ARCHITECT

CADD ARCHITECT

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FIRM HISTORY

FIRM HISTORY

INTRODUCTION

R.E. CHISHOLM ARCHITECTS, Inc. (REC) is a multi-disciplinary firm located in Miami, Florida. We provide services in Architecture, Urban Planning, Master Planning, Interior Architecture, and Urban Design executed and delivered with the highest technology.

The firm is recognized locally and nationally for outstanding design and quality of service.

Chisholm Architects has extensive experience in a variety of project types over the last (44) years and its principals over the last fifty-three. These include governmental, institutional, corporate, educational, transportation, commercial and housing projects.

HISTORY

R.E. CHISHOLM ARCHITECTS, Inc. was founded in 1982 by Robert E. Chisholm, FAIA. In 1989, the firm was incorporated and grew to its status. Mr. Chisholm originally adopted the firm philosophy of maintaining a variety of project types which would develop the thinking and attitude of the firm consistently as Architects in responsible leadership of any project.

In 1989, Mr. Chisholm re-structured the firm and its course towards a comprehensive approach to design and architecture.

In 1992, the firm was named "Architectural Firm of the Year" in Miami-Dade County and again in 2019.

In 1996 Mr. Chisholm was named Fellow of the American Institute of Architects, the highest honor attainable in this 164-year-old organization.

In 2022, Mr. Chisholm was inducted into the American Institute of Architects / Miami Hall of Fame.

The firm and its principals have received national, state, and local awards in Architectural Design Planning, graphics, Urban Design, and consistently recognized for community service; as early as 1976, and as recently as 2019.

This, coupled with a focused approach to the highest level of creative and pragmatic service possible with an involvement in a wide variety of project types, make up the substance of this firm.

THE FIRM

R.E. CHISHOLM ARCHITECTS, INC. is a State of Florida and Miami-Dade County M/SBE Certified consulting firm providing comprehensive professional services in Architecture, Urban Planning, Master Planning, Interior Architecture, and Urban Design.

Chisholm Architects provides services to clients throughout the United States, South and Central America, the Caribbean and Europe. Among the firm's clients are corporate, municipal, state, and federal agencies, private clients, public and private institutions.

The firm has extensive experience in the planning, master planning, urban design, development, and architectural design of governmental, institutional, commercial, residential, and community-focused projects.

VISION AND WORK APPROACH

Our **Corporate Philosophy** has been to maintain a tight group of professionals providing creative solutions and services for multiple building and project types. This has allowed our staff to apply creative and pragmatic problem-solving experience to any project type regardless of scope and complexity.

Consistently, our firm is considered and selected to provide professional services typically reserved for much larger regional or national design firms. We can accomplish this by management of workflow, strategic partnering with other consultants complementing our services and tailoring the services of the entire team to meet the goals and objectives of any client.

Today, after many successful years of commitment and dedication, **R.E. CHISHOLM ARCHITECTS, Inc.** continues to provide exceptional design and the highest quality of services possible to our clients. Our emphasis will continue to be the best at what we do.

Being exposed to and involved in a wide variety of project types, without a doubt, is what makes our firm so successful.

53+ YEARS PRINCIPAL EXPERIENCE
1973-2026

44+ YEARS IN BUSINESS WITHIN STATE OF FL
1982-2026

43+ RECOGNITION AND AWARDS
1976-2025

1992 & 2019 ARCHITECTURAL FIRM OF THE YEAR
MIAMI DADE COUNTY | GMCC



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RESUMES OF KEY PERSONNEL

ROBERT E. CHISHOLM, FAIA, NCARB

PRINCIPAL IN CHARGE-LEAD URBAN PLANNER & DESIGNER



EDUCATION

Master's Degree / Urban Design
University of Miami 1977

B.S. / Architecture
University of Florida 1973

PROFESSIONAL REGISTRATION

State of Florida #AR-0007442
State of Florida #ID-0003684

AFFILIATIONS

American Institute of Architects (*AIA*)

National Council of Architectural Registration Boards (*NCARB*)

AVAILABILITY

15%

PROFESSIONAL EXPERIENCE

Mr. Robert E. Chisholm, FAIA, NCARB, was formerly a member of the Metro Dade County Manager's Office in the Office of Community and Economic Development (OCED) during the 1970's. Mr. Chisholm was **lead principal planner** in charge of planning and implementation of capital improvement projects in several urban neighborhoods. He dealt directly with members of the Federal, State, County and City governments in planning, funding, and implementation of projects.

In addition, Mr. Chisholm was in charge of ADA during his tenure as part of Miami Dade County Managers office for libraries, parks, and public buildings in the 1970's. Since the early 1980s, Mr. Chisholm has led numerous architectural and urban design projects across diverse sectors, many receiving design awards.

PROJECT EXPERIENCE

STATE AND FEDERAL

- USDA / ECA Everglades Farmworkers Village, *Florida City, FL*
- US Army Corps of Engineers – Picayune Strand Pump Stations Everglades Restoration
- US GSA / US DEA – Ice Facility, *West Palm Beach, FL*

MIAMI DADE COUNTY

- Government Center Metro Rail Station Retrofit

MIAMI DADE PARKS & RECREATION

- Canoe and Kayak Launch / Sites at Five Marinas
- Father Gerard Jean-Juste Community Center
- Southridge Park Stadium

CITY OF MIAMI

- Fire Station No. 7 RR Renovation
- Lummus Park Historic Preservation
- Allapattah Childcare Facility & Elderly Center
- Theodore Gibson Park Ind. BB Court
- Spring Garden Point Park
- Miami City Cemetery Facilities
- Douglas Park Community Center
- David T. Kennedy Park Facilities
- Virginia Key Maritime Center
- Shenandoah Park
- Antonio Maceo Park Facilities
- Margaret Pace Park
- David Herring Facility
- Commissioner Diaz De La Portilla Office Renov.
- Commissioner King Office Renovations
- Lawrence and Riverview Pump Stations
- Miami Police Station ADA and Feasibility Study

CITY OF CORAL GABLES

- Venetian Pool and Café Renovations

CITY OF MIAMI BEACH

- Flamingo Park Childcare
- Flamingo Park Youth Center
- South Beach Art Deco District Historic Preservation Master Plan

CITY OF HOLLYWOOD

- Hollywood Fire Training and Maintenance Bldg

VILLAGE OF BISCAYNE PARK

- Ed Burke Park Parking Master Plan
- Park & Rec Center Electrical Panel Design

CITY OF MIRAMAR

- Business Office Sharing
- Silver Lakes Pickleball Courts

CITY OF TAMARAC

- Public Service Complex
- Tamarac Sports Complex
- Tamarac Park Recreation Building
- Mainlands Park
- Recreation and Community Center

CITY OF SOUTH MIAMI

- Palmer Park Facilities

WEST PALM BEACH CRA

- In-Fill Hist. Reno. Housing

CITY OF PEMBROKE PINES

- Flamingo Park Field 1 Renovation

CHISHOLM architecture

MATTHEW POLAK, AIA, LEED® AP

PRESIDENT / PROJECT MANAGER



EDUCATION
B.S. Architecture
University of Miami
1988

PROFESSIONAL REGISTRATION
State of Florida
#AR92343

AFFILIATIONS
American Institute of Architects (*AIA*)

American Society for Healthcare Engineering (*ASHE*)

US Green Building Council
LEED Accredited Professional

Rural Neighborhoods
Board of Directors

Everglades Housing Group
Board of Directors

AVAILABILITY
50%

PROFESSIONAL EXPERIENCE

Mr. Polak has over 38 years of experience providing programming, architectural design, site and master planning, construction documents, and construction administration for both public and private-sector projects, including urban planning experience. In keeping with the core value of the firm, Mr. Polak is involved in all phases of the project's development and acts as the Owner's direct contact throughout the entire project.

As Project Director, Mr. Polak has overseen the technical direction of the projects for programming, planning, design, construction documents and construction administration for a variety of projects keeping with the core value of the firm. He is also in direct contact with the client and ensures project goals are understood and implemented within our firm and the team.

PROJECT EXPERIENCE

STATE AND FEDERAL

- USDA / ECA Everglades Farmworkers Village, *Florida City, FL*
- US Army Corps of Engineers – Picayune Strand Pump Stations Everglades Restoration
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- Hollywood Fire Training and Maintenance Bldg

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- Park & Rec Center Electrical Panel Design

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- Silver Lakes Pickleball Courts

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- Public Service Complex
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- Mainlands Park
- Recreation and Community Center

CITY OF SOUTH MIAMI

- Palmer Park Facilities

WEST PALM BEACH CRA

- In-Fill Hist. Reno. Housing

CITY OF PEMBROKE PINES

- Flamingo Park Field 1 Renovation

CHISHOLM architecture

MOISES ROMANO, ASSOC. AIA

PROJECT DESIGN LEAD



EDUCATION

Master of Architecture
Florida International University
2023

Associate in Architecture
Miami Dade College
2020

PROGRAM EXPERIENCE

Adobe Suite
AutoCAD
Sketch Up Pro
Lumion
Revit
AI (Photoshop Beta, Midjourney, Dreamstudio, Dall-e)
3D Printing & Software
Laser Cutting & Engraving
Microsoft Office
Google Suite

PROJECT PHASE EXPERIENCE

Schematic Design
Design Development
Construction Documents
Construction Administration
Project Management

PROJECT TYPE EXPERIENCE

Multi-Unit Housing
Custom Residential
Sports Stadiums & Facilities
Conference Center
Elementary Schools
Convent

AVAILABILITY

65%

PROFESSIONAL EXPERIENCE

Moises Romano has been a vital part of our firm, serving as an Architect and Project Manager. His dedication and versatility have made him an essential member of our team. Moises' ability to manage architectural projects with keen attention to detail, exceptional problem-solving skills, and robust technical knowledge has consistently driven our operations forward.

Moises also brings a wealth of project experience, having successfully worked on numerous government and private projects. His expertise in managing these diverse projects has been pivotal to our success. Moises' professional approach and ability to navigate complex project requirements have earned him respect and recognition both within our firm and from our clients.

His contributions have not only enhanced our firm's reputation but also significantly improved our overall performance. Moises' commitment to excellence and his ability to deliver outstanding results continue to make him a vital asset to our team.

PROJECT EXPERIENCE

GOVERNMENT

- City of Miami Allapattah Child Care Facility
- City of Miami Allapattah Senior Center Facility
- City of Miami Beach Flamingo Child Care Center
- Miami Dade County Aviation Dept. OPF Midfield Fire Station #25
- West Palm Beach Housing Historic Renovation

HOUSING

- Seminole Tribe of Florida Townhomes
- KAMUK OW Hollywood Multifamily Apts.
- Dr. EB Apts. (Various)
- AF SW 27 Ave Apts.
- MUS Miramar Apts.
- VS Affordable Family Apts.
- Related Group Princeton Landings Apts.
- Gables Waterway Mixed-Use Project / Waterfront
- Miami River Apartments Mixed-Use Project / Waterfront
- Fisher Island Unit Renovation – Private Client
- Fisher Island Unit Renovation– Private Client
- Fisher Island Unit Addition – Private Client
- Fisher Island Unit Expansion – Private Client
- Coral Gables Custom Residence – Private Client
- South Miami Custom Residence – Private Client

SCHOOLS

- MDCPS Miami Lakes Educational Center and Tech. College Renovation
- MDCPS Dr. William Chapman Historic House Restoration
- MDCPS Pinecrest Elementary School Renovation
- MDCPS Leewood K-8 Center Renovation
- MDCPS Carlos Finlay Elementary School Renovation
- MDCPS Agenoria S. Paschal/Olinda Elementary School Renovation
- Belen Preparatory School Baseball Stadium and Plazas

OTHER PROJECTS

- Divine Mercy Sanctuary and Convent
- Archdiocese of Miami Sacred Heart Church



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CURRENT & RECENTLY COMPLETED CLIENTS

CURRENT & RECENTLY COMPLETED CLIENTS

Chisholm Architects and all Key personnel are readily available and are currently staffed to meet the future project needs of the Village of Palmetto Bay. Our team is capable to perform any additional work associated with a contract resulting from this RFQ within the required time frame.

WORKLOAD	SCOPE	CONTRACT TYPE	CURRENT PHASE	CONTACT	START & COMPLETION
DESIGN					
City of Hollywood Fire Training & Maint. Bldg. Government	A&E	Project-Based Fee	Construction Documents	Victoria Ulysse / (954)921-3995 vulysse@hollywoodfl.org	January 2027
City of Miami Lummus Park Community Center Recreation	A&E	Design/Bid/Build	Construction Documents	Emmanuel Oyedepo / (305)416-1039 / eoyedepo@miamigov.com	June 2027
City of Riviera Beach Public Works Bldg. Government	A&E	Design/Bid/Build	Design Development	Terrence Bailey / (561)845-4080 tbailey@rivierabeach.org	June 2027
MD-PROS Kayak Launch (Multiple Locations) Parks and Recreation	A&E	Project-Based Fee	Schematic Design	Jose Garcia / (305)755-5456 joseg.garcia@miamidade.gov	August 2027
City of Pembroke Pines Flamingo Park Field 1 Recreation	A&E	Design/Bid/Build	Schematic Design	Dayana Castellon / (954)518-9064 / dcastellon@ppines.com	August 2027
PERMITTING					
City of Miami Fire Station No. 7 Renovation Institutional	A&E	Project-Based Fee	Permitting	Eric de Aramas / (305)310-6311 ericdearmas@miamigov.com	September 2026
MDCPS Leewood K8 Center Renovation Institutional	A&E	CM-at-Risk	Permitting	Barry West / (305)995-7395 bwest@dadeschools.net	June 2027
CONSTRUCTION					
Golden Gate Apartments Housing	A&E	CM-at-Risk	Construction Administration	Steve Kirk / (305)242-2142 kirknet@yahoo.com	October 2026
MDCPS Chapman House Historic Renovation Historic Preservation / Institutional	A&E	CM-at-Risk	Construction Administration	Christian Solorzano / (786)216-4137 csolorzano@dadeschools.net	October 2026
City of Miami Allapattah Childcare & Elderly Center Recreation	A&E	Design/Bid/Build	Construction Administration	Lidice Bordon / (305)416-1281 lbordon@miamigov.com	January 2027
MDAD Fire Station Bunker Rooms MIA & OPF Aviation / Government	A&E	Project-Based Fee	Construction Administration	Jose Corral / (305)876-8476 jcorral@flymia.com	January 2027

CURRENT & RECENTLY COMPLETED CLIENTS

WORKLOAD	SCOPE	CONTRACT TYPE	CURRENT PHASE	CONTACT	START & COMPLETION
RECENTLY COMPLETED					
ECA Cannery Row Apartments Housing	A&E	Design/Build	Project Completed	Steve Kirk / (305)242-2142 kirknet@yahoo.com	January 2022
MDCPS North Glade Elementary School Renov. Institutional	A&E	CM-at-Risk	Project Completed	Patricia Ataya / (305)995-2235 pataya@dadeschools.net	January 2023
Related Group Princeton Landings Apts. Housing	A&E	Design/Build	Project Completed	Albert Milo / (305)216-5997 amilo@relatedgroup.com	July 2025
City of Coral Gables Venetian Pool Historic Preservation / Recreation	A&E	Design/Bid/Build	Project Completed	Jean Solari / (305)460-5053 jsolari@coralgables.com	December 2025
BJP Baseball Stadium & Sports Complex Institutional	A&E	Design/Build	Project Completed	Rick Echeverria / (786)205-3946 recheverria@belenjesuit.org	February 2026



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PROJECTS COMPLETED ON TIME & IN BUDGET

PROJECTS COMPLETED ON TIME & IN BUDGET

All our projects have been completed on their realistic time and budgets.

Those that have not, have been due to a variety of reasons, such as unrealistic timelines and/or budgets and third-party delays which are beyond any control of the owner or a/e. We at Chisholm Architects make a concerted effort to meet timelines and budgets regardless of second- or third-party delays, and in the variety of instances we do not, they are always delays which can be attributed to other parties, mostly due to unforeseen or third-party circumstances.

Maintaining the established schedule and costs will be critical to the success of each assignment. REC will work with the Village to establish project-specific schedules, budgets, task completion dates, and key milestones for both architectural design and planning assignments.

Our extensive project experience has allowed REC to develop an in-house scheduling database that supports accurate project planning and proactive coordination of regulatory processes, client and agency approvals, consultants, and construction activities. Each consultant also provides discipline-specific input on anticipated costs and schedules. These processes have contributed to REC's successful delivery of numerous projects completed on time and within budget since 2022, including:

- **Belen Jesuit Preparatory School – Baseball & Sports Complex + Campus-Wide Master Plan** *($11.5M / 2026)*
- **City of Coral Gables – Historic Venetian Pool Restoration and Renovation** *($1M / 2025)*
- **Related Group – Princeton Landings Apartments** *($16M / 2025). This project was Gold Certified by the National Green Building Standard (NGBS), the first green building rating system for homes and multi-family buildings approved by the American National Standards Institute.*
- **Miami-Dade County Public Schools – North Glade Elementary School Renovations** *($2M / 2023)*
- **ECA / Rural Neighborhoods – Casa Juarez Apartments** *($5M / 2022)*
- **ECA / Rural Neighborhoods – Cannery Row Apartments** *($17M / 2022)*

Our objective is to optimize project costs and schedules while supporting efficient planning, design, constructability, implementation, and long-term performance. REC uses a systematic approach to balance cost, reliability, schedule, quality, and project objectives throughout each assignment.

Our team develops creative design solutions that improve design, cost, or schedule without compromising the overall program. Clear, coordinated construction documents and rigorous QA/QC procedures help minimize errors and change orders while incorporating the needs of the Owner, Designer, Contractor, regulatory agencies, and public stakeholders.

The Chisholm Team brings experienced professionals in architectural design, urban planning, construction, and project management. Our approach is supported by documented QA/QC procedures and coordinated project controls to ensure accuracy, efficiency, schedule adherence, and a high-quality end product.

BUDGET METHODS AND PROCEDURES

The following **BUDGET METHODS AND PROCEDURES** describe the experience and systems provided by the Chisholm Team. With our wide diversity of projects and experience gained, ***REC*** has developed a database of cost information that has allowed us to generate in-house budget cost estimates on all our projects. Depending on project type, size and complexity, and phase of development, our staff utilizes the following estimating systems based on information in our estimating database:

- Dollar per square foot estimating to establish general budgetary parameters during initial planning, feasibility, and design stages.
- Line-Item dollar-per-square-foot estimating by CSI construction divisions for general building systems and materials costing.
- Quantity take-off and unit price estimating by CSI construction sub-division breakdown.
- Use of RS Means estimating cost data.
- Verification with local construction industry representatives, such as architects, engineers, general contractors, developers, manufacturers, sub-contractors, and suppliers.

Over the years, the above-described system has proved effective in accurately reflecting the estimated cost of any construction project. A key to this system is constant monitoring at all phases of the project and constantly verifying that the information in our database is current.

Chisholm Architects **certifies**, if selected, we shall accept and agree to time and budgetary limitations and requirements of tasks specifics.



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RELEVANT PROJECT EXPERIENCE

RELEVANT PROJECT EXPERIENCE

STATE AND FEDERAL



EVERGLADES FARMWORKERS VILLAGE (FLORIDA CITY, FL) (PHASE V AND VI ONGOING)
112-acre master-planned community near Everglades National Park with 498 housing units, retail, school, daycare, church, social services, and transportation facilities serving 3,000 residents. Services include urban planning, master planning, architecture, site planning, landscaping, parks, and open spaces. **Cinco de Mayo Park**: 10-acre recreation area athletic fields, walking paths, recreation facilities, and fitness stations. *Phase I-IIV Complete, Phase V & VI Currently Ongoing.*

Construction Cost: $160M +/-
Project Owner: Rural Neighborhoods: Mr. Steven Kirk, (305)242-2142



CANNERY ROW ELDERLY AFFORDABLE HOUSING APARTMENTS (HOMESTEAD, FL)
156-unit, 9–14-story, ±136,000 SF elderly housing apartment building with adjacent parking structure. Includes commercial, administrative, and resident amenity spaces. Low Income Housing Tax Credit Program. ***Silver Certified by the National Green Building Standard (NGBS). (2022)***

Construction Cost: $20M
Project Owner: USDA / Rural Neighborhoods: Mr. Steven Kirk, (305)242-2142



CASA JUAREZ APARTMENTS (FLORIDA CITY, FL)
Project consists of the design of a new 32-unit, (3) building, affordable housing apartment complex. FHSC Site Program.

Construction Cost: $5M.
Project Owner: USDA / Rural Neighborhoods: Mr. Steven Kirk, (305)242-2142



GOLDEN GATE APARTMENTS (NAPLES, FL) (ONGOING)
Project consists of the design of 250 multi-Family and 102 elderly units, affordable housing apartment complex, Low Income Housing Tax Credit program.

Construction Cost: $1M
Project Owner: USDA / Rural Neighborhoods: Mr. Steven Kirk, (305)242-2142



US ARMY CORPS OF ENGINEERS – PICAYUNE STRAND EVERGLADES RESTORATION (EVERGLADES NATIONAL PARK, FL)
(3) new pump stations (Merritt & Miller Canal + Faka Union) and spreader channels to distribute water across the landscape. Included removal of 227 miles of roadway, 83 canal plugs, seepage control features, and protective berms. AOR for pump station Design & CDs supporting the Everglades Restoration Program, coordinating with USACE and SFWMD. ***(2015)***

Construction Cost: $280M
Project Owner: PB Infrastructure, Mr. Steve Ciulla, (772) 919-2943



US GSA / US DEA ICE FACILITY (WEST PALM BEACH, FL)
Coordinated with USGSA and USDEA on approximately 49,000 SF of office and support spaces for DEA operations in South Florida. Services included master planning and design of secure/classified facilities within an existing West Palm Beach building.

- *LEED Silver certified by the U.S. Green Building Council*

Construction Cost: Classified.
Project Owner: US GSA / US DEA, Mr. Joel Goldmacher, joelgold@bellsouth.net

RELEVANT PROJECT EXPERIENCE

MUNICIPALITIES / COUNTIES

MIAMI DADE COUNTY



MDPROS FATHER GERARD JEAN-JUSTE COMMUNITY CENTER (MIAMI, FL)
DCP for a 20,000 SF Community Center, multi-purpose spaces, Banquet Hall, Fitness center, Aquatic area/outdoor, 25-meter lap pool, Locker and changing room facilities, administrative offices, and Arts and Crafts spaces. ***(2019) Selected through continuing contract (2013).***

- *LEED Gold* ***Certified*** *by the U.S. Green Building Council*

Construction Cost: $9.8M
Project Owner: Miami-Dade Parks & Rec. Mr. Joel Arango, (305)755-5453



DTPW GOVERNMENT CENTER METRO RAIL STATION (MIAMI, FL)
DCP for improvements and Retrofit of Station upgrades. ***Selected through continuing contract with Miami Dade County EDP (2020).***

Construction Cost: $8M.
Project Owner: Miami-Dade DTPW. Ms. Isabel Padron, (786)469-5575



DTPW TRILLIUM CNG CONVERSION AT NE BUS DEPOT (MIAMI, FL)
Sub-consultant providing architectural services for the conversion of the NE Bus Department, including modifications to the existing maintenance facility for CNG vehicles and a new CNG fueling station, with improvements to existing bus wash, steam, and vehicle maintenance facilities.

Construction Cost: $1M.
Project Contact: A.D.A. Engineering, Mr. Ramiro Herdocia, (305)551-4608

CITY OF TAMARAC



PUBLIC SERVICE COMPLEX (TAMARAC, FL)
Design/Build of a hurricane-hardened, 20,000-SF Public Services Building with 12,000 SF of administrative offices and 8,000 SF of warehouse/shop space, plus 131 parking spaces, maintenance yard, hazardous materials building, secured storage, lockers, showers, restrooms, and centralized IT room. ***(2009)***

Construction Cost: $5M
Project Owner: City of Tamarac, Mr. Christopher Lyle, (954) 597-3704



SPORTS COMPLEX (TAMARAC, FL)
Design/Build of a 15-acre sports complex with three baseball fields, batting cage, sports lighting, 5,000-SF concession building with viewing area and kitchen, parking, playground, fishing pier, outdoor hockey rink, exercise trail, and walking paths. ***(2010)***

Construction Cost: $6M
Project Owner: City of Tamarac, Mr. Christopher Lyle, (954) 597-3704



MAINLANDS PARK (TAMARAC, FL)
Design/Build of a 23-acre community park, including urban design, site planning, and improvements to existing canal and boat ramps. Features included walking trails, fitness stations, fishing pier, nature kiosk, picnic areas, public restroom/storage building, landscaping, and parking. ***(2009)***

Construction Cost: $2.5M
Project Owner: City of Tamarac, Mr. Christopher Lyle, (954) 597-3704

RELEVANT PROJECT EXPERIENCE



TAMARAC PARK - RECREATION AND COMMUNITY CENTER (TAMARAC, FL)
Design/Build of a new 15,200-SF, two-story community center replacing a 10,000-SF building, with instructional kitchen, game room, offices, meeting and arts & crafts rooms, concession stand, and restrooms. Improvements included ballfield dugouts and bleachers, CCTV, and parking reconfiguration. ***(2010)***

Construction Cost: $4M
Project Owner: City of Tamarac, Mr. Christopher Lyle, (954) 597-3704

CITY OF CORAL GABLES



VENETIAN POOL RENOVATIONS (CORAL GABLES, FL)
Evaluation of architectural and structural systems at the Historic Venetian Pool, including the Pool, Towers, and Pool Vessel, as well as retrofit of the café/concessions facility. ***(2026)***
Selected through continuing contract and again for Preservation A&E Svcs. (2022).

Construction Cost: $1M.
Project Owner: City of Coral Gables, Jean Solari, (305) 460-5053

CITY OF MIAMI



DOUGLAS PARK COMMUNITY CENTER (MIAMI, FL) (ONGOING)
(*Designed for Sea-Level Rise)* Community facility serving as the entry and focal point of Douglas Park, constructed on structural piles in a contaminated, environmentally sensitive area. Includes multipurpose spaces, offices, snack bar/kitchen, restrooms, maintenance storage, classroom/crafts spaces, City of Miami NET office, and outdoor courtyard. Selected through continuing contract. ***Selected through continuing contract (2015).***

Construction Cost: $9M
Project Owner: City of Miami: Mr. Anthony Amador, PM, (305)416-1747



ANTONIO MACEO PARK (MIAMI, FL)
A/E Services for a new restroom building with storage for the City of Miami Capital Improvements Program for the City of Miami Parks and Recreation Department. ***(2025)***
Selected through continuing contract (2015).

Construction Cost: $1M
Project Owner: City of Miami: Mr. Esteban Rubiano, PM, (305)416-1753



KENNEDY PARK (MIAMI, FL)
A/E Services for a new restroom building with storage for the City of Miami Capital Improvements Program for the City of Miami Parks and Recreation Department. ***(2023)***
Selected through continuing contract (2015).

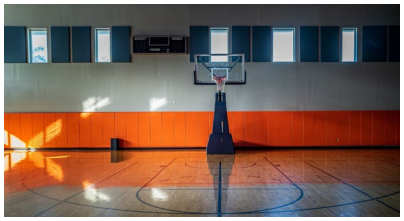
Construction Cost: $1M
Project Owner: City of Miami: Mr. Richard Pope, PM, (305)416-1753



VIRGINIA KEY MARITIME CENTER / DCP (MIAMI, FL) (ON HOLD)
(*Designed for Sea-Level Rise.)* DCP for a new (3) story, plus roof top 30,000sf multi-purpose facility that includes: Restaurant, Exhibition space, Visitor center, administrative offices for (MMS) The Miami Marine Stadium., Dockmaster offices. Plus, the talent facility for any Miami Marine Stadium events. ***Selected through continuing contract (2015).***

Construction Cost: $10M
Project Owner: City of Miami: Mr. Carlos Lozano, PM, (305)416-1247

RELEVANT PROJECT EXPERIENCE



THEODORE GIBSON PARK IND. BB ARENA (MIAMI, FL) (ONGOING)
A/E Services for renovation of indoor basketball arena and facility improvements. ***Selected through continuing contract (2015).***

Construction Cost: $875K
Project Owner: City of Miami: Mr. Ricardo Rodriguez, PM, (305)416-1317



SHENANDOAH PARK (MIAMI, FL)
Design, construction documentation, and administration for phased improvements at Shenandoah Park, including recreation building renovations, parking and drainage improvements, tennis court fencing, a new 6,500-SF Pre-K/childcare facility, temporary fire station, and pool upgrades with ADA improvements and new heater. ***(2011)***

Construction Cost: $2M
Project Owner: City of Miami: Mr. Andre Bryan, (305)416-1211

OTHER PROJECTS:

Miami City Cemetery Maintenance Bldg. (ONGOING) *Selected through continuing contract.*
Spring Garden Point Park (ONGOING) *Selected through continuing contract.*
Commissioner King Offices Renovations (2022) *Selected through continuing contract.*
Commissioner Diaz de La Portilla Office (ONGOING) *Selected through continuing contract.*
David Herring Facility – 40Yr Recertification (ONGOING) *Selected through continuing contract.*
Lawrence and Riverview Pump Stations (2017) *Selected through continuing contract.*
Miami Police Station ADA and Feasibility Study (2023) *Selected through continuing contract.*
Continuing Contract (2015-CURRENT) and again in (2022)

CITY OF MIAMI BEACH MIAMIBEACH



FLAMINGO PARK CHILDCARE CENTER (MIAMI BEACH, FL) (ONGOING)
Providing A&E services for the relocation of the Rainbow Daycare Center to Flamingo Park. This includes analysis of the existing building function and spaces, and construction of a new +/- 5,500 square foot facility, including outdoor space / playground area, staff areas, storage, administration offices, and more. ***Selected through continuing contract (2020).***

Construction Cost: $105K
Project Owner: City of Miami Beach

OTHER PROJECTS:

Flamingo Youth Center Facility (ONGOING) *Selected through continuing contract.*
Continuing Contract (2020-CURRENT).

CITY OF MIRAMAR



SILVER LAKES PICKLEBALL COURTS (MIRAMAR, FL)
A&E Services for (4) Pickle Ball courts with all appurtenances to include: Court Lighting, (4) Pickleball Courts / Hardcourt, Fencing, Spectator Seating, Water Fountain. ***(2025) Selected through continuing contract (2022).***

Construction Cost: $400K
Project Owner: City of Miramar: Mr. Billy Neal, (954) 601-3344

RELEVANT PROJECT EXPERIENCE

VILLAGE OF BISCAYNE PARK



Park & Rec Center Electrical Design (ONGOING) *Selected through continuing contract.*
Ed Burke Park Parking Master (ONGOING) *Selected through continuing contract.*
Continuing Contract (2023-CURRENT)

CITY OF HOLLYWOOD



FIRE TRAINING & MAINTENANCE BUIDLING (HOLLYWOOD, FL) (ONGOING)
Analysis of entire HVAC system and ergonomic efficiencies in functional areas.

Construction Cost: $90K
Project Owner: City of Hollywood, Ms. Karyn Sashi, (754) 294-6118

ADDITIONAL RELEVANT EXPERIENCE



ART DECO DISTRICT HISTORIC PRESERVATION MASTER PLAN (MIAMI, FL)
Mr. Chisholm, as part of the ANF/LRA team, led the Miami group in completing the Miami Beach Art Deco District Historic Preservation Master Plan, integrating urban planning, design, historic preservation, and revitalization. The plan guided historic preservation and future development and received national and state awards. (***1982)***

Construction Cost: N/A
Project Owner: Finegold Alexander Architects, Maurice Finegold, (617) 227-9272



ARCHDIOCESE OF MIAMI – ST. MONICA HOUSING APTS. (MIAMI GARDENS, FL)
8-acre master planning and urban design for an affordable elderly housing community with a 4-story, 65,000-SF, 84-unit residential building, parking, community amenities, landscaped areas, terraces, and gathering spaces. Chisholm Architects provided master planning, urban design, and architectural services. ***(2009)***

Construction Cost: $11M
Project Owner: Archdiocese of Miami: Mr. David Prada, (305) 762-1033



ARCHDIOCESE OF MIAMI – ST. JOSEPH MISSION APTS. (POMPANO BEACH, FL)
Master planning and urban design for an affordable elderly housing community with a 4-story, 65,000-SF, 74-unit residential building, parking, secured courtyard, community and recreational spaces, landscaped areas, and outdoor terraces. Chisholm Architects provided master planning, urban design, and architectural services. ***(2010)***

Construction Cost: $9M
Project Owner: Archdiocese of Miami: Mr. David Prada, (305) 762-1033



ARCHDIOCESE OF ORLANDO – ST. JOSEPH GARDEN COURTS APTS. (ORLANDO, FL)
Master planning and urban design for an affordable elderly housing community with a 3-story, 70,000-SF, 85-unit residential building, parking, secured courtyard, community and recreational areas, gathering spaces, and outdoor terraces. Chisholm Architects provided master planning, urban design, and architectural services. ***(2008)***

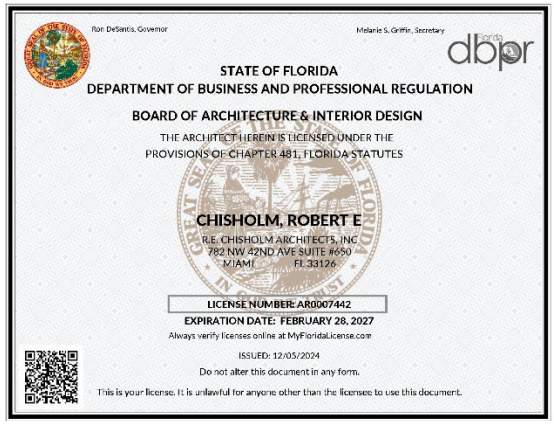
Construction Cost: $8M
Project Owner: US HUD / Archdiocese of Orlando, (407) 246-4800



9

RECOGNITIONS, AWARDS & LICENSES

PROFESSIONAL LICENSES



Ron DeSantis, Governor — Melanie S. Griffin, Secretary — dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

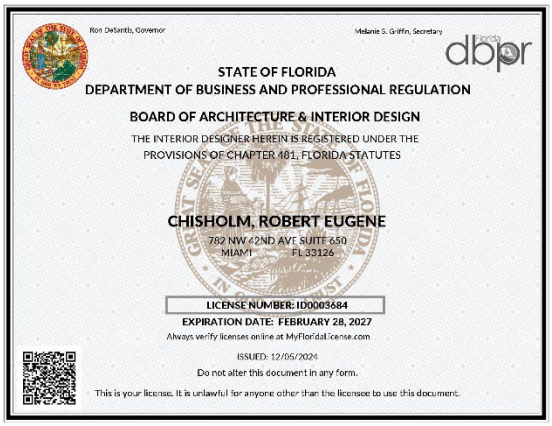
BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

CHISHOLM, ROBERT E
R.E. CHISHOLM ARCHITECTS, INC
782 NW 42ND AVE SUITE #650
MIAMI FL 33126

LICENSE NUMBER: AR0007442
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2024
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor — Melanie S. Griffin, Secretary — dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE INTERIOR DESIGNER HEREIN IS REGISTERED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

CHISHOLM, ROBERT EUGENE
782 NW 42ND AVE SUITE 650
MIAMI FL 33126

LICENSE NUMBER: ID0003684
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2024
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor — Melanie S. Griffin, Secretary — dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

POLAK, MATTHEW
782 NW 42ND AVE SUITE #650
MIAMI FL 33126

LICENSE NUMBER: AR92343
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2024
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida

Minority Business Certification

R.E. Chisholm Architects, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
03/26/2025 to 03/26/2027

Pedro Allende
Florida Department of Management Services

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

Licensee Information

Name:	CHISHOLM, ROBERT E (Primary Name) R.E. CHISHOLM ARCHITECTS, INC (DBA Name)
Main Address:	782 NW 42ND AVE SUITE #650 MIAMI Florida 33126
County:	DADE

License Information

License Type:	Architect
Rank:	Architect
License Number:	AR0007442
Status:	Current,Active
Licensure Date:	04/07/1977
Expires:	02/28/2027

State of Florida
Department of State

I certify from the records of this office that R.E. CHISHOLM ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on April 28, 1989, effective May 1, 1989.

The document number of this corporation is K83992.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 20, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twentieth day of January, 2026

Secretary of State

Tracking Number: 5617313111CC

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

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

FDOT
Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

February 02, 2026

Robert E. Chisholm, FAIA, NCARB, President
R.E. CHISHOLM ARCHITECTS, INC.
782 NW 42nd Avenue
Suite 650
Miami, FL 33126
bob@chisholmarchitects.com

Dear Mr. Chisholm:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

14.0 - Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until February 01, 2027, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/NE

RECOGNITIONS & AWARDS

CATEGORIES

ADVANCEMENT OF THE PROFESSION OF ARCHITECTURE

ARCHITECTURAL DESIGN

BEST GREEN PROJECT

BEST HOSPITALITY PROJECT

BUSINESS

EXCELLENCE IN CONSTRUCTION

FIRM OF THE YEAR

GRAPHICS AND DESIGN

INTERIOR ARCHITECTURE

SERVICE TO THE COMMUNITY

SERVICE TO THE PROFESSION

TOP FIRM

URBAN DESIGN

URBAN PLANNING

2026 Guide to FL / Best of FL Regional Winner.

2026 Ranked #215 among US architecture firms in BD+C's 2026 Giants 400.

2025 University of Miami Centennial Medal Recipient, Robert E. Chisholm.

2025 Guide to FL / Best of FL Architecture.

2025 SFBJ / Fastest Growing Companies.

2025 Miami Herald Best Places to Work Miami.

2024 Miami-Dade Favorites / Miami Herald – Bronze Best Architecture Firm.

2023 Guide to FL / Best of FL Honorable Mention.

2022 Mr. Chisholm inducted into the American Institute of Architects / Miami Hall of Fame.

2022 Philanthropist Award / South FL Hispanic Chamber of Commerce.

2020 US Green Building Council – Innovative Project of the Year finalist: Father Gerard Oak Grove Park Community Center.

2019 South FL Business Journal - Best Green Project / Finalist: Father Gerard Oak Grove Park Community Center.

2019 South FL Business Journal - Best Hospitality Project / Finalist: Sixty80 Design Hotel.

2019 Architectural Firm of the Year / Greater Miami Chamber of Commerce.

2017 Excellence in Construction, Associated Builders and Construction ABAE Hotel.

2016 Platinum Award, Builders Association of South FL, Princeton Grove Village.

2016 Architect and Architect Firm of the Year / South FL Hispanic Chamber of Commerce.

2011 LaSalle HS Alumni Hall of Fame and La Salle HS Sports Hall of Fame / Mr. Chisholm.

2010 Community Partnership for Homeless / The Robert E. Chisholm, FAIA Service Award.

2008 Ronald McDonald House Twelve Good Men Award for Outstanding Community Service & Involvement / Robert Chisholm.

2007 Silver Medal Award for Architecture, AIA.

2007 Greater Miami Chamber of Commerce Top 100 Minority Business Awards.

2006 March of Dimes Community Excellence Award.

2006 Alvah H. Chapman Jr. Humanitarian Award.

2005 Miami/AIA; Silver Medal Award for Architecture, Robert Chisholm.

2004 American Institute of Architects; Charles W. Clary Government Service Award.

2004 Miami-Dade College Alumni Hall of Fame.

1998 Churrascos Restaurant / Best New Building - Commercial, Indian River County Chamber of Commerce, Vero Beach, FL.

1998 National Maxwell Award of Excellence for Design Fannie Mae Foundation, Everglades Farmworkers Village.

1997 Community Service AIA; Entrepreneur of the Year Award; South Beach Hispanic Chamber of Commerce.

1996 Mr. Chisholm elected to The College of Fellows of the AIA Washington, D.C.

1995 Award of Excellence / Design; AIA Chapman Partnership for the Homeless, Center Homeless Assistance.

1995 State of FL Award Chapter AIA; "Moss Plan" Hurricane Recovery Master Plan.

1994 Architect and Architect Firm of the Year / South Beach Hispanic Chamber.

1993 Presidents Award American Institute of Architects, Miami Chapter.

1993 Memorial Chapter Award; AIA State of FL Anthony Pullara Award.

1992 Gold Medal Award for Overall Best Product / FAME AWARD, Suchman Residence, Coral Gables, Florida.

1992 Architectural Firm of the Year; Latin - Builders Association Award of Florida.

1987 Award of Special Recognition Edward J. DeBartolo Company; Miami International Mall Le Café Limoge.

1981 Progressive Architecture Urban Design Award of Excellence; Miami Beach Art Deco District Master Plan.

1981 Award of Special Recognition; Miami Beach Art Deco District Master Plan.

1979 Award of Excellence Art & Design Honorable Mention "Dade County Residential Rehab Program Brochure".

1976 Honorable Mention "Biscayne West"; National Urban Design Competition Miami.



10

REQUIRED SUBMITTAL FORMS

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design ✓	**R.E. Chisholm Architects, Inc.**
Landscape Design	
General Civil Engineering	
Roadway Traffic & Transportation Planning and Engineering Services	
General Urban Planning Services ✓	**R.E. Chisholm Architects, Inc.**
Electrical Engineering	
Structural Engineering	
Mechanical	
Enviornmental Engineering	
Fire Protection	
Plumbing	
***Please check mark the area of your specialty/ies**	

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
N/A	**N/A**	**N/A**	**N/A**

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: **R.E. Chisholm Architects, Inc.**

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: **112-acre master-planned community consisting of 498 single, duplex, and multi-unit housing units, retail, school, daycare, church, administrative and social services buildings, and a transportation depot serving approximately 3,000 residents. Provided architectural and urban planning services.**

Initial Value of Contract: **$160M** Final Value of Contract: **$160M**

Length of Contract: **Phase I-IIV Complete, Phase V & VI Currently Ongoing.**

Would you enter into a contract with the Company in the future? ✓ Yes _____ No

Were the services provided acceptable and of quality standards: ✓ Yes _____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: Rural Neighborhoods, Inc.

Name of Individual completing this form: Steven Kiel

Signature: _____ Title: President

Telephone: 305-242-2188 Email: stevekiel@ruralneighborhoods.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: **R.E. Chisholm Architects, Inc.**

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: **Master planning and architectural services for an 8-acre, 4-story, 65,000-SF affordable elderly housing development with 90 units, parking, resident amenities, community spaces, and outdoor terraces. Also included a separate 64-seat chapel with meeting, lounge, and outdoor prayer spaces.**

Initial Value of Contract: **$11M** Final Value of Contract: **$11M**

Length of Contract: **2007-2009**

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

I highly recommend R.E. Chisholm Architects for the proposed project. Their design, leadership, and management team is very responsive, and the quality of their work is excellent.

Name of Public Entity/Company: *The Archdiocese of Miami*

Name of Individual completing this form: *David O. Prada AIA*

Signature: _____ Title: *Senior Director Building and Property Office*

Telephone: *The Archdiocese of Miami* Email: *The Archdiocese of Miami*

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: **R.E. Chisholm Architects, Inc.**

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: **23-acre D/B project involving urban design, site planning, and architectural improvements to Mainlands Park, including a canal, boat ramps, walking trails, fitness stations, nature kiosk, fishing pier/ observation platform, picnic areas, landscaping, parking, and support facilities.**

Initial Value of Contract: **$2.5M** Final Value of Contract: **$2.5M**

Length of Contract: **2007-2008**

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No

If you responded no to any of the above please provide details:

Comments:

This project was completed more than 12 years ago. I was not directly involved in the day to day management or oversight of this project. My responses are based on my review of the project documentation and information maintained in our records. The services provided were satisfactory, and the company appears to have maintained a professional and responsive appro

Name of Public Entity/Company: City of Tamarac

Name of Individual completing this form: Christopher Lyle

Signature: Chrisph Lyle Title: Utility Project Manager

Telephone: (954) 597-3704 Email: christopher.lyle@tamarac.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: **R.E. Chisholm Architects, Inc.**

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: **Professional A&E Services for four pickleball courts at Silver Lakes Sports Complex, including all necessary site enhancements and amenities to support functionality, accessibility, and user experience.**

Initial Value of Contract: **$400K** Final Value of Contract: **$400K**

Length of Contract: **2023-2025**

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Miramar Parks & Recreation Department

Name of Individual completing this form: Holly Hicks

Signature: Holly Hicks Title: Assistant Director

Telephone: 954-602-3171 Email: hahicks@miramarfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: **R.E. Chisholm Architects, Inc.**

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: **Assessment of the existing Fire Training and Maintenance Building and HVAC systems, including site investigations and coordination with MEP disciplines. Recommendations and construction documents were developed for system upgrades, improved efficiency, and continued facility functionality.**
Initial Value of Contract: **$90K** Final Value of Contract: **$90K**
Length of Contract: **2024-2027**
Would you enter into a contract with the Company in the future? x Yes ____ No
Were the services provided acceptable and of quality standards: x Yes ____ No
Was the Company responsive to your requests and resourceful with the task? x Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
x Yes ____ No
If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Hollywood
Name of Individual completing this form: Victoria Ulysse
Signature: Victoria Ulysse Title: Assistant Project Manager
Telephone: 954-921-3995 Email: vulysse@hollywoodfl.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company **R.E. Chisholm Architects, Inc.**

Date Addendum Received **August 14, 2026**

Total Pages of Addendum including Acknowledgement 8

Print Name **Robert E. Chisholm, FAIA, NCARB**

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company **R.E. Chisholm Architects, Inc.**

Date Addendum Received **August 18, 2026**

Total Pages of Addendum including Acknowledgement 7

Print Name **Robert E. Chisholm, FAIA, NCARB**

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company **R.E. Chisholm Architects, Inc.**

Date Addendum Received **August 26, 2026**

Total Pages of Addendum including Acknowledgement 4

Print Name **Robert E. Chisholm, FAIA, NCARB**

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company **R.E. Chisholm Architects, Inc.**

Date Addendum Received **September 9, 2026**

Total Pages of Addendum including Acknowledgement 2

Print Name **Robert E. Chisholm, FAIA, NCARB**

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

Village of Palmetto Bay

RFQ No.: 2026-11-015

Professional Consulting Services on a Continuing Agreement Basis for Landscape and Architectural Design, General Civil Engineering, Roadway Traffic & Transportation Planning and Engineering Services, General Urban Planning Services, Electrical Engineering, Structural Engineering, Environmental Engineering, Fire Protection and Plumbing



Landscape Architecture



General Civil Engineering



Roadway Traffic & Transportation Planning and Engineering



General Urban Planning



Structural Engineering



Environmental Engineering

We are Stantec

Title **Page**

Village of Palmetto Bay Request for Qualifications for:

Professional Consulting Services on Continuing Agreement Basis for **Landscape** and Architecture Design, **General Civil Engineering**, **Roadway Traffic & Transportation Planning and Engineering Services**, **General Urban Planning Services**, Electrical Engineering, **Structural Engineering**, **Environmental Engineering**, Fire Protection and Plumbing

RFQ Number:

2026-11-015

Prime Firm:

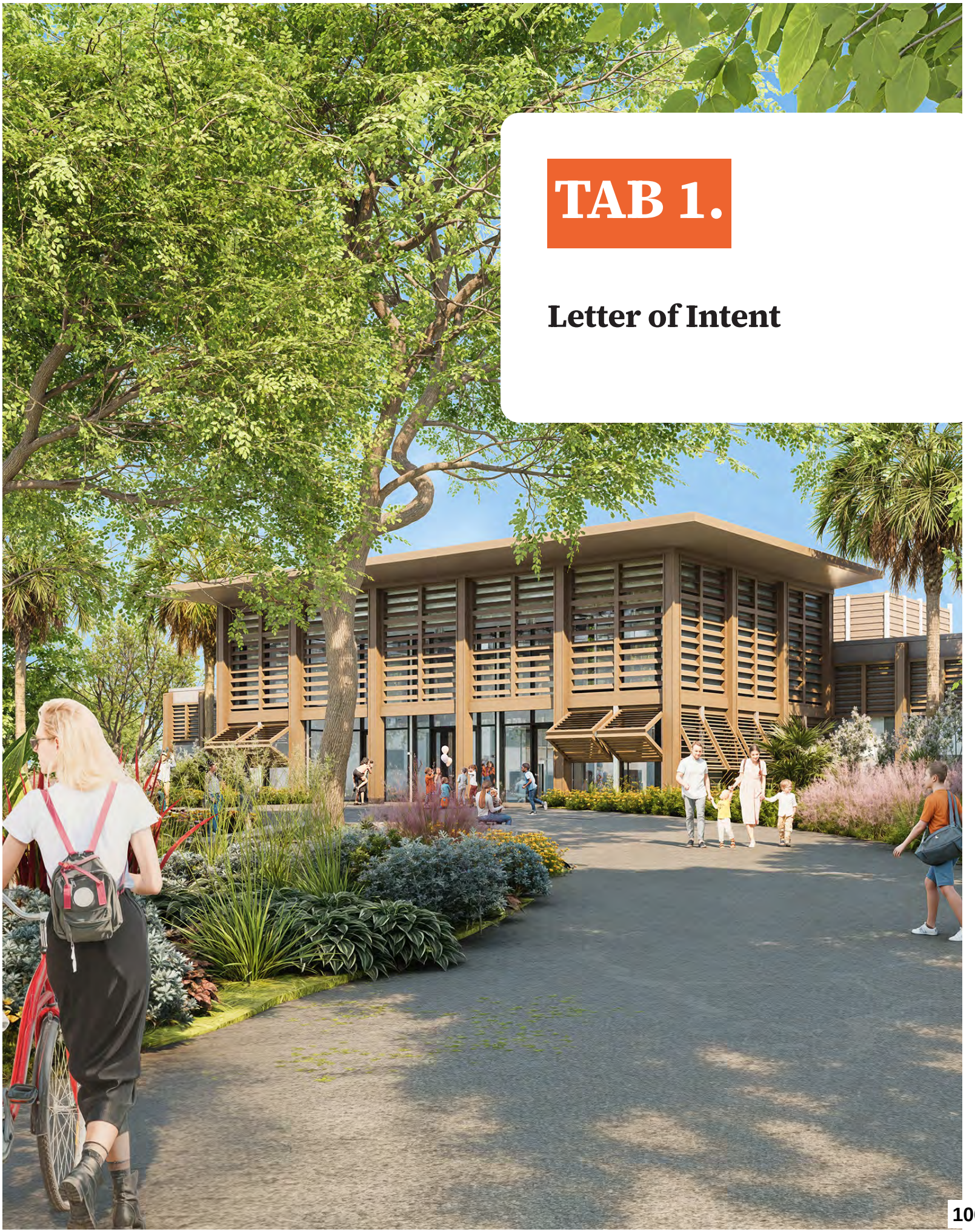
Stantec Consulting Services Inc.

Name and Address of the Contact Person:

Jeffrey Crews, PE, LEED AP
Contract Manager
(954) 481-2815
jeff.crews@stantec.com

Proposal Due Date:

September 18, 2026



TAB 1.

Letter of Intent

Stantec

September 18, 2026

Village of Palmetto Bay
Village Manager's Office
Procurement Division
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

Attention:
Alessia Bencomo
Procurement Specialist

Reference:
RFQ No.: 2026-11-015
Professional Consulting Services on Continuing Agreement Basis for **Landscape** and Architecture Design, **General Civil Engineering**, **Roadway Traffic & Transportation Planning and Engineering Services**, **General Urban Planning Services**, Electrical Engineering, **Structural Engineering**, **Environmental Engineering**, Fire Protection and Plumbing

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Stantec Consulting Services Inc.
901 Ponce de Leon Boulevard
Suite 900
Coral Gables, Florida 33134

Dear Ms. Bencomo and members of the Selection Committee,

Stantec Consulting Services Inc. (Stantec) is pleased to submit our qualifications to provide Professional Consulting Services on Continuing Agreement Basis for the Village of Palmetto Bay. While Stantec is a global, multidisciplinary firm with hundreds of offices and thousands of professionals worldwide, we are offering the Village a dedicated local team with the experience, expertise, and resources necessary to successfully deliver its projects.

We understand that the Village intends to retain five (5) consultants on a rotating, as-needed basis within each service and discipline area. Stantec is committed to providing responsive, high-quality support across the professional services identified in this solicitation. Supported by a diverse team of experienced professionals, we are well positioned to efficiently address the Village's needs and successfully manage projects of varying size and complexity. Stantec's in-house disciplines responding to this solicitation include:

- Landscape Architecture Design
- General Civil Engineering
- Roadway Traffic & Transportation Planning and Engineering Services
- General Urban Planning
- Structural Engineering
- Environmental Engineering

Jeff Crews, PE, LEED AP, will serve as the Contract Manager for this highly qualified team. Jeff brings 38 years of experience managing and delivering multidisciplinary projects throughout South Florida. He has extensive experience working with municipalities under continuing services contracts and is well versed in all phases of project delivery, from planning and design through construction administration.

Our team has extensive experience throughout South Florida and a long-standing relationship with the Village of Palmetto Bay, positioning us to continue providing reliable, responsive, and high-quality professional services. As you review our proposal, you will see how our technical expertise, familiarity with local conditions, and understanding of the Village's goals enable us to deliver practical, tailored solutions across the requested service areas.

Stantec also has a proven track record of successfully delivering projects within the Village, including Village-wide Drainage Improvements, the Village Comprehensive Plan, Thalatta Park improvements, and paving inspection services, among many others. This breadth of multidisciplinary experience allows us to provide comprehensive solutions that support the Village's ongoing and future initiatives.

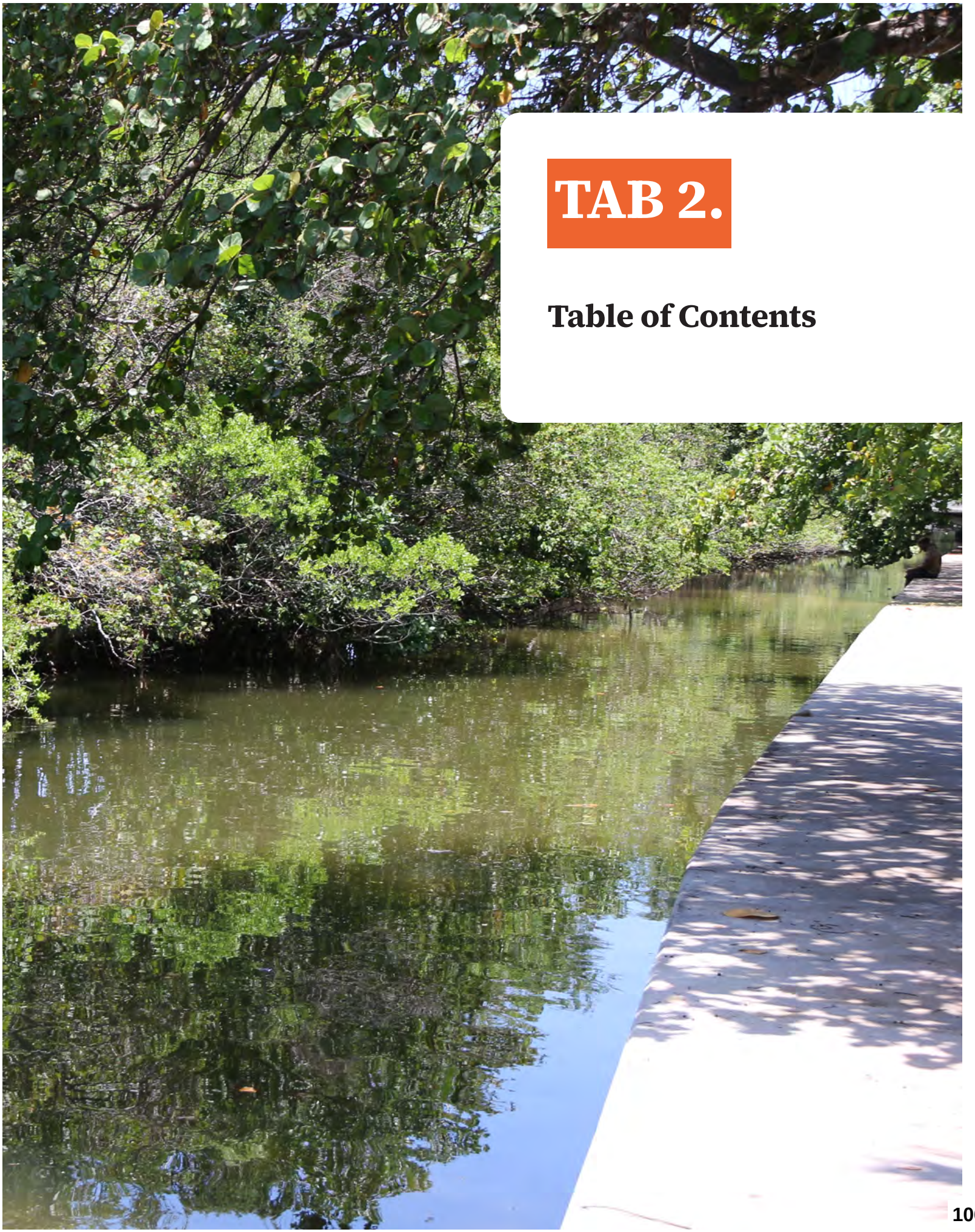
We value the opportunity to continue our partnership with the Village of Palmetto Bay. Through our work on several of the Village's more complex projects, we have consistently demonstrated our dedication and dependability, and we look forward to further building on this relationship under this new contract. Thank you in advance for your time and consideration.

With this expertise, we are confident that Stantec is uniquely qualified to serve the Village of Palmetto Bay. We appreciate the opportunity to express our sincere interest and look forward to continuing our rewarding partnership.

Should you have any questions or require additional information, please do not hesitate to contact us at (954) 481-2815, or jeff.crews@stantec.com.

Respectfully,
Stantec Consulting Services, Inc.

Jeff Crews, PE | Contract Manager | (954) 481-2815 | jeff.crews@stantec.com



TAB 2.

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TAB 3.

Organizational Chart



Organizational Chart

Stantec's locally based team provides landscape architecture, civil, transportation, structural, environmental, and planning services. With an average of nearly 20 years of experience, our professionals have successfully delivered projects of similar scope, complexity, and scale.

VILLAGE OF PALMETTO BAY

CONTRACT MANAGER

Jeffrey Crews, PE, LEED AP
35% Available

LANDSCAPE

Kevin Mangan, PLA, ASLA
Project Manager
45% Available

Fran DeMarco, PLA, ASLA, CLARB
Senior Landscape Architect
40% Available

Maria Reilly, ASLA
Parks Planning and Community Outreach
50% Available

Paul Nicholas
Landscape Designer
60% Available

Eric Buck, PLA
Technical Advisor/QA/QC
30% Available

CIVIL

Jeff Crews, PE, LEED AP
Project Manager
35% Available

Carlos Herdocia, PE, LEED AP
Civil Engineering Lead
50% Available

Shehab Bata, PE
Civil Engineer
50% Available

Dave Clarke, PE, CFM
Utility Coordinator
50% Available

Marlon Medina, PE, CFM
Civil Engineer
60% Available

TRANSPORTATION

Chris Benitez, PE, PTOE, RSP1
Project Manager
70% Available

Matthew Maher, PE, PTOE, RSP2
S4A/Safety Specialist
60% Available

Frank Domingo, PE
Smart Mobility Specialist
50% Available

Larissa Faria, PE
Signage & Pavement Markings
40% Available

Desir Jacques, PE
Roadway Design Engineer
60% Available

Alfredo Suarez (QC)
Traffic Data Collection
60% Available

URBAN PLANNING

Nicholas Perez-Alvarez, AICP, LEED AP ND, CFM
Project Manager
45% Available

Matt Lewis, AICP
Comprehensive & Land Use Planning
50% Available

Diane Quigley, AICP, CFM, WEDG
Professional Environmental/ Climate Planning
50% Available

Kaitlyn Woolard, PLA
Neighborhood/Downtown Planning
50% Available

Stefani Maduskuie
Economic & Strategic Planning
50% Available

Lucy Jones
Historic & Cultural Resources
50% Available

STRUCTURAL

Pablo A. Garcia, PE
Project Manager
45% Available

Anshuman Dogra, PE
Structural Engineer
45% Available

Jocelyne Perez, EI
Structural Engineering-in-Training
45% Available

Keron Edwards
Structural BIM Technician
45% Available

Mohit Soni, PE
Senior Bridge Engineer
45% Available

Marianela Garcia, PE
Senior Bridge Engineer
45% Available

ENVIRONMENTAL

Kevin Yue, PE, CEP
Project Manager
55% Available

Nicole Carter, MS
Senior Scientist-Environmental
50% Available

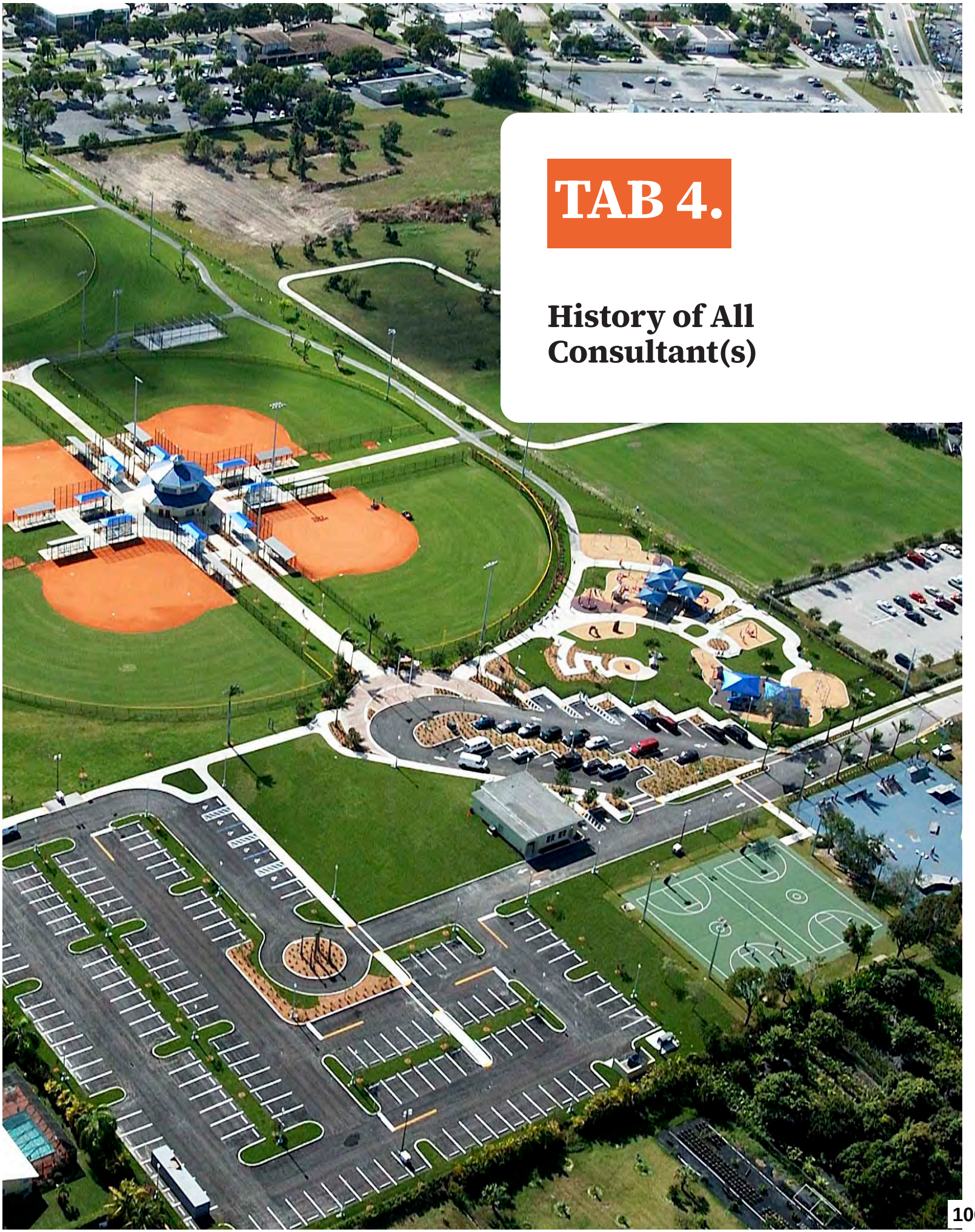
Tiara Thanawastien
Senior Scientist-Water Quality
55% Available

Brook Wolfe
Senior Scientist NEPA & Construction Compliance
50% Available

Amanda De Cun, MS, ENV SP
Senior Scientist-Environmental Permitting
65% Available

Patrick Dobbs
Federal Grants
65% Available

Subconsultants: Quality Counts (QC)



TAB 4.

History of All Consultant(s)

History of all Consultant(s)

Stantec has been providing responsive, quality engineering services in Florida for over five decades. We are committed to making Florida a better place to work and do business. With that goal in mind, we work on projects that help improve our communities and the infrastructure that supports them. We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships.

Stantec, founded in 1954, is a publicly held company that provides professional design and consulting services in engineering, architecture, interior design, landscape architecture, planning, surveying, geotechnical, environmental sciences, construction engineering inspections, construction management, project management, and project economics for infrastructure and facilities projects. Continually striving to balance economic, environmental, and social responsibilities, we are recognized as a world-class leader and innovator in the delivery of sustainable solutions.

Stantec has over 34,000 people in more than 450 locations worldwide. With 200 offices and 12,000+ people in the US alone, chances are there's a Stantec presence right where you need us to be. More specifically, we have 17 offices within the State of Florida to serve the Village on this contract. Stantec's strong commitment to client satisfaction is the foundation of our service to you. We have a long history of serving the State of Florida and its many agencies in their critically important missions. Our multidisciplinary team has the qualifications to deliver the full range of projects the Village needs, with expertise covering all major engineering disciplines. Stantec Team members have worked for and with Village staff for decades. We have a deep bench of team members who have worked with Village staff throughout their careers.

Landscape Architecture blends beauty, functionality, and sustainability to create places that reflect their context and serve user needs. Stantec provides landscape architecture, urban design, streetscape, park, and roadway enhancement services throughout South Florida. Our extensive experience delivering similar projects for public and private clients, including the FDOT, positions us to support the Village with innovative, functional, and attractive solutions.

Stantec provides extensive **Civil Engineering** services across South Florida, delivering roadway, site, park, and recreation projects that strengthen communities and infrastructure. Our experience includes roadway improvements, drainage, water and sewer systems, intersections, traffic calming, and streetscape enhancements. We emphasize pedestrian safety, accessibility, and multimodal mobility through thoughtful design, integrating engineering, planning, and design to deliver practical solutions for the Village and its residents.

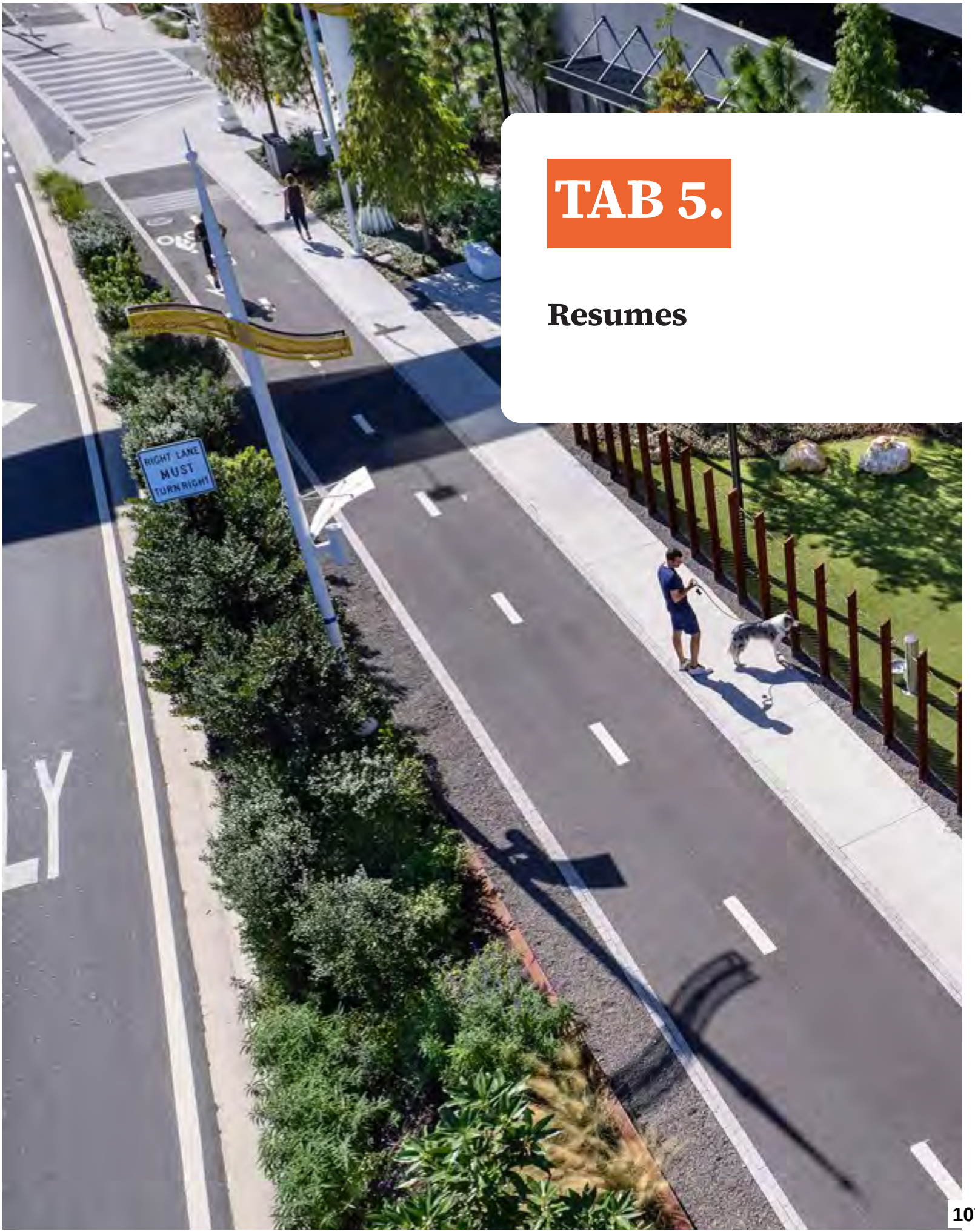
Roadway Traffic & Transportation Planning and Engineering Services. At Stantec, we develop transportation solutions that improve mobility, enhance safety, and support community growth. Our integrated team of engineers, planners, landscape architects, and environmental specialists delivers practical, sustainable infrastructure that helps people connect and travel safely and efficiently. Stantec partners with local governments, Miami-Dade County, FDOT District 6, and other transportation agencies to deliver transportation planning and engineering solutions that improve mobility, safety, and connectivity.

General Urban Planning Services. Stantec's planners bring decades of experience in public and private sector planning, helping communities adapt to changing demographics and growth. We have successfully delivered vision plans, comprehensive plans, corridor and neighborhood plans, revitalization strategies, plan amendments, and development regulations for local governments, public-private partnerships, landowners, and developers throughout Florida. Our expertise includes zoning, permitting, plan review, development approvals, and design guidelines for a wide range of mixed-use, residential, and commercial developments.

Stantec provides **Structural Engineering** services for transportation, municipal, water, and community infrastructure projects across Florida. Our team delivers structural analysis, design, inspection, rehabilitation, and construction support for bridges, retaining walls, waterfront facilities, buildings, and specialty structures, creating safe, resilient, and cost-effective solutions for Florida's communities.

Stantec provides **Environmental Engineering** services that help communities advance projects efficiently while meeting regulatory requirements, resiliency objectives, and sustainability goals. Our multidisciplinary team delivers environmental due diligence, assessment and remediation, brownfield redevelopment, natural and cultural resource assessment, NEPA compliance, grant support, permitting, FDOT LAP compliance, construction compliance, resilience and adaptation planning, and agency coordination. Drawing on extensive experience with federal, state, and local regulatory agencies throughout South Florida, we help clients balance infrastructure improvements, community growth, and environmental stewardship while reducing project risk and maintaining schedule certainty.

Transportation Data Collection. As a subconsultant, Quality Counts specializes in providing accurate and reliable traffic data to support transportation planning and engineering decisions. Using advanced technology and proven collection methods, their team delivers traffic counts, multimodal data collection, and transportation studies that provide the information needed to support informed project development and decision-making.



TAB 5.

Resumes



Jeffrey Crews

PE, LEED AP

CONTRACT MANAGER / GENERAL CIVIL ENGINEERING PROJECT MANAGER

Firm: Stantec

Education:
BS in Civil Engineering, University of Miami

Licenses, Registrations, Certifications, Professional Affiliations:
Professional Engineer: Florida #46575
LEED Accredited Professional

Years of Relevant Experience: 37

With over 37 years of experience, Jeff has been Design Engineer and Project Manager on various projects in the field of structural and civil engineering. His civil experience has included the preparation of utility relocation plans, drainage analysis, development of traffic control, and stormwater pollution prevention plans. Jeff also has extensive design, construction inspection, and administration experience in all types of building structures.

Representative Projects

Miami Beach Design Criteria for Sunset Island 3 and Sunset Island 4 | Miami Beach, Florida | Project Manager/Design Criteria Professional

Design Criteria Professional and Project Manager for the preparation of design-build criteria packages including design development plans. This project was a full reconstruction project of Sunset Island 3 and 4. The islands are an exclusive and historic high end residential neighborhood in Biscayne Bay. The scope of work includes drainage, roadway, water, landscaping, lighting, and undergrounding of utilities (FPL, ATT and Comcast). Project also includes cost estimating, maintenance of traffic, scheduling, storm water pollution prevention, permitting, and construction management.

Miami Beach Design Criteria for Palm Island and Hibiscus Island | Miami Beach, Florida | Project Manager/Design Criteria Professional

Design Criteria Professional and Project Manager for the preparation of design-build criteria packages including design development plans. This project was a full reconstruction project of Palm Island, and Hibiscus Island. The islands are an exclusive and historic high end residential neighborhood in Biscayne Bay. The scope of work includes drainage, roadway, water, landscaping, lighting, and undergrounding of utilities (FPL, ATT and Comcast). Project also includes cost estimating, maintenance of traffic, scheduling, storm water pollution prevention, permitting, and construction management. The scope of work included the development of a master prototype Design Criteria Package with a new approach to the design build delivery system.

J.C. Bermudez Park | Doral, Florida | Senior Civil Engineer

Senior Civil Engineer of this impressive 80-acre park that includes a 16.6 acre man-made lake. The lake was reconfigured in order to accommodate various activities including 4 baseball fields plus 2 multi-use soccer and football fields, a soccer stadium, concession stands, locker room facility, storage and meeting facilities, an outdoor running track, 6 outdoor basketball courts with covered bleachers, 8 tennis courts, 1 pro-shop, covered children playground, an amphitheater, 1 multi-use parking garages and ample surface parking.

Pompano Beach Utility Services Compound | Pompano Beach, Florida | Senior Project Engineer

Jeff provided Master Planning and Design Criteria Professional Services for the redevelopment of a City Municipal Maintenance Compound to reorganize the compound site and the building spaces to better utilize the space available. The City's Utility

Department occupied a 2.8-acre site with multiple outdated buildings which were places haphazardly around the site. The lack of continuity of the layout hampered operating efficiencies and the buildings were in need of replacement. The new master plan was adopted by the City and a Design Criteria Package was developed for competitive bidding to a Design-Build Contractor.

Turnpike Crossings | Lauderhill, Florida | Project Engineer

Project Engineer for this project which included four horizontal directional drillings (HDD) beneath the Florida Turnpike. HDPE (high density polyethylene) was used for a casing pipe and carrier pipe for both water mains and force mains. These large diameter pipe lines are extremely important to the City of Lauderhill. Florida Turnpike Enterprise was rebuilding the Turnpike and the City's old transmission mains needed to be abandoned and replaced. The firm decided to design new force mains and water mains under the Turnpike with the new HDPE pipe installed via HDD (horizontal directional drill). Work was done using FDOT approved methods and materials. Facilities were installed in rapid succession and tied into DI pipe at its ends. Restrained joints were designed throughout both the water and the wastewater transmission mains.

Avila Road Improvements | West Palm Beach, Florida | Project Manager

Project Manager for this project which is part of the City of West Palm Beach Utility Master Plan O&M program. The intent of the project is to provide water main utility improvements along Avila Road (from South Dixie Hwy to South Olive Ave.) A new water main is to replace the current water service located in the rear easement of the residential properties with a new water main located in the Avila Road R/W along the frontage of the properties. The City will require restoration of the roadway pavement in the area of the trench due to its current poor to fair condition as well as the lining of the gravity sewer main, laterals and manholes that will be impacted by the installation of the water main. The scope of work will also include geotechnical investigation, underground utility designation and public information services.

Little Haiti Soccer Park | Miami, Florida | Project Manager

This design-build parks and recreational facility for the City of Miami includes a tournament soccer stadium with seating for 750 people. For this project, the stadium is a cast-in-place concrete structure with concession, restroom and maintenance spaces built into the underside of the seating. In addition to the main tournament field, the project includes a practice field; playground; splash deck; exercise trail; shelters; parking; and a future Community Center. The firm has provided civil engineering including utilities, drainage, parking, grading, permitting, as well as structural design for the stadiums' structure.

Gibson Park | Miami, Florida | Senior Civil Engineer

Senior Civil Engineer for the complete reconstruction of an existing 9.4-acre park in the historic Overtown section of Miami into a Gold Certified LEED facility. The project included a 6700 SQ recreation building and aquatic facility with competitive and recreational swimming components. It also includes a new artificial turf multipurpose field for baseball and football. The field incorporates covered stadium seating for 1500 patrons. In a second phase, a 22,000 sf gymnasium building has been added with 2 full size wood courts, concession room and multiple meeting spaces. Additional elements included picnic shelters, playground, exercise equipment and parking.

Brittany Bay Park Seawall and Pedestrian Improvements | Miami Beach, Florida | Senior Civil Engineer

Senior Civil Engineer for design for an alternative concept to alleviate conflicts resulting from a previous design. The project also included a pin-pile supported sea wall and concrete sidewalk along with a living shoreline designed and permitted through Stantec environmental staff.

Middle Beach Recreational Corridor - Phases 2-3 | Miami, Florida | Principal-in-Charge

Principal in Charge for this project for which Stantec provided Client Representation and Construction Engineering and Inspection (CEI) services for the construction of two major sections of a major recreational pathway along iconic Miami Beach. CEI services included representation in support of FDOT coordination to satisfy LAP Funded requirements. The project consisted of demolition of an existing raised boardwalk and the construction of nearly two-miles of paver pathways along the beach front. The project also included construction of improvements at 11 intersecting street ends including connecting pathways, showers, water fountains and seating walls. Stantec provided CEI on this LAP funded City project with full-time inspection and FDOT coordination with LAP personnel.



Kevin Mangan

PLA, ASLA

LANDSCAPE ARCHITECTURE PROJECT MANAGER

Firm: Stantec

Education:
BS in Landscape Architecture, State University of New York, College of Environmental Science and Forestry at Syracuse
Associate of Arts, State University of New York at Canton

Licenses, Registrations, Certifications, Professional Affiliations:
Registered Landscape Architect: Florida #0001337
American Society of Landscape Architects

Years of Relevant Experience: 41

Kevin has practiced Landscape Architecture, Urban Design, and Land Planning in the United States and International market place since 1985. His leadership and experience in a broad range of public, private, interdisciplinary and complex assignments in community development, urban design, hospitality and resorts, health care, streetscapes, and infrastructure projects for domestic and international clientele is the hallmark of his diversity in the profession. Kevin has a passion and expertise for collaborative and teaming roles with the requirements of project management, planning, and detailed design of complex projects. As a Principal and leading design team member, he enjoys forging long term relationships with his clients and professional team members.

Representative Projects

Bayshore Gateway Triangle CRA; 17 ac. Boardwalk | Naples, Florida | Principal/Landscape Architect

Sawgrass Expressway South Expansion | Miami-Dade County, Florida | Principal/Landscape Architect

Bonita Springs Historic US 41 Downtown Improvement Project | Bonita Springs, Florida | Lead Landscape Architect

Golden Glades Interchange/Palmetto Expressway Project | Miami-Dade County, Florida | Lead Landscape Architect

US 1 (SR 5)/Titusville Revitalization | Brevard County, FDOT District 5, Florida | Lead Landscape Architect

Vice Mayor Robert C. Welsh Jr. Park | South Miami, Florida | Landscape Architect



Christopher Benitez

PE, PTOE, RSP$_1$

ROADWAY TRAFFIC & TRANSPORTATION PLANNING AND ENGINEERING SERVICES PROJECT MANAGER

Firm: Stantec

Education:
BS in Civil Engineering, Florida International University

Licenses, Registrations, Certifications, Professional Affiliations:
Professional Engineer: Florida #74035
Certified Professional Traffic Operations Engineer #4286
Road Safety Professional #323

Years of Relevant Experience: 19

Christopher is a Transportation Engineer passionate about enhancing transportation safety and mobility through data-driven, community-oriented solutions. He brings broad experience across the project lifecycle—from planning to design—specializing in transportation infrastructure, including roads, bridges, expressways, and intersections. Christopher has collaborated with a diverse range of state departments of transportation, local governments, transportation authorities, and public agencies, contributing to impactful projects across Florida and beyond.

Representative Projects

City of Miami On-call Traffic and Transportation Support Services | Miami, Florida | Project Manager

The Underline (Phase 3) - Civil Design and Traffic Engineering (Design-Build) | Miami, Florida | Traffic Lead

South Miami Safety Action Plan (SS4A) (Stantec & Quality Counts) | South Miami, Florida | Project Manager

Miami Lakes Traffic Study for NW 59th Avenue Extension | Miami Lakes, Florida | Lead Traffic Engineer

Collier County Traffic Data Review | Collier County, Florida | Project Manager

Doral Central Park Traffic Study | Doral, Florida | Lead Traffic Engineer

Traffic Flow Modification Study at Stillwater Drive and 79 Street | Miami Beach, Florida | Project Manager



Nicholas Perez-Alvarez

AICP, LEED AP ND, CFM

GENERAL URBAN PLANNING SERVICES PROJECT MANAGER

Firm: Stantec

Education:
MS in Urban and Regional Planning, University of New Orleans
BS in Psychology, University of Florida

Licenses, Registrations, Certifications, Professional Affiliations:
Certified Floodplain Manager: Florida #US-21-12083
Certified Planner #30340
LEED AP Neighborhood Development #10947257-AP-ND

Years of Relevant Experience: 11

Nick is an urban planner with 11 years of combined project management experience in both the public and private sectors. He is passionate about promoting a sense of civic pride and community in his work and is a proponent of projects that promote sustainability and resiliency. Nick's experience includes a variety of projects that encompass educational facilities, public open space, mobility, streetscape improvements, and campus master planning.

Representative Projects

Village of Palmetto Bay Comprehensive Plan Update | Palmetto Bay, Florida | Project Manager

City of Key West On-Call Planning Services | Key West, Florida | Project Manager

Homestead Historic Resources Survey | Homestead, Florida | Project Manager

Goulds Heritage Survey | Miami-Dade County, Florida | Project Manager

City of New Port Richey Community Redevelopment Plan Update | New Port Richey, Florida | Project Manager

Coastal Ridge Preserve | Cutler Bay, Florida | Project Manager

South Florida Regional Planning Council Brownfields Grant Implementation | Broward, Miami-Dade & Monroe Counties, Fl | Project Manager



Pablo A. Garcia

PE

STRUCTURAL ENGINEERING PROJECT MANAGER

Firm: Stantec

Education:
MS in Civil Engineering, University of Miami
BS in Civil Engineering, University of Miami

Licenses, Registrations, Certifications, Professional Affiliations:
Professional Engineer: Florida #77111

Years of Relevant Experience: 16

Pablo has participated in the design and inspection of various projects including sport facilities, parking garages, residential and office buildings and aviation facilities. He is experienced in the design of concrete framing systems such as cast-in-place, composite precast, post-tension and steel framing including the inspection of the construction of these systems. Pablo strives to work efficiently with both the Architect and Contractor to design and build projects in the most cost-effective ways and continuously advances his knowledge of ever-changing building codes and structural design.

Representative Projects

Zoo Miami Animal Hospital Replacement and Expansion | Miami, Florida | Engineer of Record

Key Biscayne Library | Key Biscayne, Florida | Engineer of Record

Cortland Midtown Miami | Miami, Florida | Engineer of Record

Flamingo West Park | Cooper City, Florida | Engineer of Record

Florida International University Multi-purpose Practice Fields - BT 916 | Miami, Florida | Engineer of Record

Florida International University Multi-purpose Practice Fields - BT 916 | Miami, Florida | Engineer of Record

MDAD West Cargo Fuel Tender Facility | Miami, Florida | Engineer of Record



Kevin Yue

PE, CEP

ENVIRONMENTAL ENGINEERING PROJECT MANAGER

Firm: Stantec

Education:
MS in Environmental Engineering, University of Maryland
BS in Chemical Engineering, University of Maryland

Licenses, Registrations, Certifications, Professional Affiliations:
Professional Engineer: Florida #78975
Certified Erosion Prevention and Sediment Control Inspector (CEPSCI) #48937

Years of Relevant Experience: 24

Kevin is an environmental assessment, remediation, brownfield redevelopment, water resources, and regulatory compliance expert. He serves as a technical and project management lead for complex environmental projects, overseeing site investigations, remedial strategy development, FDEP-managed cleanup programs, and brownfield redevelopment efforts. Kevin also brings public-sector experience as former Lead Engineer for the SFWMD's Big Cypress Basin, where he managed flood control and water resource infrastructure projects. His expertise includes environmental due diligence, remediation, permitting, regulatory compliance, and the development of cost-effective solutions that support redevelopment and long-term environmental stewardship.

Representative Projects

Port Manatee/Piney Point Environmental Site Assessment | Palmetto, Florida | Project Manager

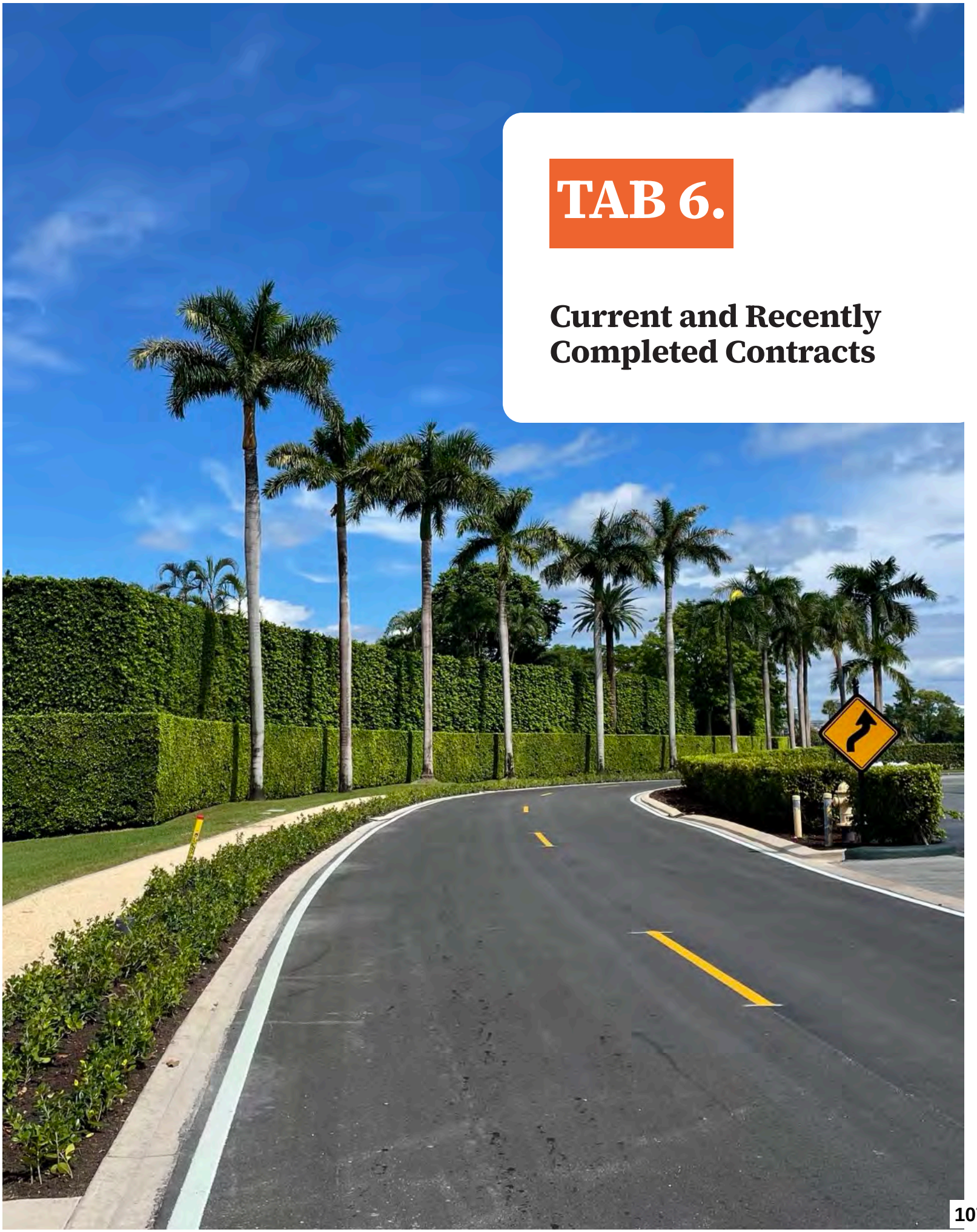
Broward County Landfill Semi-Annual Monitoring Reporting and Pump Replacement | Broward County, Florida | Project Manager

SFRPC Brownfields Assessment and Cleanup RLF Services | Hollywood, Florida | Technical Lead,

TCRPC Brownfields Assessment and Cleanup RLF Services | Stuart, Florida | Project Manager

Merritt Island Redevelopment Agency Brownfield Reuse Planning | Merritt Island, Florida | Environmental Lead





TAB 6.

Current and Recently Completed Contracts

Current and Recently Completed Contracts

Village of Palmetto Bay Professional Consulting Services	
Length of Contract:	6 years
Scope of Services:	Structural Eng., Architecture, and General Civil Eng. Services. Stantec completed various assignments including Phase V Drainage Improvements, Asphalt Resurfacing Inspections, and Improvements at Coral Reef Park.
Type of Contract:	Project Based Fee
Specific Accomplishments:	Projects were successfully and efficiently completed for the Village.
Contact Information:	Village of Palmetto Bay | Dionisio Torres | 305-969-5011 | dtorres@palmettobay-fl.gov

Village of Key Biscayne Library	
Length of Contract:	3 years
Scope of Services:	Structural design and inspections for a new library at Key Biscayne
Type of Contract:	Project Based Fee
Specific Accomplishments:	N/A
Contact Information:	Lisa D'Andrea | Capital Programs Director | (305) 375-5106 | dandrea@miamidade.gov

Zoo Miami Animal Hospital	
Length of Contract:	4 years
Scope of Services:	Structural design and inspections for a new animal hospital at Zoo Miami
Type of Contract:	Project Based Fee
Specific Accomplishments:	N/A
Contact Information:	Ivan Marroquin, RA | Architect 3 | (305) 458-1752 | ivan.marroquin@miamidade.gov

Village of Palmetto Bay Comprehensive Plan	
Length of Contract:	3 years
Scope of Services:	Stantec's multidisciplinary team-ranging from mobility to coastal management-worked with Village staff, the community, and elected representatives to build consensus, ultimately leading to the adoption of the Plan that had last been updated by the Village in 2016.
Type of Contract:	Project Based Fee
Specific Accomplishments:	Recipient of the 2025 APA Gold Coast Award for Excellence
Contact Information:	Javier Gonzalez | 305 259 1276 | jgonzalez@palmettobay fl.gov

City of Key West On-Call Planning Services	
Length of Contract:	5 years
Scope of Services:	Services include development review, permitting support, transportation study review, and Land Development Regulation updates, with presentations to City boards and commissions.
Type of Contract:	Project Based Fee
Specific Accomplishments:	48 development applications coordinated on behalf of the Planning Department to-date
Contact Information:	Patrick Wright | 786 492 2389 | patrick.wright@cityofkeywest fl.gov

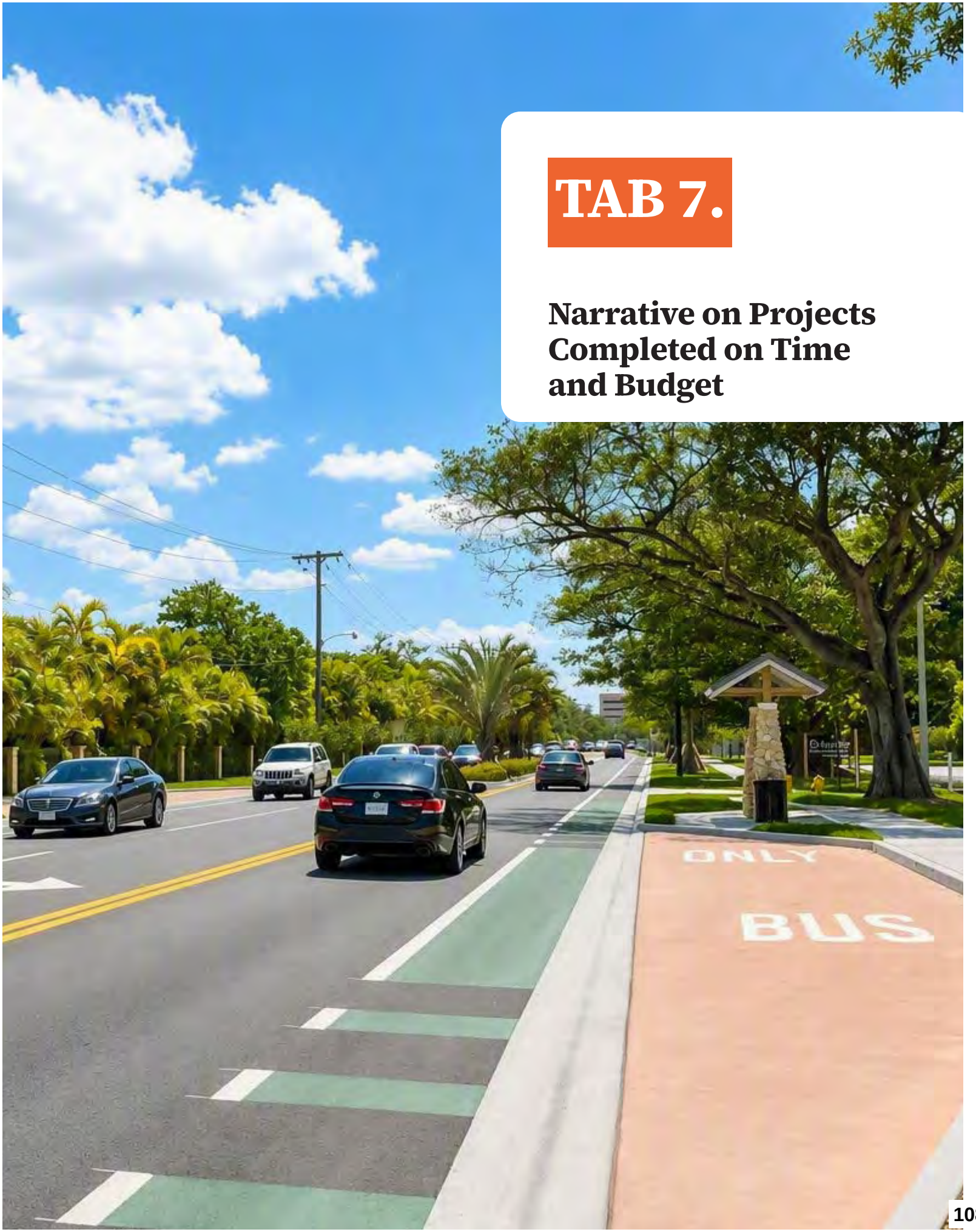
City of Miami Traffic and Transportation Support Services (Stantec & Quality Counts)	
Length of Contract:	5 year + 6 months
Scope of Services:	Traffic engineering and transportation planning services, including Traffic Impact Study Reviews, Credit Reassessments, Traffic Calming Studies, Electric Vehicle Charging Roadmaps, Street Closure Traffic and Safety Analyses, Independent Traffic Impact Studies, Parking Garage Queuing, and, Site Circulation Analyses throughout City of Miami. Approximately $450,000 in services to date.
Type of Contract:	Project Based Fee
Specific Accomplishments:	Successfully delivered multiple work orders addressing high-profile development projects, neighborhood traffic concerns, and forward-looking mobility initiatives.
Contact Information:	City of Miami | Collin Worth | 305-416-1725 | CWorth@miamigov.com

Town of Culter Bay General Engineering Services	
Length of Contract:	5 years
Scope of Services:	Services include General Civil Eng., Transportation Planning and Engineering, Landscape Architecture, and Stormwater Master Planning Services. We have completed assignments including Old Cutler Road Improvements, Caribbean Boulevard Improvements, Multi-Year Paving Program, Townwide Bus Shelters, and Manta Drive Improvements among others.
Type of Contract:	Project Based Fee
Specific Accomplishments:	Projects were successfully and efficiently completed for the Town and included awards for Old Cutler Road, Caribbean Boulevard, and Manta Drive.
Contact Information:	Town of Cutler Bay | Alfredo Quintero | 305-234-4262 | aquintero@cutlerbay-fl.gov

City of South Miami US-1 Corridor Study and Traffic Calming Data Collection (Quality Counts)	
Length of Contract:	6 months
Scope of Services:	Pedestrian-bicycle studies, volume/speed/class tube counts, turning movement counts
Type of Contract:	Project Based Fee
Specific Accomplishments:	QC served as subcontractor to Stantec to provide traffic data collection services for an upcoming corridor study along US-1 as well as a traffic calming study.
Contact Information:	Stantec | Chris Benitez, PE, PTOE, RSP$_1$ | 786-459-4907 | chris.benitez@stantec.com

TAB 7.

Narrative on Projects Completed on Time and Budget



Narrative on Projects Completed on Time and Budget

Budget Control

In our design and construction projects, we always strive not necessarily for the least expensive solution, but rather for the best-value solution for our clients. Sometimes these are one and the same, but often when overall quality and long-term maintenance is factored in, the initially cheapest option may not be the best value and not in our client's best interest. Other times we can add great value to a project by providing a higher-quality installation, without increasing overall cost.

Cost estimating remains a critical part of our design process and cost control methodology. Stantec will develop cost estimates within the defined goals using constructability analysis, value engineering, budget constraints, and scheduling to accomplish on-budget project delivery. Cost control will be achieved by adopting a predictive cost-planning approach. Stantec accomplishes accurate cost estimates by maintaining an active database of recently bid prices for municipal projects and historical published prices to create extremely accurate estimates (usually within 5% of the actual cost). We also have hands on costs due to our extensive experience in design–build projects. We produce these cost estimates during the course of the design, and contingencies are adjusted based on the specific phase of the project. During all phases of the project, Stantec will review the construction cost estimates and refine the design to maintain the project on-budget and on-time.

The Stantec Team has extensive experience in helping municipal clients achieve positive bottom line results by improving existing processes, identifying new processes, and pinpointing areas for cost savings. We have the management perspective and specialized knowledge needed in order to deliver major cost reductions with improved efficiencies to our clients. Our effective management team reviews the anticipated costs, researches alternative savings methods on a continual basis and monitors progress and quality to reduce your costs.

When a task assignment is received, Stantec will develop a scope and fee tailored to the size and complexity of the project for the Village to review. Each project will be defined by tasks assigned to personnel categories, and each task will be assigned a project accounting number for staff to charge their time to. Additionally, if the complexity of the project warrants it, subtasks can be tracked at two additional levels. As with schedule updates, cost tracking will be communicated to the Village regularly.

Schedule Control

We understand how critical schedules are. Maintaining a project on schedule begins with understanding the key issues that drive it and developing contingency plans to control it. The primary purpose of the project schedule is to provide a full accounting of all relevant activities and phases as well as the proper sequencing of project related events such that the project is delivered on schedule. We feel confident we can meet the Village's project schedules because of our extensive background with these kinds of project. Additionally, the Stantec Team is proficient in both Primavera and MS Project programs for creating schedules. Following are some of the ways we propose to control the project schedule:

- Pro-active Project Management Plan
- Intensive Due Diligence Phase
- Accelerate non-critical path activities to compensate for unforeseen delays later on
- Meet with Village's staff, public officials, and key community members (stake-holders) ahead of time for consensus on key project issues
- Clear understanding of Scope of Services ensures schedule and budgets are created correctly from the beginning
- Allow for proper QA/QC time
- Allow time for permitting including scheduling of pre-application meetings with all agencies

Management of cost, schedule, and quality will be continuous throughout the project. We believe in the axiom "what gets measured gets managed" and have developed processes and procedures for clear and relevant tracking. The PMP will describe the process used for developing cost and schedule baselines including procedures for accurate earned value assessments, proactive identification of potential scope changes, and early identification and management of variances, and our project manager will engage the Stantec Team to develop accurate cost, schedule, and technical baselines at the outset of the project.



TAB 8.

Similar Projects

Similar Projects



Vice Mayor Robert C. Welsh Jr. Park

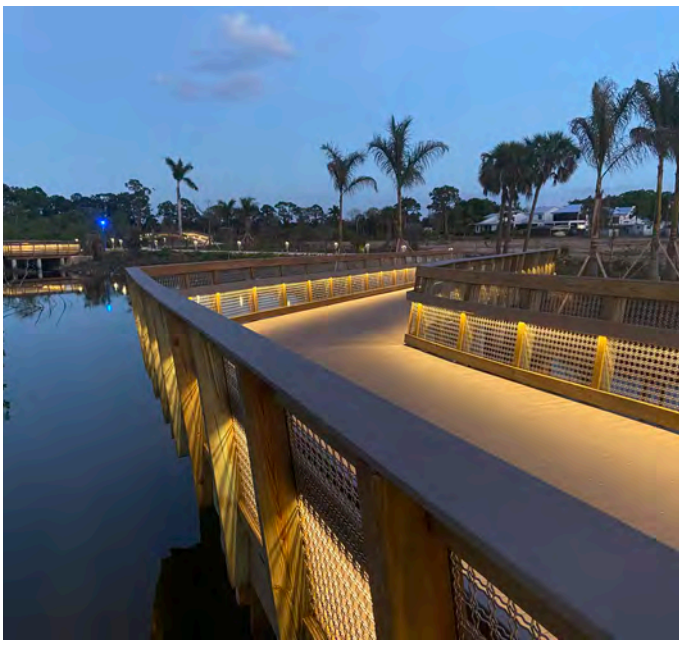
South Miami, Florida

Landscape Architecture

Stantec provided comprehensive services to the City of South Miami to transform a 0.35-acres residential property into a community park honoring the late Vice Mayor Robert C. Welsh, Jr.

Initial work included due diligence studies, conceptual planning, and public engagement to gather input on desired park features and amenities. Based on community feedback, Stantec was retained by the SoMI Parks and Recreation Department to deliver civil and landscape architecture services through design development, construction documentation, permitting, bidding assistance, and construction support.

Final features included pedestrian walkways, a tot lot with safety surfacing, a half-court basketball area, a picnic pavilion, water fountains, canal-side observation seating, and open recreation space with shaded landscaping. The landscape design pays tribute to Vice Mayor Welsh's legacy, reflecting his dedication to tree planting and community beautification throughout South Miami.



Bayshore Gateway Triangle CRA; 17 ac. Boardwalk *Naples, Florida*

Landscape Architecture

Stantec provided planning, public engagement and information meetings, review with staff and steering committees and the design, engineering and environmental services required to bid and construct this new pedestrian connection from Bayshore Drive to Sugden Regional Park to the east. Bayshore Drive residents have been disconnected from the regional park by acres of invasive plant materials, lakes, and drainage ways that this new quarter mile boardwalk provides over the water ways and through a park like, native vegetation setting.

The development of the boardwalk project engages and further promotes the "Arts" equity that the long standing CRA has brought to the area providing a blending of aesthetics and arts in the design work and a unique urban opportunity to provide contact to and through the natural settings of the property. The boardwalks span from upland to upland that provide promenades and walking paths, art and seating opportunities while spanning the water ways providing overlooks, deck areas off the circulation pathway and a renewed connection to nature. Future additions to the boardwalk system plan for tree top and canopy sections of boardwalk to be added and the boardwalk itself is in site location that supports the future development of civic and art buildings and park like infrastructure on the balance of the developable 17 acres.



Florida City Streetscape and Drainage Improvements

Florida City, Florida

General Civil Engineering

This roadway improvement contract successfully accomplished several project goals including road reconstruction, addition of curb and gutter, sidewalk, drainage improvements, pavement marking and signing, landscaping architecture, and sodding to some Florida City roads.

The project was divided into four segments:

Segment 1
NW 5th Avenue (from West Davis Parkway to West Lucy Street) and NW 5th Court (from NW 8th Street to West Lucy Street)

Segment 2
NW 6th Avenue (from West Davis Parkway to West Lucy Street) and NW 4th Avenue (from NW 12th Street to West Lucy Street)

Segment 3
NW 14th Street to NW 16th Street (between NW 6th Avenue and NW 4th Avenue)

Segment 4
NW 8th Street to NW 11th Street (from NW 6th Avenue to NW 5th Avenue), and NW 12th Street to NW 13th Street (from NW 6th Avenue to NW 4th Avenue)



Franjo Road Traffic, Safety, and Design Improvements

Cutler Bay, Florida

General Civil Engineering

The Town of Cutler Bay selected Stantec to conduct traffic and safety studies and lead the design phase for a 1.6-mile road improvement project. This corridor is a collector road and one of the main thoroughfares in the Town.

The project consisted of implementing new bicycle lanes, intersection improvements, and roundabouts to enhance safety and mobility, sidewalk improvements, landscaping, and bus stop upgrades.

A traffic and safety study was conducted for several of the intersections to assess the implementation of roundabouts. This study included an evaluation of historical crash patters, predictive crash analysis, and a traffic calming assessment, and the final recommendation was the inclusion of roundabouts at two intersections along the project limits.

The engineering design phase included two traffic circles, pavement design, curb and gutter, sidewalks, ADA accessibility, concrete crosswalks, pavers, drainage improvements, medians, turn lanes, landscaping architecture, irrigation, bus shelters, roadway lighting, pavement markings, and signage & signalization. The corridor is a two-lane roadway with turn lanes, landscape medians, and traffic calming splitter islands where plausible. The project is a Join Participation Agreement (JPA) between the Town of Cutler Bay and Miami-Dade County.



The Underline *Miami, Florida*

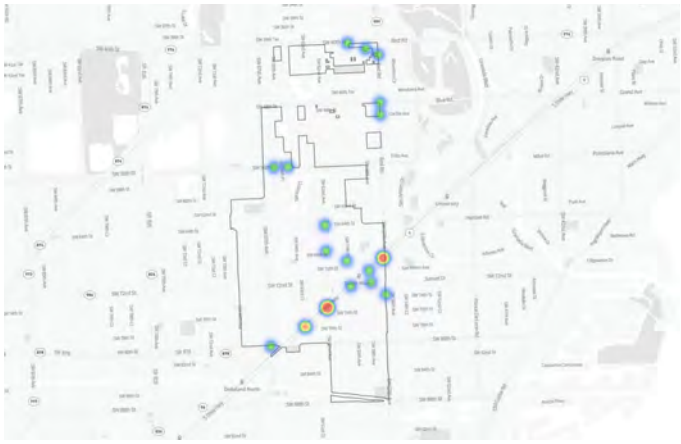
Roadway Traffic & Transportation Planning and Engineering Services

Nestled under the Miami Metrorail line, the Underline acts as a conduit to other neighborhoods and serves as a recreational destination for surrounding communities. It provides a safe and sheltered place for vulnerable roadway users such as cyclists and pedestrians. The Miami-Dade Department of Transportation and Public Works (DTPW) aims to extend the existing path from 3 to 10 miles and has sought out a design-build team for this project, of which we are proud to be a part.

We are providing civil design and traffic engineering services for paths and intersection crossings. This includes grading, signage and markings, and signalization. To further bolster traffic safety at locations where the trail traverses local roads, we are proposing safe system approach crash countermeasures such as "No Turn on Red" restrictions, protected left turn phasing, and leading pedestrian intervals.

The project is expected to transform 120 acres of county-owned land into an urban corridor and trail, linking numerous communities including the City of Miami, Coral Gables, South Miami, and unincorporated Miami-Dade County. Developed beneath the existing Metrorail guideway from the Miami River (downtown) to the Dadeland South Metrorail station, Phase 3 is a 7.36-mile segment connecting from 19th Avenue Southwest near the Vizcaya Metrorail Station to the Dadeland South Metrorail Station. Once completed, this phase will provide separated paths for pedestrians and cyclists, improvements at more than 30 intersections, access to public transportation, public Wi-Fi, improved lighting, signage, and safer, more accessible means of travel, encouraging more active lifestyles.

The Underline will not only provide safer travel options but also foster a more connected and active community.



South Miami – Safety Action Plan Development *South Miami, Florida*

Roadway Traffic & Transportation Planning and Engineering Services

Stantec prepared the City of South Miami's Safety Action Plan using a systemic, data-driven approach to identify risks, prioritize unsafe locations, and recommend proven countermeasures to reduce injuries and save lives. Services included stakeholder coordination, high-injury network analysis, public and agency engagement, Safe System project prioritization with an equity focus, and development of the final Safety Action Plan.



Goulds Cultural Resources Survey

Miami-Dade County, Florida

General Urban Planning Services

In 2024, the Miami-Dade Office of Historic Preservation received a state grant to conduct a Phase II survey and document historical and cultural resources in the Goulds community. The scope included: field and archival research; public outreach; documentation of historic resources including buildings, landscapes, and infrastructure; and preparation of Florida Master Site File forms. More than 250 properties were surveyed and the final report will act as a tool for the County and community in guiding context-sensitive and thoughtful development moving forward.



Village Palmetto Bay Comprehensive Plan *Palmetto Bay, Florida*

General Urban Planning Services

The Comprehensive Plan is a long-range planning document that provides written guidance for community decisions about land use and zoning; preservation; development and redevelopment; and funding of public facilities to support development. The State of Florida requires that communities update their Comprehensive Plan at a minimum every seven years. The Stantec team consisted of diverse specializations—ranging from mobility to coastal management— and worked with Village staff, the community, and elected representatives to build consensus, ultimately leading to the adoption of the Plan that had last been updated by the Village in 2016.

Excellence by the FL Gold Coast Chapter of the American Planning Association

2025 Gold Coast Award
American Planning Association



Zoo Miami Animal Hospital

Miami, Florida

Structural Engineering

The new animal hospital at Zoo Miami will be located in a quiet area of the campus, providing a low-stress environment where sick or injured animals can receive care and recover comfortably. The 27,000-square-foot facility will include approximately 17,000 square feet of clinical and hospital space and 10,000 square feet of animal wards. Program elements include a surgical suite, treatment rooms, diagnostic imaging areas with X-ray and CT capabilities, administrative offices, a pharmacy, laboratory facilities, and supporting operational spaces. Specialized features such as aquatic rehabilitation pools for species including river otters and crocodilians, as well as padded induction stalls and smooth-walled recovery pens for hoofstock and other animals, are designed to support safe treatment and recovery across a wide range of species.

A key project objective is to enhance public education and veterinary training while maintaining an optimal healing environment. Wide corridors and strategically placed viewing windows will provide visitors with opportunities to observe animal care activities without disrupting operations. The facility will also support Zoo Miami's year-round educational programs through dedicated laboratory resources, specialized equipment, and collaborative workspaces. In partnership with veterinary teaching institutions nationwide, the hospital will offer internships and hands-on learning opportunities, providing students with valuable clinical experience in zoo and wildlife medicine.



Key Biscayne Library

Key Biscayne, Florida

Structural Engineering

Stantec provided structural engineering services for the new 20,000-square-foot, two-story Key Biscayne Library, constructed on the site of the existing facility. The project included the design of a durable, efficient structural system to support the library's functional, architectural, and community-focused objectives while meeting applicable building codes and resilience requirements. The new facility delivers modern library spaces that serve the evolving needs of Key Biscayne residents and visitors.



Brownfields Assessment and Cleanup RLF Services *Monroe, Miami-Dade & Broward Counties, Florida*

Environmental Engineering

Since 2018, Stantec has supported the South Florida Regional Planning Council's EPA Brownfields Program, providing environmental assessments, cleanup planning, grant application support, community engagement, and program management. For the current effort, our team is helping revive the Brownfields Revolving Loan Fund, advancing redevelopment of multiple City of Homestead sites through Phase I ESAs, environmental investigations, cleanup funding applications, stakeholder coordination, and redevelopment planning to transform underutilized properties into community assets.



Connor Park

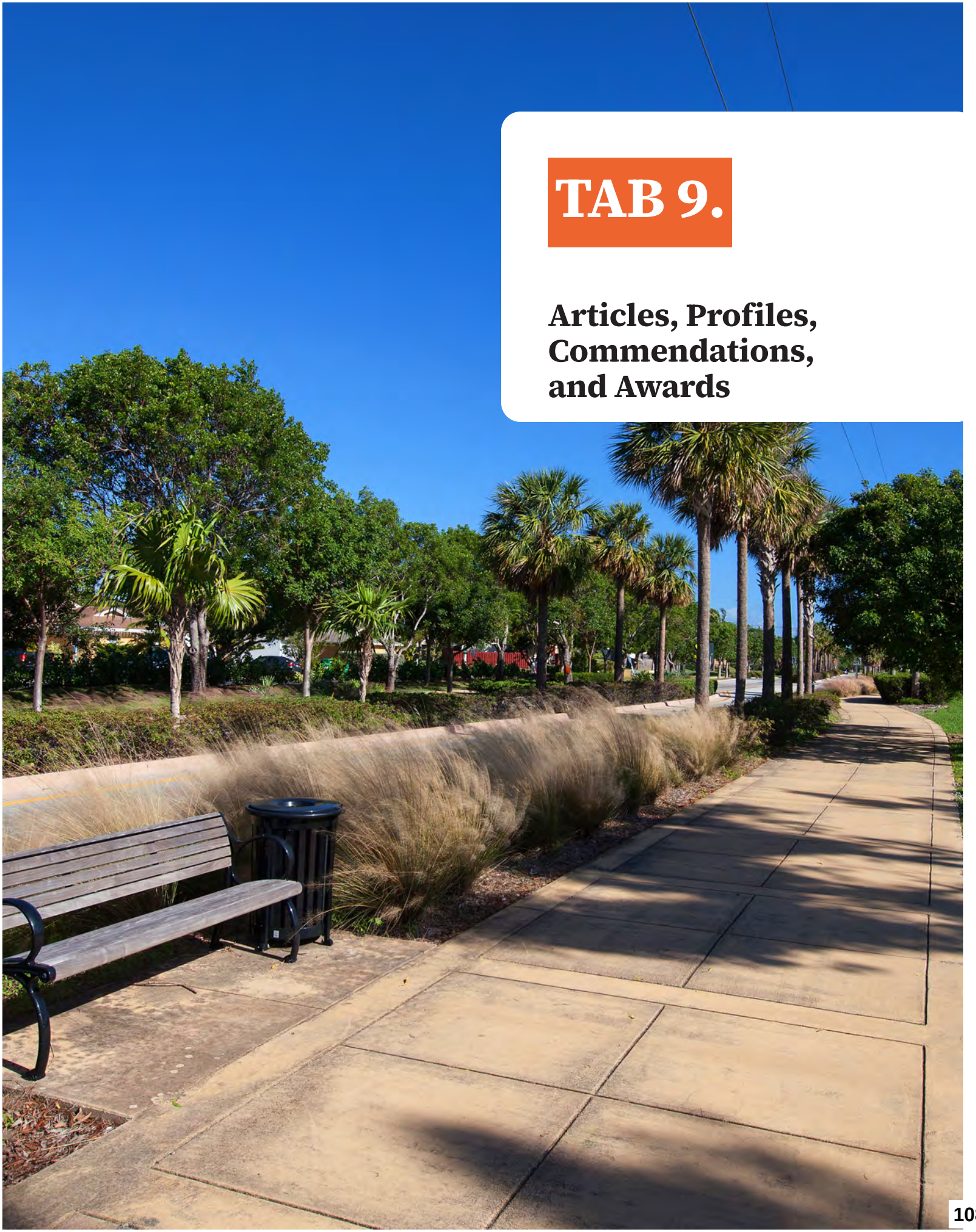
Palmetto, Florida

Environmental Engineering

Connor Park is a 5-acre site that formerly operated as a railroad spur and depot to an adjacent railway. Stantec completed site assessment of arsenic and PAH contamination in soil and utilized statistical analysis and alternative cleanup target levels to design a cost-effective solution for the City, while protecting human health and the environment. Stantec's innovative cleanup approach was incorporated with design and construction of a recreational park connected to the City of Palmetto Linear Park Trail system, wetland and creek habitat restoration, and stormwater improvements. The FDEP issued a Provisional No Further Action and Stantec submitted a Declaration of Restrictive Covenant to implement Institutional Controls has been submitted. A Conditional Site Rehabilitation Completion Order (CSRCO) is anticipated to be issued by the end of 2026. This Brownfields project leveraged a $2 million EPA grant, approximately $600,000 in State Voluntary Cleanup Tax Credits to date with an anticipated 25% bonus of 150,000 bonus award pending the CSRCO, $700,000 from Southwest Florida Water Management District cooperative funding, and a $50,000 Tampa Bay Estuary Restoration Grant. The site also is the recipient of the 2023 Florida Redevelopment Association, Roy F. Kenzie Award winner for "Outstanding Rehabilitation" the 2023 Florida Brownfields Association Sunrise Award, and the 2025 Phoenix Award for EPA Region 4, exemplifying excellence in brownfield redevelopment and a testament to the impact of transforming a contaminated site into a significant community asset.

TAB 9.

Articles, Profiles, Commendations, and Awards



Awards, Articles, Licenses, and Certificates

Our team's commitment to excellence is reflected in a strong record of industry recognition and client commendations. We have been recognized for delivering innovative, high-quality solutions that address complex challenges and create lasting value for our clients and communities. The following awards and recognitions highlight our dedication to technical excellence, collaboration, innovation, and exceptional project delivery.



2025 - Florida Gold Coast Chapter - American Planning Association - Excellence Award

Village of Palmetto Bay Comprehensive Plan

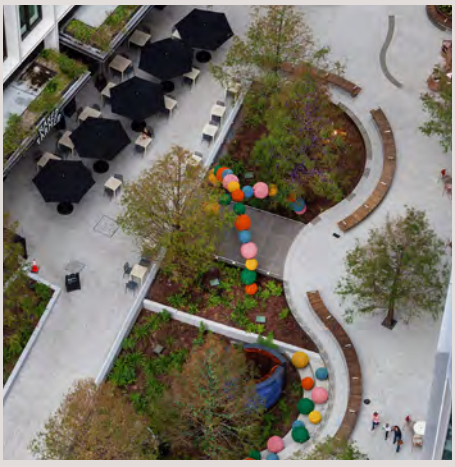
The Stantec team, representing a diverse range of specialties, from mobility and transportation to coastal management, collaborated with Village of Palmetto Bay staff, community members, and elected officials to build consensus, ultimately leading to the adoption of the Village's Comprehensive Plan. The Comprehensive Plan provides policy guidance for community decisions related to land use and zoning, conservation and preservation, development and redevelopment, and the funding of public facilities needed to support growth and development.



2023 - Florida American Public Works Association - Florida Consultant of the Year Roads & Highway

Cutler Bay - Cutler Ridge Section 3 Resurfacing & Drainage Improvements

Stantec served as the prime consultant for the Town of Cutler Bay, providing roadway and drainage improvements within the Cutler Ridge Section 3 area. The project included sidewalk reconstruction, driveway improvements, installation of continuous drainage systems, asphalt milling and resurfacing, back-of-sidewalk harmonization, and updated pavement markings and signage.



2023 - Urban Land Institute Americas Awards for Excellence

Water Street Tampa

Water Street Tampa redefines the downtown waterfront through a vibrant, walkable public realm that connects the Central Business District to its historic waterfront. The landscape master plan integrates parks, plazas, outdoor retail, and pedestrian-friendly streetscapes to promote wellness, inclusivity, and quality of life. Seeking WELL Community and LEED-ND certification, the district establishes a distinctive and memorable identity rooted in Tampa's cultural and ecological heritage.



2019 - South Florida Branch American Public Works Association Branch Consultant of the Year

Cutler Bay - Manta Drive Improvements Project

This neighborhood improvement project added new sidewalks, driveway approaches, drainage infrastructure, a continuous valley gutter, roadway resurfacing, and tree plantings. Funded through FDOT's Transportation Alternatives Program (TAP), the project was completed on time and under budget. Stantec was recognized with the 2019 South Florida APWA Consultant of the Year Award for its planning, design, and implementation efforts.



2015 - Florida Chapter American Public Works Association Florida Chapter Consultant of the Year Roads and Highways

Cutler Bay - Caribbean Boulevard Roadway Improvements and Traffic Study

Stantec served as the prime consultant for the Town of Cutler Bay on the design of roadway and drainage improvements along 1.8 miles of Caribbean Boulevard between Coral Sea Road and SW 87th Avenue. Improvements included two traffic circles, pavement reconstruction, sidewalks, curb and gutter, drainage facilities, medians, turn lanes, landscaping and irrigation, bus shelters, roadway lighting, pavement markings, signage, and signalization at two intersections.





2014 - Cuban Association of Civil Engineers Project of the Year Category II Designer of Record

Miami - Belle Meade Drainage and Roadway Improvements

Stantec conducted a comprehensive drainage study, evaluated alternative solutions, and designed a 120-cfs pump station to address chronic flooding in this 80-acre single-family residential neighborhood in northeastern Miami. For the first time in the neighborhood's history, streets remain passable during high-tide events.

In recognition of Stantec's contributions to water resources management and flood mitigation, the project received the 2014 Project Award.

LICENSES AND CERTIFICATION

State of Florida
Department of State

I certify from the records of this office that STANTEC CONSULTING SERVICES INC. is a New York corporation authorized to transact business in the State of Florida, qualified on November 14, 2001.

The document number of this corporation is F01000005948.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 7, 2026, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

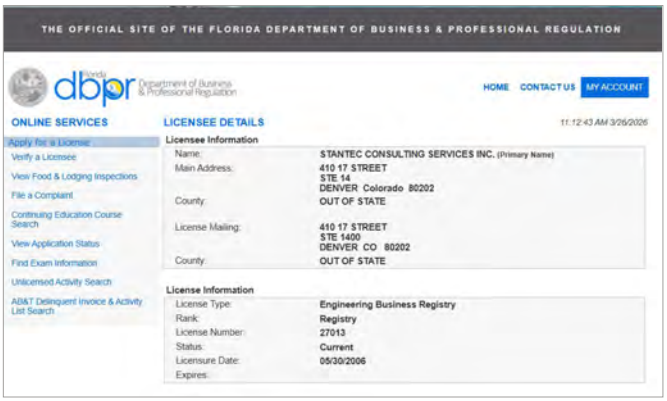
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Ninth day of January, 2026

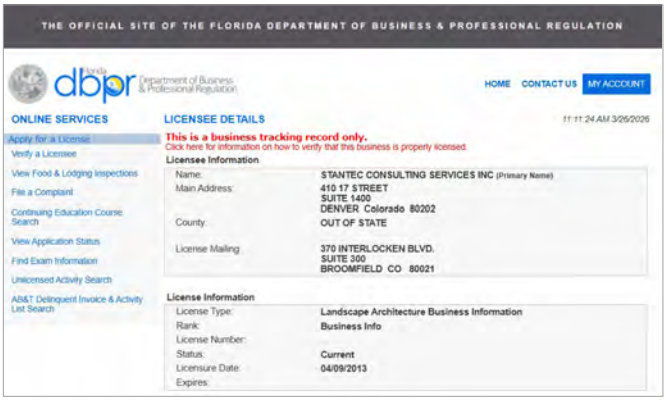
Secretary of State

Tracking Number: 4059735439CU

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

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





FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 29, 2026

Juan Bolivar, Senior Principal, Business Center Practice Leader
STANTEC CONSULTING SERVICES INC.
901 Ponce de Leon Boulevard
Suite 900
Coral Gables, FL 33134
juan.bolivar@stantec.com

Dear Mr. Bolivar:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design
4.2.1 - Major Bridge Design - Concrete
4.2.2 - Major Bridge Design - Steel
4.2.3 - Major Bridge Design - Segmental
4.3.2 - Complex Bridge Design - Steel

5.1 - Conventional Bridge Inspection
5.3 - Complex Bridge Inspection
5.4 - Bridge Load Rating

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
6.3.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting

7.3 - Signalization

9.1 - Soil Exploration
9.4.1 - Standard Foundation Studies
9.5 - Geotechnical Specialty Lab Testing

10.1 - Roadway Construction Engineering Inspection

11.0 - Engineering Contract Administration and Management

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

14.0 - Architect

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2027, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
153.18%	115.73%	0.565%	Reimbursed	13.60%	6.57%	No

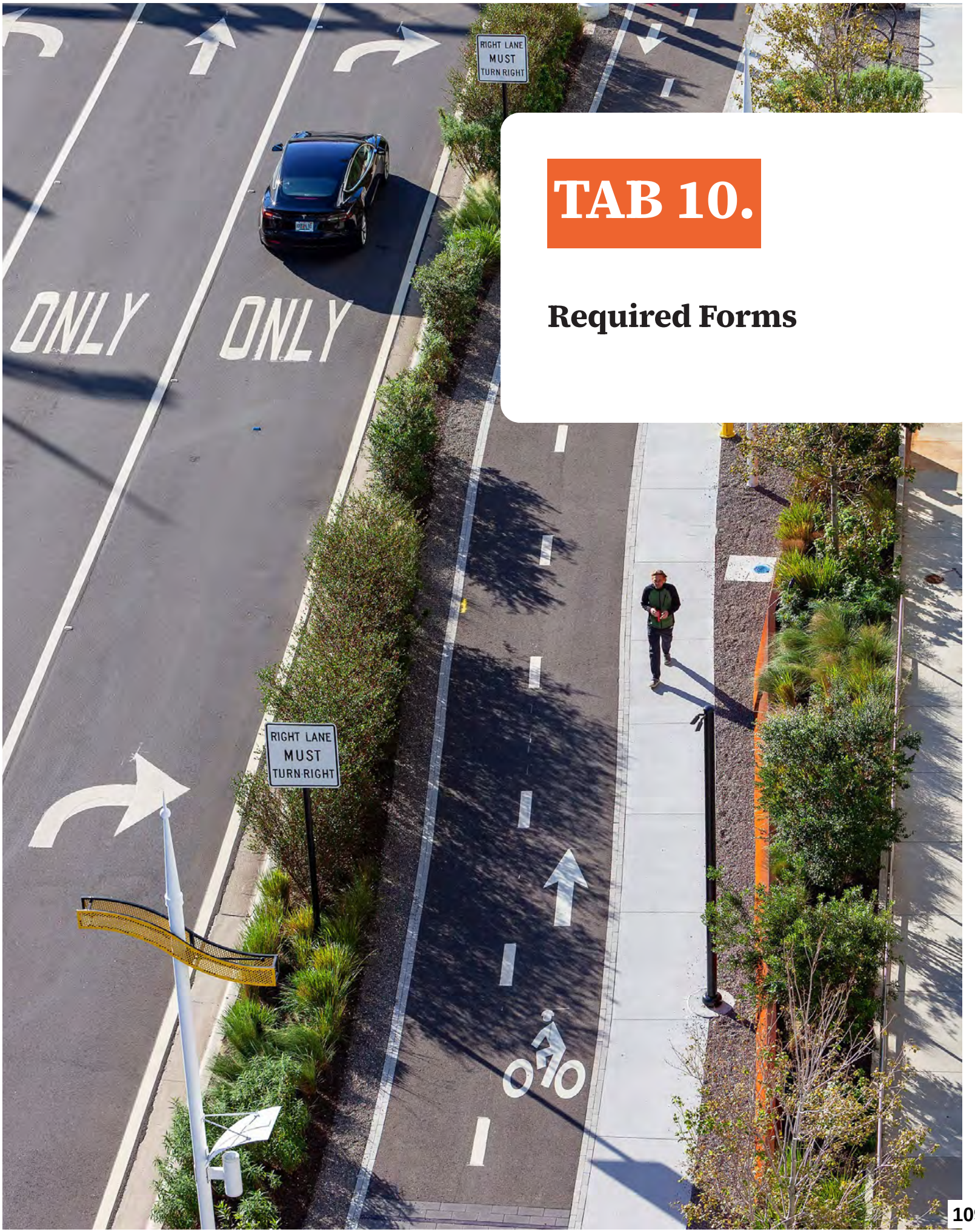
*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Ingrid Passetti
Professional Services Qualification Administrator
IP



TAB 10.

Required Forms

Required Forms

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	✓
General Civil Engineering	
	✓
Roadway Traffic & Transportation Planning and Engineering Services	
	✓
General Urban Planning Services	
	✓
Electrical Engineering	
Structural Engineering	
	✓
Mechanical	
Enviornmental Engineering	
	✓
Fire Protection	
Plumbing	
*Please check mark the area of your specialty/ies	

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax
Traffic Data Collection	Quality Counts, LLC	8407 Laurel Fair Circle, Suite 400, Tampa, FL 33610	(618) 978-0589

Landscape

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: SDP Design, permitting, environmental deliverables, Boardwalk Design and Construction plan documents, Civil Design, Stormwater Analysis site deliverables, Geotechnjcal Analysis services required for SOP and construction permits Geotechnica Analysis Deliverable, Liahtino/ Site Electric Plans, Details, and Schedules, Landscape code Minimum Submltt Permit Application and support Services, Environmental Services/Permitting/Lighting Deliverables Bidding Services, Post Design services and deliverables

Initial Value of Contract: $344,932.30 Final Value of Contract: $344,932.30

Length of Contract: 340 days or until completion

Would you enter into a contract with the Company in the future? x Yes ____ No

Were the services provided acceptable and of quality standards: x Yes ____ No

Was the Company responsive to your requests and resourceful with the task? x Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

x Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: Collier County Bayshore Gateway Triangle Community Redevelopment Agency

Name of Individual completing this form: Shirley Garcia, Operations Manager and Project Manager II

Signature: GarciaShirley Digitally signed by GarciaShirley Date: 2026.09.03 10:00:27 -04'00' Title: Operations Manager and Project Mgr II

Telephone: 239-778-6585 Email: shirley.garcia@collier.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Landscape

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

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Contracted Services Information:

Scope of Work: PD&E Study on the repair or replacement of 12 Venetian Bridges across Biscayne Bay in Miami-Dade County, Florida. Services also included development of the Environmental Assessment NEPA DOCUMENT, site inventory and analysis, permitting, protected species services, stakeholder meetings, concept design, landscape architecture, and plant disposition plans.

Initial Value of Contract: $247,000.00 Final Value of Contract: $337,000.00

Length of Contract: 03/2014 - Current

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

_____

_____

_____

_____

Name of Public Entity/Company: EAC Consulting, Inc

Name of Individual completing this form: Rick Crooks, PE

Signature: _____ Title: Project Manager

Telephone: 305 265 5454 Email: rcrooks@eacconsult.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Landscape

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Develop context senstive solutions /community for an inner city area affected by interstate development as part of an Environmental Impact Statement.

Initial Value of Contract: $75,000 Final Value of Contract: $75,000

Length of Contract: Two years

Would you enter into a contract with the Company in the future? Y Yes _____ No

Were the services provided acceptable and of quality standards: Y Yes _____ No

Was the Company responsive to your requests and resourceful with the task? Y Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

Y Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Stantec team was thorough, collecting data in the community upfront to ensure concepts would seemlessly merge with existing community architecture, culture, values, and desires. The concepts developed provide opportunities for recreation and expression that were not previously present. Additionally, they provide for gathering spaces and storytelling of the community's history.

Name of Public Entity/Company: Providence Engineering and Environmental Group LLC

Name of Individual completing this form: Kerry Oriol

Signature: kerry oriol Title: Senoir Project Manager

Telephone: 225.766.7400 Email: kerryoriol@providenceeng.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Civil

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The project involved the design and implementation of bicycle lanes, roundabouts, intersection improvements, sidewalks, drainage, landscaping, bus shelters, lighting, pavement markings, and traffic control features to enhance roadway safety and mobility.

Initial Value of Contract: $541,786 (Professional Fees) Final Value of Contract: $14,274,868 (Construction)

Length of Contract: September 2020 - July 2026

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

Stantec provided engineering services for the Franjo Road Traffic, Safety, and Design Improvements project. This corridor is a collector road and one of the main thoroughfares in the Town.

_____

_____

Name of Public Entity/Company: Town of Cutler Bay

Name of Individual completing this form: Alfredo Quintero, EI, CFM, CGC, CCC, ISA-CA

Signature: _____ Title: Public Work Director

Telephone: (305) 234-4262 Email: aquintero@cutlerbay-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Civil

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Stantec provided design, permitting and construction administration services for park improvements that included two full size basketball courts and a pedestrian bridge structure relocated from another City property.

Initial Value of Contract: $72,500 Final Value of Contract: $72,500

Length of Contract: 30 months

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Stantec was responsive and responsible for carrying out our municipal needs. Issues were mitigated in a timely manner and Stantec was available to address our needs throughout the entire process.

Name of Public Entity/Company: City of Coral Springs

Name of Individual completing this form: Chad Maraj, PE

Signature: Chad Maraj Title: Public Work Director

Telephone: (954) 344-1165 Email: cmaraj@coralsprings.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Civil

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Architecture and Engineering services contract, to conduct a engineering evaluation and design of several existing and proposed crosswalk locations within the Landmark neighborhood community. The engineering evaluation included a traffic and safety study and review of roadway geometry.

Initial Value of Contract: $ 191,000.00 Final Value of Contract: $ 424,000.00 (current pool)

Length of Contract: 2024-2027

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:
Stantec Consulting services (Stanted) has a strategic and responsive team

Comments:

Stantec provided traffic-calming improvements for The Landmark at Doral, including a high-visibility crosswalk with a pedestrian rapid flashing beacon (RRFB) along NW 66 Street and speed humps at various locations.

Name of Public Entity/Company: City of Doral

Name of Individual completing this form: Darlin Perez, PE

Signature: Darlin Perez (PW) Digitally signed by Darlin Perez (PW) DN: CN=Darlin Perez (PW), OU=PublicWorksStaff, OU=Departments, OU=City, DC=doral, DC=local Date: 2026.09.03 09:27:37 -04'00' Title: Chief of Engineering

Telephone: (305) 593-6740 Email: darlin.perez@cityofdoral.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Roadway

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: City of Miami Transportation Planning and Traffic Engineering On-Call: Traffic Calming Studies, Traffic Impact Studies, Traffic flow modification studies,

Initial Value of Contract: $0 (on-call) Final Value of Contract: $470,000

Length of Contract: 5 years starting from 2021

Would you enter into a contract with the Company in the future? x Yes _____ No

Were the services provided acceptable and of quality standards: x Yes _____ No

Was the Company responsive to your requests and resourceful with the task? x Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

x Yes _____ No

If you responded no to any of the above please provide details:

Comments: Stantec has provided quality service, on-time, and on budget. Stantec has provided knowledgeable service and help achieve project goals.

Name of Public Entity/Company: City of Miami

Name of Individual completing this form: Collin Worth

Signature: Collin Worth Title: Transportation Project Manager

Telephone: (305) 416-1022 Email: CWorth@miamigov.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Roadway

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Professional Services Library Contract: Countywide Quarterly traffic data review; support Annual Update & Inventory Report process; identify network capacity needs; miscellaneous transportation planning support

Initial Value of Contract: $0 (on-call contract) Final Value of Contract: +$500,000 (on-going annual support

Length of Contract: 5 years (new 5-year contract executed in 2026)

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments: Stantec has been very responsive with the AUIR process.

Name of Public Entity/Company: Collier County

Name of Individual completing this form: Lorraine Lantz

Signature: LantzLorraine Digitally signed by LantzLorraine Date: 2026.08.19 10:51:58 -04'00' Title: Manager - Transportation Planning

Telephone: 239-252-5779 Email: Lorraine.Lantz@collier.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Roadway

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: City of Tamarac - Conducted an independent cost estimate review of proposed developer impact fee credits under Continuing Services Agreement No. 22-01Q. Performed a detailed review of project plans, quantity takeoffs, and construction cost estimates to verify the reasonableness and eligibility of proposed credits.

Initial Value of Contract: $8,000 Final Value of Contract: $8,000

Length of Contract: _____

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

Comments: Stantec provided services to the City of Tamarac in a quick and efficient manner for a unique project with a tight public hearing deadline. The City was completely satisfied with their services.

Name of Public Entity/Company: City of Tamarac

Name of Individual completing this form: Ann Johnson

Signature: Ann Johnson Title: Senior Planner | Community Development

Telephone: 954-597-3536 Email: Ann.Johnson@tamarac.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Coastal Ridge Preserve community engagement, conceptual design, and environmental permitting

Initial Value of Contract: $102,928 Final Value of Contract: $102,928

Length of Contract: 2 years

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

N/A

Comments:

Stantec's staff was very professional and involved in the public outreach efforts. Graphic boards were very easy to follow and residents were very pleased with the information.

Name of Public Entity/Company: Town of Cutler Bay

Name of Individual completing this form: Rafael G. Casals

Signature: Rafael Casals Title: Town Manager

Telephone: 786-573-5518 Email: RCasals@cutlerbay-fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Reuse planning, community engagement, environmental assessment, and grant management

Initial Value of Contract: $488,875 (all disciplines) Final Value of Contract: Ongoing

Length of Contract: 2022-ongoing

Would you enter into a contract with the Company in the future? XX Yes _____ No

Were the services provided acceptable and of quality standards: XX Yes _____ No

Was the Company responsive to your requests and resourceful with the task? XX Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
XX Yes _____ No

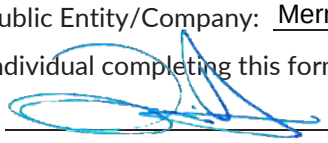
If you responded no to any of the above please provide details:

Comments:

The Stantec team provided consistently outstanding service. They made the administration of our EPA grant seamless and straightforward. They were always accessible, even on short notice, and very responsive to and knowledgeable whenever we had questions. I would welcome the opportunity to work with the Stantec team again in the future.

Name of Public Entity/Company: Merritt Island Redevelopment Agency

Name of Individual completing this form: Lisa Nicholas, MPA/URP, FRA-RA

Signature:  Title: Community Redevelopment Manager

Telephone: 321-454-6610 Email: Lisa.Nicholas@brevardfl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Urban Planning

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Community engagement and historic resources survey for the Goulds community in South Miami-Dade

Initial Value of Contract: $45,500 Final Value of Contract: $45,500

Length of Contract: 8 months

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Miami-Dade County Office of Historic Preservation had a great experience working with Stantec on this important project. Community engagement and building community trust was an essential aspect of the project and they were able to accomplish an intensive level of work and community-building within the short project timeframe. Would absolutely love to work with the Stantec team again in the future. The final report can be viewed online: https://www.miamidade.gov/resources/economy/historic-preservation/documents/goulds-heritage-survey-final-report.pdf

Name of Public Entity/Company: Miami-Dade County Office of Historic Preservation

Name of Individual completing this form: Sarah Cody

Signature: Sarah K. Cody Title: Historic Preservation Chief

Telephone: 305-375-4438 Email: Sarah.Cody@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Structural

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Structural design and inspections for a new library at Key Biscayne.

Initial Value of Contract: $66,000 Final Value of Contract: Ongoing

Length of Contract: 2023 - Ongoing

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Vendor is a consultant working on our replacement Key Biscayne Branch Library project, a new approximately 20,000 s.f. library located at 299 Crandon Blvd. We have worked with them through design, permitting and are at the preliminary stages of construction on the project. They have performed their services cooperatively and in a professional manner and we would not hesitate to work with them again.

Name of Public Entity/Company: Miami-Dade County Public Library System

Name of Individual completing this form: Lisa D'Andrea

Signature: [signature] Title: Capital Programs Director

Telephone: 305-375-5106 Email: dandrea@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Structural

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: _____

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Structural design and inspections for a new animal hospital at ZooMiami.

Initial Value of Contract: $1,806,550 (all disciplines) Final Value of Contract: Ongoing

Length of Contract: 2022 - Ongoing

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

Consultant has been responsive to Owner's needs and project requirements. Project remained on very strict schedule and budget.

Name of Public Entity/Company: Miami-Dade County Parks, Recreation and Open Spaces, Zoo Miami

Name of Individual completing this form: Ivan Marroquin, RA

Signature: _____ Title: Architect 3

Telephone: 305-458-1752 Email: Ivan.Marroquin@miamidade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Structural

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: The Castle Bridge project will replace the existing deteriorating bridge with a new bridge that will accommodate a sidewalk. The overall goal of the project is to replace the existing bridge to improve safety.

Initial Value of Contract: $6,000,000 Final Value of Contract: $6,000,000

Length of Contract: 2 years

Would you enter into a contract with the Company in the future? X Yes ____ No

Were the services provided acceptable and of quality standards: X Yes ____ No

Was the Company responsive to your requests and resourceful with the task? X Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?

X Yes ____ No

If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: City of Fort Lauderdale

Name of Individual completing this form: Raymond Nazaire, PE, CGC

Signature: Raymond Nazaire Title: Senior Project Manager

Telephone: 954-828-8954 Email: rnazaire@fortlauderdale.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Environmental

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: _____

To Whom it May Concern,
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Contracted Services Information:

Scope of Work: The historic Venetian Causeway project includes the replacement of eleven bridges along the causeway connecting the City of Miami with the City of Miami Beach in Miami-Dade County, Florida. The project requires environmental, and cultural resource studies, coordination with permitting, utility, regulatory agencies, and local municipalities.

Initial Value of Contract: $10,661,189.48 Final Value of Contract: $10,661,189.48

Length of Contract: 2022 - Ongoing

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

_____

_____

_____

Comments:

The work performed by Stantec has met all requirements and standards set forth by Miami-Dade County, Florida Department of Transportation, and all relevant Federal criteria.

Name of Public Entity/Company: Miami-Dade County Department of Transportation and Public Works

Name of Individual completing this form: Gabriel Delgado, P.E.

Signature: _____ Title: Project Manager

Telephone: 305-375-5681 Email: Gabriel.Delgado@MiamiDade.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Environmental

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Conduct Phase I and Phase II Environmental Risk Assessment activities for former railway areas. Coordinate with Miami-Dade DERM to develop a remedial approach to address site contaminants. Stantec also assisted with the management of the Brownfields Assessment Grant associated with the assessment activities, closing 1 year ahead of schedule.

Initial Value of Contract: $473,780 Final Value of Contract: $473,780

Length of Contract: 2023-2026

Would you enter into a contract with the Company in the future? ✓ Yes ____ No

Were the services provided acceptable and of quality standards: ✓ Yes ____ No

Was the Company responsive to your requests and resourceful with the task? ✓ Yes ____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
✓ Yes ____ No

If you responded no to any of the above please provide details:

Comments:

I highly recommend Stantec Consulting Services as they have been superior to work with over the last eight years +!

Name of Public Entity/Company: South Florida Regional Planning Council

Name of Individual completing this form: Jeff Tate, Senior Program Officer

Signature: [signature] Title: SLC

Telephone: 917-448-3635 Email: JTART@SFRPC.com

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

Environmental

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: Stantec Consulting Services Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Remediation of petroleum hydrocarbon and arsenic impacts through Brownfields cleanup grant funding from Manatee County and City of Palmetto. Source removal and soil reuse to pursue NFAC. Implemented components of coastal resiliency as part of the project. Achieved Conditional Site Rehabilitation Completion Order (CSRCO).

Initial Value of Contract: _____ Final Value of Contract: $1,600,000

Length of Contract: October 2021 to December 2022

Would you enter into a contract with the Company in the future? X Yes _____ No

Were the services provided acceptable and of quality standards: X Yes _____ No

Was the Company responsive to your requests and resourceful with the task? X Yes _____ No

Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No

If you responded no to any of the above please provide details:

Comments:

The company was professional and performed the contracted tasks as required.

Name of Public Entity/Company: Palmetto Community Redevelopment Agency

Name of Individual completing this form: Rowena A Young

Signature: RAYoung Title: Executive Director

Telephone: 941-723-4988, Ext 1100 Email: rayoung@palmettocra.org

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Stantec Consulting Services Inc.

Date Addendum Received August 14, 2026

Total Pages of Addendum including Acknowledgement 8

Print Name Jeff Crews, PE | Contract Manager

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Stantec Consulting Services Inc.

Date Addendum Received August 19, 2026

Total Pages of Addendum including Acknowledgement 7

Print Name Jeff Crews, PE | Contract Manager

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Stantec Consulting Services Inc.

Date Addendum Received August 26, 2026

Total Pages of Addendum including Acknowledgement 4

Print Name Jeff Crews, PE | Contract Manager

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company Stantec Consulting Services Inc.

Date Addendum Received September 9, 2026

Total Pages of Addendum including Acknowledgement 2

Print Name Jeff Crews, PE | Contract Manager

Signature 

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

With every community, we redefine what's possible

www.stantec.com

Design with community in mind

VILLAGE OF PALMETTO BAY FLORIDA EST 2002

September 18th, 2026

Professional Consulting Services on Continuing Agreement Basis RFQ# 2026-11-015

Pursuing:

Mechanical Engineering
Electrical Engineering
Plumbing Engineering and
Fire Protection Engineering

DELIVER TO:
Village Clerk at the Village Hall Municipal Center
9705 East Hibiscus Street, Palmetto Bay, Florida 33157
Friday, September 18th, 2026, 11:00 am

SGM ENGINEERING
Orlando | Tampa | Miami | Jacksonville

SGM Engineering, Inc. Point of Contact:
Bobak 'Bobby' Shahnami, PE, CxA, LEED® AP BD+C, President
5301 Waterford District Drive, Suite 750, Miami, FL 33126
O: 954-421-1944 | F: 954-421-1924
E: bobby@sgmengineering.com | www.sgmengineering.com

SGM
ENGINEERING

LETTER OF INTENT 1

September 18, 2026

SGM ENGINEERING Orlando Miami Tampa Ft. Myers Jacksonville

1991 - 2026 35 YEARS OF EXCELLENCE SGM ENGINEERING

RE: Village of Palmetto Bay | RFQ No. 2026-11-015 Professional Consulting Services on Continuing Agreement Basis Pursuing: Mechanical, Electrical, Plumbing, & Fire Protection Engineering

Dear Selection Committee Members:

SGM Engineering, Inc.(SGM) is pleased to submit our qualifications in response to the Village of Palmetto Bay's Request for Qualifications No. 2026-11-015. SGM is submitting as the Prime Consultant for Mechanical, Electrical, Plumbing, and Fire Protection Engineering services and will self-perform all proposed services with its in-house staff. **SGM's President, Bobak "Bobby" Shahnami, PE, CxA, LEED AP BD+C, is a resident of Palmetto Bay.** His connection to the Village reflects SGM's commitment to supporting the community and maintaining safe, reliable, and efficient public facilities. Bobby will remain directly involved in project oversight and delivery.

Founded in 1991, SGM is a Florida-certified Minority Business Enterprise with more than 35 years of experience serving municipalities, counties, school districts, universities, aviation clients, and other public agencies throughout Florida. Our approximately 63-person firm provides integrated Mechanical, Electrical, Plumbing, Fire Protection, Life Safety, Commissioning, Construction Administration, Facility Assessment, and Energy-Efficiency services.

SGM understands the Village's need for responsive, as-needed support under a continuing services agreement. Our experience includes task-order assignments for municipal buildings, community centers, parks, public safety facilities, emergency operations facilities, utility-related facilities, parking structures, and other occupied public assets. We are experienced in managing multiple assignments, responding to urgent needs, coordinating with owners and contractors, and delivering practical solutions within established schedules and budgets.

Our **Mechanical Engineering** services include HVAC assessments, renovations, replacements, controls, ventilation, indoor air quality, and energy-efficiency improvements. **Electrical services** include power distribution, lighting, emergency power, generators, life-safety systems, communications, and technology. **Plumbing services** include domestic water, sanitary, storm, natural gas, fire service, restroom, and utility systems. **Fire Protection services** include fire alarm and sprinkler systems, life-safety evaluations, code reviews, inspections, testing, and AHJ coordination. SGM's approach emphasizes verification of existing conditions, proactive coordination, code compliance, constructability, cost control, and minimizing disruptions to Village operations. Our team is familiar with the FL Building Code, National Electrical Code, NFPA standards, Florida Fire Prevention Code, Miami-Dade County requirements, and local permitting processes.

SGM offers the Village direct access to experienced Florida-licensed Professional Engineers, designers, inspectors, commissioning professionals, and construction-administration staff. We are prepared to promptly support meetings, field investigations, emergency needs, design, permitting, construction, and closeout services.

SGM appreciates the opportunity to submit our qualifications. Our public-sector experience, in-house MEP/FP capabilities, and commitment to Palmetto Bay make us well qualified to support the Village throughout the agreement term.

Sincerely,

SGM Engineering, Inc.

Bobak "Bobby" Shahnami, PE, CxA, LEED AP BD+C
President

Established
Florida Corporation
December 17, 1991

State of Florida
Minority Business Enterprise

AABC Commissioning Group
Member

USGBC Member

Office Locations
Corporate Headquarters
935 Lake Baldwin Lane
Orlando, FL 32814
P: 407-767-5188
F: 407-767-5772

Miami Office
5301 Waterford District Drive
Suite 750
Miami, FL 33126
P: 954-421-1944
F: 954-421-1924

Tampa Office
2202 N West Shore Boulevard
Suite 200
Tampa, FL 33607

Fort Myers Office
9160 Forum Corporate Parkway,
Suite 350 Ft. Myers,FL 33905

Jacksonville Office
10151 Deerwood Park Boulevard
Bldg. 200, Suite 250
Jacksonville, FL 32256

Corporate Officer/Principal
Bobak "Bobby" Shahnami, PE
President
Bobby@sgmengineering.com
Info@sgmengineering.com
www. sgmengineering.com

SGM
ENGINEERING

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SGM
ENGINEERING

ORGANIZATIONAL CHART 3

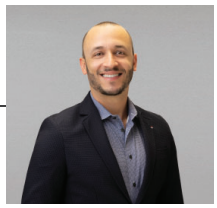
Organizational Chart of The Team Serving The Village

Mechanical, Electrical, Plumbing and Fire Protection Engineering
Commissioning & Construction Administration Services
PRIME | MBE

SGM ENGINEERING



Bobby Shahnami PE, CxA, LEED AP BD+C
Principal-in-Charge of M/P/FP Engineering
Project Manager
FL PE #78419



Manuel Hernandez, PE
Sr. Electrical Engineer
Project Manager
FL PE #74989

MECHANICAL/PLUMBING AND FIRE PROTECTION ENGINEERING



Hany Zareh, PE, CFPS
Mechanical/Plumbing/Fire Protection Engineer
FL PE #88541



John Stellpflug, PE
Mechanical/Plumbing/Fire Protection Engineer
FL PE #68794



Natalie Kizelewicz,CPD
Plumbing/FP Engineering



William Nafzigerer, EI
Mechanical/Plumbing/FP Engineering



Tracey Brady
Plumbing/FP Engineering



Rafael Ruiz
Plumbing/FP Designer

ELECTRICAL ENGINEERING



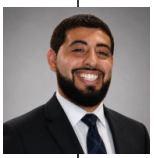
Justin Mundell, PE, RCDD
Principal: Sr. Electrical & Low Voltage Engineer
FL PE #70700



Craig Thompson, PE
Electrical Engineer
FL PE #92233



Orencio Labrada
Electrical Engineering



Ruben Nodarse
Electrical Engineering



Suatcan Kacmaz
Electrical Engineering

COMMISSIONING & CONSTRUCTION ADMINISTRATION



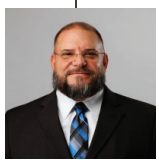
Scott Gillen, Level I CIT
Electrical Inspector
Level I CIT No. 18516



Cesar Gomez
Mechanical Inspector
FL #BN6239



Jonathan E.M. Benson, CxA
Commissioning; CA
Cx# 623-2136



Dustin Cervantes, CxS
Commissioning; CA
Cx# 127-0515

SGM
ENGINEERING

HISTORY OF CONSULTANT 4

HISTORY OF THE CONSULTANT

A Local Florida Minority Business Enterprise



OUR TEAM'S LONGEVITY IS A TESTAMENT TO OUR STABILITY & EXPERTISE

SGM Engineering, Inc. (SGM) was established in 1991 and has provided professional engineering services throughout Florida for more than 35 years. SGM is a Florida S Corporation and Florida-certified Minority Business Enterprise (MBE), with offices in Miami, Orlando, Tampa, Fort Myers, and Jacksonville. The firm serves municipal, county, state, federal, educational, aviation, institutional, commercial, and private-sector clients throughout Florida.

SGM was founded to provide practical, responsive, and technically sound building systems engineering services. Over the course of its history, the firm has grown into a multidisciplinary engineering practice of approximately 63 professionals, including Florida-licensed Professional Engineers, certified commissioning agents, experienced designers, inspectors, construction-administration specialists, and technical support personnel. SGM's growth has been built on in-house technical expertise, long-term client relationships, and a consistent commitment to quality, responsiveness, and successful project delivery.

SGM provides mechanical, electrical, plumbing, fire protection, low-voltage and technology, commissioning, construction administration, facility assessment, energy-efficiency, and quality assurance/quality control services. For this solicitation, SGM has assembled a fully integrated, in-house team with the personnel and technical resources necessary to self-perform the Mechanical, Electrical, Plumbing, and Fire Protection Engineering services requested under the RFQ. This structure promotes direct accountability, efficient coordination, consistent quality control, and responsive project delivery without reliance on subconsultants.

SGM's proposed team includes senior leadership, project management, engineering, design, inspection, commissioning, and construction-administration personnel. Bobby Shahnami, PE, CxA, LEED AP BD+C, will provide principal-in-charge and project management oversight. Manuel Hernandez, PE, will lead Electrical Engineering services, while John Stellpflug, PE, and Hany Zareh, PE, CFPS, will support Mechanical, Plumbing, and Fire Protection services. The team is supported by experienced engineers, designers, inspectors, commissioning, and construction-administration staff. On the following pages we have included the four key team member resumes.

Throughout its history, SGM has provided professional services for municipalities, counties, school districts, universities, aviation clients, public safety agencies, and other governmental and institutional organizations. The firm's experience includes continuing professional services contracts, task-order assignments, facility assessments, renovations, HVAC and mechanical system improvements, electrical distribution and emergency power upgrades, lighting improvements, plumbing system replacements, fire alarm and fire sprinkler upgrades, life-safety evaluations, permitting, construction administration, inspection, testing, commissioning, and project closeout.

SGM has developed its practice around responsiveness, technical quality, proactive communication, and accountability. The firm's leadership remains actively involved in project delivery, and its in-house structure allows SGM to quickly assemble the appropriate technical resources for assignments of varying size and complexity. This history, combined with SGM's Florida public-sector experience and commitment to serving the South Florida community, positions the firm to provide the Village of Palmetto Bay with dependable and responsive Mechanical, Electrical, Plumbing, and Fire Protection Engineering services.

SGM
ENGINEERING

CONSULTANT RESUMES 5

BOBBY SHAHNAMI, PE, CXA, LEED AP BD+C

Principal-in-Charge; Project Manager M/P/FP Engineering

SGM ENGINEERING



Mr. Shahnami, President of SGM Engineering has extensive experience in program, business development, project, construction management and capable of managing several projects simultaneously in the fields of Mechanical, Plumbing, and Fire Protection Engineering. Having worked on over 3000 projects with SGM he has a clear understanding of the design and construction sectors.

Mr. Shahnami has a diverse blend of public and private sector senior management and executive leadership experience providing creative strategic solutions to his clients and projects throughout his 27+ year career. As President of SGM Engineering he is responsible for the overall performance of the firm and is engaged everyday with clients and projects. His experience includes over $5B in construction value. Additionally, Mr. Shahnami boasts over 27 years' experience in Engineering, and MEP Quality Control and over 18 as a Commissioning Agent in the Education Facility sector. His experience also includes providing energy savings of 50% above ASHRAE 90.1 standards, has extensive hydronic and airside troubleshooting experience, and able to seamlessly link BACnet, LonTalk, Modbus and other common open protocol devices into a single system.

His public, municipal and government facility experience includes having been the Engineer of Record for projects throughout Central, South and North Florida including projects in Orange, Brevard, Manatee, Osceola, Lake, Volusia, and Miami-Dade Counties, the Cities of Miami, Fort Lauderdale, Tampa, Orlando and Jacksonville, Florida to name a few.

RELEVANT EXPERIENCE

- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Project Manager/Sr. Mechanical Engineer
- Florida Department of Management Services MEP Continuing Contract | FL Department of Management Services | Project Manager/Sr. Mechanical Engineer
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Sr. Mechanical Engineer
- City of Orlando Continuing Contract | City of Orlando | Sr. Mechanical Engineer
- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Sr. Mechanical Engineer
- Florida International University Continuing Services Contract | Florida International University | Project Manager/Sr. Mechanical Engineer
- Fort Lauderdale Public Works Administration & EOC Building HVAC Renovation | City of Fort Lauderdale | Project Manager | $3.5M | 13,500 SF

TITLE
President

REGISTRATION
FL Engineer #78419
ACG Certified Commissioning Authority
LEED Accredited Professional Building Design & Construction

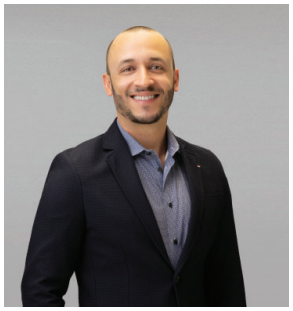
YEARS EXPERIENCE
27 Years Total Experience
27 Years with SGM

EDUCATION
BS in Mechanical Engineering, University of Central Florida

MANUEL HERNANDEZ, PE

Project Manager Electrical Engineering

SGM ENGINEERING



Mr. Hernandez has over 18 years of experience designing institutional, municipal, public, private, retail and commercial facilities. His electrical experience includes calculating service sizes, feeder sizes, branch circuit sizes, short circuit currents, voltage drop, and performing short-circuit/arc flash/coordination studies and over-current protection device selection using specialized software. Mr. Hernandez is also experienced in the layout of equipment for floor plans, riser diagrams, fire alarm systems, telecommunication systems, HVAC, Plumbing and Fire Protection coordination, and surveys.

His public facility experience includes having been the Electrical Engineer for projects throughout South and Central Florida including several municipalities within Miami-Dade, Broward, and Palm Beach Counties. His project experience encompasses an array of public facilities that include parks, community centers, courthouses, and public safety facilities.

RELEVANT EXPERIENCE

- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Sr. Electrical Engineer
- Florida Department of Management Services MEP Continuing Contract | FL Department of Management Services | Sr. Electrical Engineer
- City of Orlando Continuing Services Contract | City of Orlando | Sr. Electrical Engineer
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Sr. Electrical Engineer
- Fort Lauderdale Courthouse Chiller Plant Upgrade | GSA | Sr. Electrical Engineer | $2.8M
- Fort Lauderdale 6th Floor IT Data Center HVAC Upgrade | City of Fort Lauderdale | Sr. Electrical Engineer | $300,000
- Fort Lauderdale Public Works Administration & EOC Building HVAC Renovation | City of Fort Lauderdale | Sr. Electrical Engineer | $3.5M | 13,500 SF
- Police Headquarters Firing Range HVAC | City of Fort Lauderdale | Sr. Electrical Engineer | $950,000
- City of Hollywood Beach Community Center | City of Hollywood Beach | Sr. Electrical Engineer | $350,000
- Miami Beach Pocket Park | City of Miami Beach | Sr. Electrical Engineer | $1.2M
- Miami Sewell Park | City of Miami | Sr. Electrical Engineer | $1.4M
- FIU Green Library Wellness Track | Florida International University | Sr. Electrical Engineer | $650,000
- City of Oakland Park East Dog Park | City of Oakland Park | Sr. Electrical Engineer | $1.2M

TITLE
Senior Electrical Engineer

REGISTRATION
FL Engineer #74989

YEARS EXPERIENCE
18 Years Total Experience

11 Years with SGM

EDUCATION
BS in Electrical Engineering, University of Puerto Rico

JOHN STELLPFLUG, PE

Mechanical, Plumbing, and Fire Protection Engineering

SGM ENGINEERING



Mr. Stellpflug brings over 41 years of mechanical engineering experience and is a licensed Professional Engineer in Florida, Maryland, Washington, and Wisconsin. He specializes in the design of cost-effective, energy-efficient HVAC systems—including chilled water, direct expansion, hot water, and steam—as well as high-performance plumbing systems. Known for his innovative, practical solutions, Mr. Stellpflug consistently delivers designs that meet the highest professional standards while addressing the unique needs of each project.

RELEVANT EXPERIENCE

- Internal Operations Center II Chiller Replacement | Orange County Government | Mechanical Engineer | $400,000
- City of Orlando Continuing Services Contract | City of Orlando | Mechanical Engineer
- Public Works Administration & EOC Building HVAC Renovation | City of Fort Lauderdale | Mechanical Engineer | $3.5 Million | 13,500 SF
- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Mechanical Engineer
- Police Headquarters Firing Range HVAC | City of Fort Lauderdale | Mechanical Engineer | $950,000 | 25,000 SF
- St. Cloud City Hall BAS Upgrade | City of St. Cloud | Mechanical Engineer | $1M | 28,400 SF
- City of Riviera Beach Public Safety and Public Works Conversion | City of Riviera Beach | Mechanical Engineer | $10.3M | 107,000 SF
- Orange County Government Continuing Contract | Orange County Government | Mechanical Engineer
- Orange County Fire Rescue Emergency Operations Center | Orange County Government | Mechanical Engineer
- Marion County Public Schools Continuing Contract | Marion County Public Schools | Mechanical Engineer
- Orange County Courthouse Complex Upgrades | Orange County Government | Mechanical Engineer | $7M
- Corrections Government Office Chiller Expansion | Orange County Government | Mechanical Engineer | $1.2 Million | 300,000 SF
- Fort Lauderdale 6th Floor IT Data Center HVAC Upgrade | City of Fort Lauderdale | Mechanical Engineer | $300,000
- City of Orlando CNG Maintenance Building | City of Orlando | Mechanical Engineer | $525,000 | 5,600 SF

TITLE
Senior Mechanical Engineer

REGISTRATION
FL Engineer #68794

YEARS EXPERIENCE
41 Years Total Experience

7 Years with SGM

EDUCATION
BS in Mechanical Engineering, Walla Walla University

HANY ZAREH, PE, CFPS

Mechanical, Plumbing, and Fire Protection Engineering

SGM ENGINEERING



Mr. Zareh is a Mechanial, Plumbing & Fire Protection Engineer at SGM Engineering with over 25 years of experience in HVAC, plumbing, and fire protection system design, installation, and maintenance. As a certified fire protection specialist, he ensures compliance with building codes and regulations while delivering efficient, high-quality solutions.

Proficient in Revit, AutoCAD, and HAP, he develops and optimizes HVAC models, conducts energy audits, performs quality control inspections, and implements preventive maintenance programs. A skilled project manager and field construction expert, he collaborates closely with clients, contractors, and stakeholders. His commitment to excellence and innovation drives the successful execution of complex MEP projects.

RELEVANT EXPERIENCE

- Ripley's Believe it or Not | Ripley Entertainment, Inc. | Mechanical/Plumbing/FP Engineer
- Virgin Voyages Kingspoint | Virgin Voyages | Mechanical/Plumbing/FP Engineer
- Orange County Convention Center West Bldg BAS Upgrade | Orange County | Mechanical/Plumbing/FP Engineer
- Orange County Convention Center Phase V Expansion | Orange County | Mechanical/Plumbing/FP Engineer
- Osceola School of the Arts | School District of Osceola County | Mechanical/Plumbing/FP Engineer
- OCPS Palmetto Elementary School Comprehensive | Orange County Public Schools | Mechanical/Plumbing/FP Engineer
- OC Corrections Horizon Smoke Control | Orange County | Mechanical/Plumbing/FP Engineer
- OC Corrections Horizon Smoke Control | Orange County | Mechanical/Plumbing/FP Engineer
- Melbourne Orlando International Airport | Mechanical/Plumbing/FP Engineer
- Lexington, Kentucky Airport | Mechanical/Plumbing/FP Engineer*
- UCF Classroom 1 & Rosen Hospitality Campus | University of Central Florida | Mechanical/Plumbing/FP Engineer*
- OCPS 7 Primary Schools and 1 High School | Orange County Public Schools | Mechanical/Plumbing/FP Engineer*
- Jason Gwilt Memorial Senior Apartments, Verona, New York | Mechanical/Plumbing/FP Engineer*

TITLE
Senior Mechanical Engineer

REGISTRATION
FL Engineer #88541

NY Engineer #104835

Certified Fire Protection Specialist

YEARS EXPERIENCE
25 Years Total Experience

1 Year with SGM

EDUCATION
BS in Mechanical Engineering, Cairo University

BS in Mechanical Engineering, Valencia College

*Project experience completed with previous firm

SGM
ENGINEERING

CURRENT & RECENTLY COMPLETED PRIVATE & PUBLIC SECTOR CLIENTS

6

SGM Engineering, Inc. has extensive experience providing Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP) engineering services through continuing-service contracts with municipalities, counties, and public agencies throughout Florida. Since 2014, SGM has supported government and institutional clients with facility assessments, system upgrades, infrastructure improvements, resiliency initiatives, renovations, and new construction.

SGM has a long history of successful M/E/P/FP Engineering Contracts for, Municipal, Federal, K-12 School Districts, Higher Education, Public and Private Clients.

35+ YEARS

SGM's team is experienced with the Florida Building Code, National Fire Protection Association standards, energy codes, and local permitting requirements. We routinely work in occupied public facilities and understand the operational, safety, scheduling, and budgetary constraints associated with public-sector projects. Our South Florida experience also includes designing for coastal conditions such as salt-air corrosion, high humidity, flood-zone requirements, and hurricane resilience. Solutions are developed with an emphasis on durability, energy efficiency, system reliability, maintainability, and long-term value.

Through continuing-service contracts, SGM has developed a strong understanding of municipal workflows, task-order delivery, budgeting constraints, stakeholder coordination, and the importance of rapid response. Many of our contracts have been renewed or extended over multiple contract cycles, reflecting client confidence in SGM's ability to maintain schedules, manage budgets, provide code-compliant designs, and deliver practical engineering solutions. These sustained relationships demonstrate SGM's reliability, accountability, and commitment to supporting the operational needs of public agencies.

A representative list of SGM's current and past government, municipal, and institutional clients for which we have provided or are currently providing professional MEP/FP engineering services under continuing-service contracts is presented below.

CLIENT / CONTACT INFO	LENGTH OF THE CONTRACT	SCOPE OF THE SERVICES PROVIDED	THE TYPE OF CONTRACT
The Village of Key Biscayne Carlos R. Sanchez Public Works Superintendent 88 W McIntyre St Key Biscayne FL, 33149 305-213-2892 csanchez@keybiscayne.fl.gov	2021-Present	MEP/FP Engineering	Continuing ServiceContract, Projects are Based on Task Orders Assigned
City of Fort Lauderdale Danica Grujicic 290 NE 3rd Avenue, Fort Lauderdale, FL 33301 954-828-5055 DGrujicic@fortlauderdale.gov	2015-Present	MEP/FP Engineering	Continuing ServiceContract, Projects are Based on Task Orders Assigned

Orange County Government AJ Murray 400 E South St. Orlando, FL 32801 407-836-0057 AJ.Murray@ocfl.net	2016-Present	MEP/FP Engineering	Continuing ServiceContract, Projects are Based on Task Orders Assigned
City of Orlando Todd C. Damon 1010 S Westmoreland Dr. Orlando, FL 32805 407-246-2850 Todd.Damon@orlando.gov	2016-Present	MEP/FP Engineering	Continuing ServiceContract, Projects are Based on Task Orders Assigned
City of Hollywood Dana Nelson Construction Management Support Services Manager Design and Construction Management P.O. Box 229045 Hollywood, FL 33022 954-921-3992 DNELSON@hollywoodfl.org	2016-Present	MEP/FP Engineering	Continuing ServiceContract, Projects are Based on Task Orders Assigned
Florida International University Danny Paan 11200 S.W. 8th Street CSC 237, Miami, FL 33199 305-348-4005 paand@fiu.edu	2016-Present	MEP/FP Engineering	Continuing ServiceContract, Projects are Based on Task Orders Assigned
Miami Dade College M. Saeed Fatemian 11011 SW 104th Street Miami, Florida 33176 305-237-0514 mfatemia@mdc.edu	2022-Present	MEP/FP Engineering	Continuing ServiceContract, Projects are Based on Task Orders Assigned
Broward College Deborah Czubkowski 11011 SW 104th Street Miami, FL 33176 954-201-6900 dczubkowski@broward.edu	2015-Present	MEP/FP Engineering	Project Based Task Orders On Continuing Service

SGM
ENGINEERING

COMPLETED ON TIME AND IN BUDGET

7

PROJECTS COMPLETED ON TIME AND WITHIN BUDGET

Proven Public-Sector Performance | Schedule and Budget Accountability





SGM Engineering, Inc. has consistently completed professional MEP/FP engineering assignments on time and within established budgets, including continuing-service task orders, facility evaluations, HVAC and mechanical system improvements, renovations, life-safety upgrades, and design and construction-support assignments completed after December 31, 2021. SGM's recent experience includes projects for municipalities, counties, school districts, universities, and other public agencies throughout Florida. The representative projects identified in Tab 8 demonstrate SGM's ability to provide responsive, technically sound, and cost-conscious services for public-sector clients.

SGM understands that successful project delivery requires disciplined management of scope, schedule, budget, quality, and communication.
Because continuing-service assignments may vary in size, urgency, complexity, and required deliverables, SGM develops a task-specific approach for each assignment rather than applying a one-size-fits-all process.

For each task authorization, SGM will confirm the authorized scope, available budget, schedule, site conditions, required deliverables, review milestones, and decision points before beginning work. The Project Manager will then develop a task-specific work plan, assign personnel based on the complexity of the assignment, establish internal deadlines ahead of Village deliverable dates, and monitor progress through completion. This approach allows SGM to provide the appropriate level of technical effort for each assignment while maintaining schedule and budget accountability.

SGM's staffing approach is structured to match the requirements of each task. Senior personnel will be involved where leadership, technical judgment, code interpretation, quality control, or client coordination is required. Mechanical and electrical engineers, plumbing and fire protection engineers, designers, inspectors, commissioning personnel, and construction-administration staff will be assigned appropriate production, field-support, and closeout responsibilities. This balanced staffing model helps control professional-service costs while maintaining quality, responsiveness, and continuity.

Budget control begins before design services are authorized. SGM will prepare a task-specific scope, staffing plan, schedule, deliverables list, assumptions, and fee proposal for Village review and authorization. Throughout the assignment, the Project Manager will monitor progress and internal labor effort against the approved scope and fee. Design decisions will be evaluated for their effect on construction cost, phasing, maintainability, energy performance, and long-term reliability. When appropriate, SGM will assist the Village in evaluating alternatives, phasing strategies, system options, or scope refinements to maintain alignment with available funding.

SGM also emphasizes early identification and communication of potential project impacts. If unforeseen conditions, additional information, or requested changes may affect the scope, cost, or schedule, SGM will notify the Village promptly, explain the potential impact, and provide practical recommendations. SGM will not proceed with additional services outside the authorized scope without the Village's written direction or approval. This process helps reduce surprises, avoid unnecessary redesign, and maintain control of professional-service expenditures.

Schedule performance is supported through prompt kickoff, early identification of required information and decisions, internal milestone dates, regular coordination with Village staff, and disciplined tracking of review comments, permitting responses, requests for information, construction issues, and outstanding action items.

SGM's staffing depth also allows the firm to shift resources, add technical support, or assign additional designers, inspectors, commissioning personnel, or construction-administration staff when an assignment requires accelerated delivery or additional expertise. These capabilities are particularly important for continuing-service contracts involving multiple concurrent task orders.

SGM's quality-control process further supports on-time and within-budget performance. Technical reviews, interdisciplinary MEP/FP coordination, constructability reviews, code-compliance evaluations, and milestone deliverable checks are performed before documents are issued. For Mechanical, Electrical, Plumbing, and Fire Protection assignments, SGM's in-house professionals coordinate directly to identify conflicts, confirm system interfaces, and develop solutions that are practical to construct, operate, maintain, and permit.

Mechanical Engineering Example: City of Orlando Conserv-I HVAC Replacement

SGM Engineering provided Mechanical Engineering services for the replacement of the HVAC system at the City of Orlando's Conserv-I Building. The scope included designing replacement air-handling equipment, chilled-water equipment, VAV boxes, ductwork, and a new split system serving the communications room. SGM coordinated the proposed improvements with the existing building systems and operational requirements. The project was completed in January 2023 at a reported cost of $10,000 and within the established schedule and budget.

Electrical Engineering Example: Orange County Sheriff's Office Central Operations Electrical Assessment

SGM Engineering provided Electrical Engineering services to assess the existing electrical system at the Orange County Sheriff's Office Central Operations Facility. SGM conducted site visits to evaluate the main electrical gear and generator serving the facility and reviewed options to improve system redundancy for the Emergency Operations Center and other areas identified by the Owner. SGM prepared an assessment report with recommendations for replacement or correction and provided a cost estimate. The assignment was completed in September 2023 at a reported cost of $32,069 and within the established schedule and budget.

Plumbing Engineering Example: Orange County Public Works Zellwood Highway Septic System Assessment

SGM Engineering provided Plumbing Engineering services to assess the septic system serving the Orange County Public Works Facility in Zellwood. SGM reviewed available as-built information and existing site conditions to evaluate the feasibility of converting the facility's sanitary service from septic to the County sanitary system. The assessment included recommendations for the proposed conversion and a cost estimate for related design and construction. The assignment was completed in December 2023 at a reported cost of $9,826 and within the established schedule and budget.

Fire Protection Example: Charles Drew Elementary School Fire Alarm Upgrade

SGM Engineering served as Engineer of Record for the replacement of the fire alarm system at the approximately 30,000-square-foot Charles Drew Elementary School. Completed in March 2024, the project addressed ELSS remedial-action requirements and was performed in an occupied educational facility. SGM provided phased implementation, authority-having-jurisdiction coordination, permitting and code compliance support, system testing, and commissioning in accordance with the Florida Building Code, Florida Fire Prevention Code, NFPA requirements, and the National Electrical Code. SGM coordinated the work to maintain school operations, address life-safety requirements, and complete the project within the established schedule and budget.

SGM's post-2021 project record demonstrates the firm's ability to manage public-sector assignments with accountability, transparency, and proactive communication. Through realistic task planning, balanced staffing, ongoing quality control, disciplined fee monitoring, and early resolution of potential issues, SGM is prepared to deliver the Village of Palmetto Bay's continuing Mechanical, Electrical, Plumbing, and Fire Protection Engineering assignments on time, within budget, and in accordance with the Village's expectations.

SGM
ENGINEERING

PROJECT EXPERIENCE PROVIDING SIMIALR SERVICES 8

VILLAGE OF KEY BISCAYNE CONTINUING SERVICE CONTRACT Key Biscayne, FL





Client
Village of Key Biscayne
Colleen Durfee
cdurfee@keybiscayne.fl.gov
305-365-8948

Project Cost
Varies Per Project; Listed on Right

Completion Dates
Varies Per Project; Listed on Right

Key Project Elements
Continuing Contract
Government Facilities
Emergency Power
Generator Sizing
Load Analysis
Power Distribution
System Coordination
Recommendations

Since 2025, SGM Engineering has served as the prime consultant for the Village of Biscayne's MEP Engineering and Commissioning Continuing Contract, delivering numerous successful projects including:

Design Community Center Generator Replacment

PO Cost: $26,000 Completion Date: Est. 2026

SGM is providing comprehensive MEP engineering services for the replacement of the existing generator at the Key Biscayne Community Center. The scope includes development of MEP design documents, coordination with the project team, attendance at required meetings, and construction administration services.

Our scope of work includes power distribution design for generator integration, coordination with existing electrical systems, load analysis, equipment connections, and system compatibility with existing building infrastructure to ensure reliable emergency power operation.

The project also includes structural design of a new elevated reinforced concrete generator platform and support systems designed to meet FBC and ASCE requirements, including flood elevation, wind loads, and anchorage. Additional elements include design of foundations, steel access stairs, slab-on-grade for storage, and a chain-link enclosure surrounding the structure.

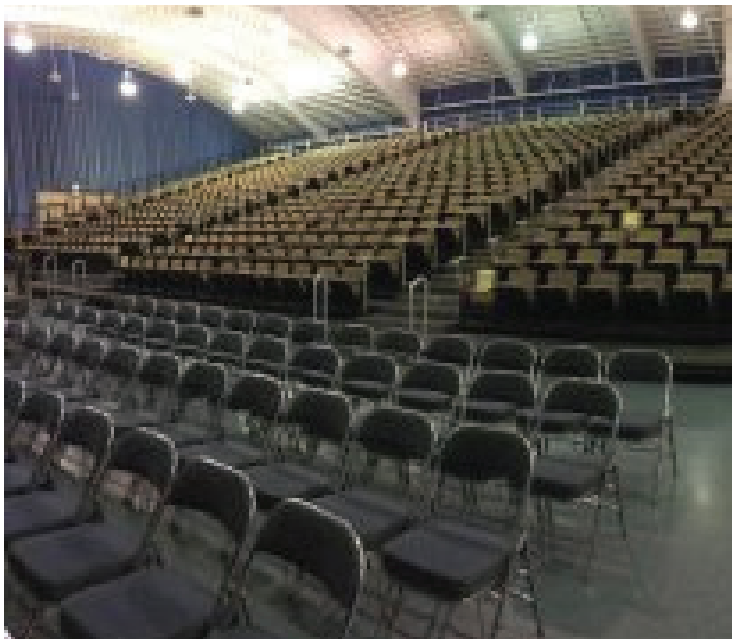
Calusa Park Court Lighting

PO Cost: $28,520 Completion Date: Est. 2027

SGM provided professional electrical engineering services for the Village of Key Biscayne. Caloosa Park hosts one of the most popular courts to play pickell ball in Boyton Beach. There are 8 outdoor hard courts where players have access to restrooms, water, and lights.

CITY OF FORT LAUDERDALE CONTINUING PROFESSIONAL SERVICES CONTRACTS, Fort Lauderdale, FL





Client
City of Fort Lauderdale
Danica Grujicic
290 NE 3rd Avenue,
Fort Lauderdale, FL
33301
954-828-5055
DGrujicic@
fortlauderdale.gov

Project Cost
Varies Per Project; Listed on Right

Completion Dates
Varies Per Project; Listed on Right

Key Project Elements
Continuing Contract
Municipal Facilities
Electrical Upgrades
Manual Transfer Switch
Underground Feeders
Electrical Distribution

SGM Engineering has served as the MEP Engineer as prime under a continuing contract with the City of Fort Lauderdale since 2015, completing projects such as:

South Side Cultural Arts Center Manual Transfer Switch

Cost: $100,000 Completion Date: Dec. 2024

Description: SGM provided electrical engineering services for the installation of a new manual transfer switch (MTS) to supply power to the entire building. The MTS was installed just outside the existing electrical room. The scope also included parallel installation of two sets of 600 KCMIL copper conductors.

Corporate Drive and Cypress Creek Road

Cost: $400,000 Completion Date: Oct. 2023

Description: SGM provided electrical engineering services for electrical feeder upgrades as required for Corporate Drive and Cypress Creek Road addressing underground and crossing.

Fort Lauderdale Utilities Medal Building

Cost: $4,015 Completion Date: March 2020

Description: SGM provided electrical engineering design services for a proposed Fort Lauderdale Utilities building. Our scope of services included electrical lighting plan, electrical power plan, electrical panel schedule, power one line diagram, and electrical site plan.

PAGE 2:
CITY OF FORT LAUDERDALE CONTINUING PROFESSIONAL SERVICES CONTRACTS

Police Headquarters Firing Range HVAC

Cost: $950,000 Completion Date: June 2019

Description: SGM provided mechanical, electrical, plumbing, and fire protection design to address the City of Fort Lauderdale Police Department HVAC Firing Range and Radio Room Renovation. The scope included providing heat load calculations to verify space loads, energy compliance forms in accordance with Florida Building Code – Energy, and demolition drawings to remove four existing rooftop DX units (36) tons each. SGM also provided two air cooled chillers sized at 80 tons each with packaged chilled water pumps.

Additionally, structural drawings were provided accordingly to address new slab, bollards, and pipe supports against the wall and architectural and structural drawings to incorporate new chilled water rooftop AHUs. AHUs were designed with fan wall with redundancy. SGM provided electric reheat, controls drawings and upgrade existing JCI Metasys program and provided electrical upgrades as required to accommodate additional electrical load.

Public Works Administration EOC Building HVAC Renovation

Cost: $1.9M Completion Date: Aug. 2024

Description: SGM provided full demolition drawings for existing air cooled chillers, pumps, expansion tanks, and associated controls and a new air cooled chiller with variable primary chilled water pumping. We also provided associated controls, ET, AS as required with new CEP and new makeup water assembly and connect to existing domestic as required.

SGM also provided full demolition drawings for all HVAC systems including rooftop units, indoor AHUs, ductwork, VAV, diffusers, ect. All associated HVAC systems shall be removed. We provided new chilled water AHUs with VAV boxes with reheat and locating AHUs indoors as possible and consolidating/reducing the AHU count as possible to assist in maintenance.

All new HVAC controls were provided with this project and electrical panels were updated as required as well as associated conduit that has exceeded life expectancy. SGM provided new exhaust systems as required for general bathrooms and 3rd floor labs, as well as conditioned makeup air for 3rd floor. The entire building was currently backed up on emergency generator. Design shall ensured the building remained fully backed up on emergency generator.

We provided demolition drawings as required for the removal of all hydronic piping associated in the space and redundancy for future capacity identified on ground floor. As an option, we are exploring the possibility of locating AHUs on the ground floor in lieu of rooftop units currently installed. We also provided roofing details to accommodate re-roofing scope of existing rooftop units being removed.







ORANGE COUNTY GOVERNMENT CONTINUING CONTRACT, Orange County, FL

Client
Orange County Government
AJ Murray
400 E South St.
Orlando, FL 32801
407-836-0057
AJ.Murray@ocfl.net

Project Cost
Varies Per Project; Listed on Right

Completion Dates
Varies Per Project; Listed on Right

Key Project Elements
Continuing Contract
Government Facilities
Electrical Assessments
HVAC Assessments
Infrastructure Evaluations
System Condition Surveys
Engineering Reports Replacement
Recommendations
Cost Estimating
Generator Assessments
Emergency Power
Electrical Capacity Analysis
Structural Uplift Design
Controls Integration
Construction Administration
Domestic Water Booster
Plumbing Systems Upgrade
Building Modifications
Architectural Coordination

SGM Engineering has held the MEP Engineering and Commissioning Continuing Contract as prime with Orange County Government since 2016, completing many successful projects such as:

Orange County Fire Rescue Headquarters Electrical Assessment
Cost: $37,879 Completion Date: Feb. 2025
SGM provided electrical engineering services to assess the existing electrical system at the Orange County Fire Rescue Headquarters Facility. The scope included conducting site visits to evaluate the condition of the electrical gear and generators, preparing an assessment report with recommendations for replacement or correction, and providing electronic copies of the report, photos, and recommendations. A single cost estimate was also included.

Orange County Health Services HVAC Assessment
Cost: $9,963 Completion Date: Dec. 2024
SGM provided mechanical engineering services to assess the existing HVAC system at the Orange County Health Services Facility. The scope included conducting site visits to evaluate the condition of the existing system, preparing an assessment report with recommendations for replacement or correction, and providing electronic copies of the report, photos, and recommendations. A single cost estimate was also included.

Orange County Administration Building Upper RTU Fanwall Conversion Assessment
Cost: $24,575 Completion Date: Dec. 2024
SGM produced a report outlining feasible options for conversion of (7) existing, single motor, direct drive rooftop units to a fanwall aka fan array type of solution. SGM evaluated this option among other options that will best suit this facility. This conversion will ultimately provide fan redundancy while also easing the difficulty associated with replacement of fan motors that facilities management currently experiences. The report described the feasibility of this conversion in addition to addressing the changes necessary for fan control. The report was accompanied by a cost estimate. The report included a reliable system best suitable for this facility.

Orange County Courthouse Power Modernization Assessment, Floors 1-4
Cost: $24,575 Completion Date: Nov. 2024
SGM produced a report outlining recommendations focused on increasing the available power for floors 1-4 of the Courthouse. It is understood that current available power, typically 120/208V, is very limited and presents challenges for additional loads and ability to support renovation. SGM visited the electrical rooms to determine available capacity and proposed solutions in the form of step-down transformers and switchgear for future use. The report was accompanied by a cost estimate.

Orange County Evans Dining and Educational Center Generators Assessment
Cost: $9,429 Completion Date: Sept. 2023
SGM provided an engineering assessment for the addition of backup generators for the Evans Dining Hall and Educational Center located in the Michigan Street Complex. We provided draft and final assessments as well as a cost estimate.

CITY OF ORLANDO CONTINUING SERVICE CONTRACT

Orlando, FL

Client
City of Orlando
Todd C. Damon
1010 S Westmoreland Dr.
Orlando, FL 32805
407-246-2850
Todd.Damon@orlando.gov

Project Cost
Varies Per Project; Listed on Right

Completion Dates
Varies Per Project; Listed on Right

Key Project Elements
Continuing Contract
Government Facilities
Electrical Assessments
HVAC Assessments
Infrastructure Evaluations
System Condition Surveys
Engineering Reports
Replacement Recommendations
Cost Estimating
Generator Assessments
Emergency Power
Electrical Capacity Analysis
Structural Uplift Design
Controls Integration
Construction Administration
Domestic Water Booster
Plumbing Systems Upgrade
Building Modifications
Architectural Coordination
Device Relocation

Since 2016, SGM Engineering has served as the prime consultant for the City of Orlando's MEP Engineering and Commissioning Continuing Contract, delivering numerous successful projects including:

City of Orlando Conserv-I HVAC Replacement

Cost: $10,000 Completion Date: Jan. 2023

SGM provided engineering services for the replacement of the HVAC System at the Conserve I building. The scope of work included the design of the replacement of all HVAC equipment, including air handlers, chilled water equipment, VAVs and ductwork. There was also a new split system for the communications room.

City of Orlando Iron Bridge 480V Constructibility Review

Cost: $4,660 Completion Date: May 2017

SGM provided professional engineering constructibility review services for the City of Orlando. Our scope included a thorough review of the project drawings and specifications to the best of our knowledge based on the information provided. This review focused on code compliance, feasibility of implementing the electrical systems, and general conformance of electrical requirements in support of the civil and mechanical systems.

City of Orlando Beardall Senior Center HVAC Replacement

Cost: $2M (Est.) Completion Date: Ongoing

SGM is providing comprehensive MEP/FP engineering services for the HVAC system replacement at the Beardall Senior Center. The project includes structural, architectural, mechanical, and electrical design services, along with fundamental commissioning of the new system. Scope highlights include field investigations, replacement of existing DX split systems with a new air-cooled chiller and water-cooled fan coil units, and phased demolition to minimize disruption in the occupied building. New chilled water piping will be routed externally and connected to approximately 19 interior units, each with a new wall-mounted thermostat. Additional services include duct cleaning, load calculations, new electrical service for the chiller, a new CMU enclosure and gate, permitting and bidding assistance, coordination with the Architectural Review Board, and full construction administration including submittal reviews, RFIs, site visits, and project close-out.

City of Orlando Shakespeare Theater HVAC Replacement

Cost: $5M (Est.) Completion Date: Ongoing

SGM is providing MEP engineering services for the HVAC system replacement at the Orlando Shakespeare Theatre. Comprehensive design services include structural, architectural, mechanical, plumbing, and electrical design. HVAC Upgrade: Adding four new chillers while reusing interior ductwork as mandated by the City. Electrical Enhancements: Installing new electrical service to support the added chillers. SGM is ensuring cost-effective solutions by optimizing system design and energy efficiency, while maintaining high-quality engineering standards to support long-term performance and reliability. The project is being conducted in phases to ensure the building remains operational without disrupting theatre performances.

City of Orlando Gaston Edwards Park Site Electrical and Water

Cost: $20,000 Completion Date: Ongoing

SGM is providing engineering services for the addition of power and water pedestals throughout Gaston Edwards Park.

SGM
ENGINEERING

FIRM PROFILE & PROFESSIONAL LICENSES

9

FIRM PROFILE & PROFESSIONAL LICENSES

Established Expertise | Florida-Licensed Professionals

Founded in 1991, SGM Engineering, Inc. is a Florida-certified Minority Business Enterprise (MBE) providing integrated building systems engineering and facility-support services throughout Florida. SGM maintains offices in Miami, Orlando, Tampa, Fort Myers, and Jacksonville, Florida, and serves municipalities, counties, school districts, universities, aviation clients, public safety agencies, and other public- and private-sector organizations.



SGM is an approximately 63-person engineering practice providing Mechanical, Electrical, Plumbing, Fire Protection, Life Safety, Low-Voltage and Technology, Commissioning, Construction Administration, Facility Assessment, Energy-Efficiency, and Quality Assurance/Quality Control services. For the Village of Palmetto Bay, SGM is proposing its in-house Mechanical, Electrical, Plumbing, and Fire Protection Engineering capabilities.

SGM's organization includes Florida-licensed Professional Engineers, Project Managers, experienced engineers and designers, inspectors, commissioning professionals, construction-administration staff, CAD/BIM technicians, and administrative support personnel. This integrated structure allows SGM to self-perform the proposed MEP/FP services, maintain direct accountability, and efficiently coordinate technical disciplines without reliance on subconsultants.

NUMBER OF STAFF (63) BY DISCIPLINE	
FL Registered Professional Engineers*(Including Mechanical & Electrical)	10
Mechanical Designers*	12
Electrical Designers*	16
Plumbing/Fire Protection Designers*	14
Commissioning/Construction Admin.*	6
CAD Technicians	5
Information Technology (IT)	1
Support Services (Including Admin., Business Development, and Finance)	9
*Multiple Designations	

Public-Sector and Continuing-Services Credentials

For more than 35 years, SGM has provided professional engineering services for public facilities and infrastructure throughout Florida. Since 2014, the firm has supported more than 30 government, municipal, and public-agency clients through continuing-service and task-order assignments. This work includes facility assessments, HVAC and mechanical system improvements, electrical modernization, emergency and standby power, lighting improvements, plumbing upgrades, fire alarm and fire sprinkler improvements, life-safety evaluations, controls, commissioning, construction administration, inspection, testing, and project closeout.

SGM's public-sector experience includes city halls, administrative buildings, community centers, libraries, parks and recreation facilities, public safety facilities, emergency operations facilities, maintenance buildings, utility facilities, parking structures, educational facilities, and other occupied public assets. Many assignments require phased implementation, rapid response, permitting coordination, construction support, and close communication with facility staff while maintaining ongoing public operations.

SGM's professional credentials include extensive experience with the Florida Building Code, Florida Fire Prevention Code, National Electrical Code, National Fire Protection Association standards, Florida accessibility requirements, energy codes, and applicable local and regional permitting requirements. The firm is also experienced in energy-efficient design, commissioning, retro-commissioning, lifecycle considerations, and sustainable building practices, with more than 120 LEED-certified projects completed or supported.

SGM's combination of long-term Florida experience, public-sector knowledge, technical staffing depth, MBE status, and in-house Mechanical, Electrical, Plumbing, and Fire Protection capabilities provides the Village of Palmetto Bay with a qualified and accountable engineering resource for continuing professional services.

Firm Licenses and Team Member Professional Licenses and Certifications



State of Florida
Department of State

I certify from the records of this office that SGM ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on December 20, 1991, effective December 17, 1991.

The document number of this corporation is V02240.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

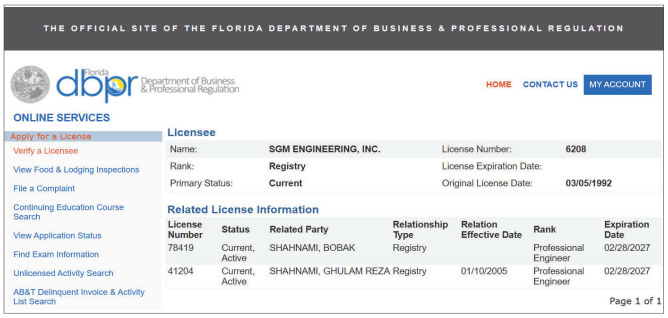
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of January, 2026

Secretary of State

Tracking Number: 3004624035CC

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

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THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Florida Department of Business & Professional Regulation

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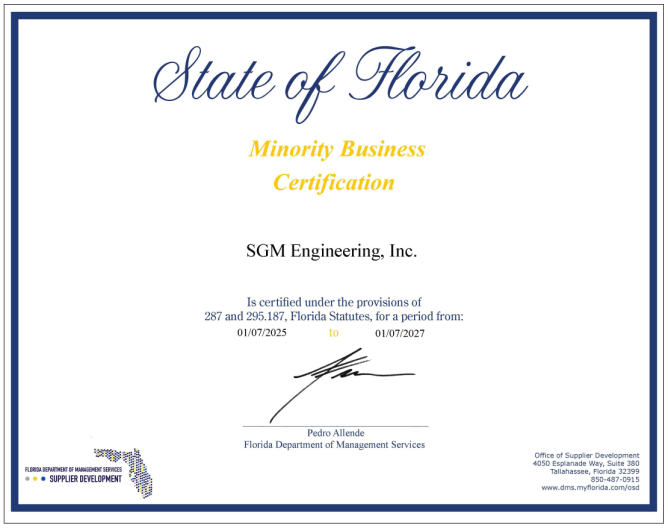
Licensee

Name:	SGM ENGINEERING, INC.	License Number:	6208
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	03/05/1992

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
78419	Current, Active	SHAHNAMI, BOBAK	Registry		Professional Engineer	02/28/2027
41204	Current, Active	SHAHNAMI, GHULAM REZA	Registry	01/10/2005	Professional Engineer	02/28/2027

Page 1 of 1



State of Florida

Minority Business Certification

SGM Engineering, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
01/07/2025 to 01/07/2027

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES SUPPLIER DEVELOPMENT

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



U.S. Green Building Council

SGM Engineering
MEMBER SINCE 2008

THE U.S. GREEN BUILDING COUNCIL IS THE NATION'S FOREMOST COALITION OF LEADERS WORKING TO TRANSFORM THE WAY BUILDINGS AND COMMUNITIES ARE DESIGNED, BUILT AND OPERATED, ENABLING AN ENVIRONMENTALLY AND SOCIALLY RESPONSIBLE, HEALTHY, AND PROSPEROUS ENVIRONMENT THAT IMPROVES THE QUALITY OF LIFE.



acg AABC Commissioning Group

Annual Membership Certificate

Awarded to

SGM Engineering, Inc.

as a member in good standing of the AABC Commissioning Group for the year

2026

This company has met all requirements for membership and is entitled to all rights and privileges thereof. This certificate is renewable on an annual basis and expires December 31, 2026.

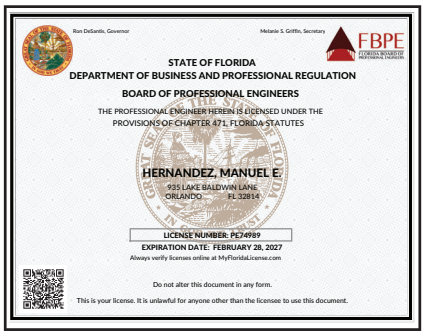
Mark Gelfo, P.E., CxA, EMP, *President*

Ray Bert, *Executive Director*


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
SHAHNAMI, BOBAK
9325 SW 144ST
MIAMI FL 33176
LICENSE NUMBER: PE78419
EXPIRATION DATE: FEBRUARY 28, 2027
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LEED AP BD+C
Bobby Shahnami
LEED AP Building Design + Construction
10666827-AP-BD+C
27 JUL 2012
25 AUG 2026


acg AABC Commissioning Group
hereby certifies that
Bobby Shahnami, CxA
SGM Engineering, Inc.
has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG
Certified Commissioning Authority
Registration number: 611-850 , This certificate, valid effective 1/1/2026 and expiring on 12/31/2026 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.
Scott A. Gordon, PE, CxA
Certification Council Chair
Ray Bert
ACG Executive Director

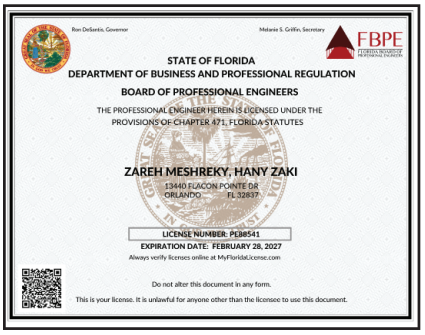

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
HERNANDEZ, MANUEL E.
935 LAKE BALDWIN LANE
ORLANDO FL 32814
LICENSE NUMBER: PE74989
EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
MUNDELL, JUSTIN LOWE
9232 PALOS VERDE DRIVE
ORLANDO FL 32825
LICENSE NUMBER: PE70700
EXPIRATION DATE: FEBRUARY 28, 2027
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acg AABC Commissioning Group
hereby certifies that
Jonathan E.M. Benson, CxA
SGM Engineering, Inc.
has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG
Certified Commissioning Authority
Registration number: 623-2136 , This certificate, valid effective 1/1/2026 and expiring on 12/31/2026 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.
Scott A. Gordon, PE, CxA
Certification Council Chair
Ray Bert
ACG Executive Director

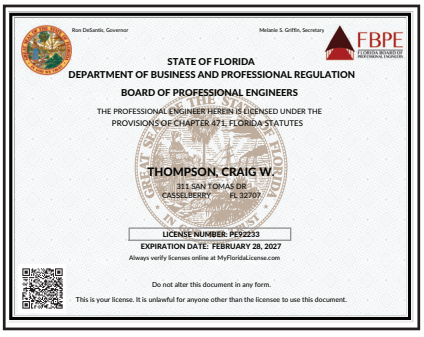

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
STELLPFLUG, JOHN ANDREW
3495 CINDY CIRCLE
TITUSVILLE FL 32796
LICENSE NUMBER: PE68794
EXPIRATION DATE: FEBRUARY 28, 2027
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Building Industry Consulting Service International
THE PROFESSIONAL DESIGNATION OF
REGISTERED COMMUNICATIONS DISTRIBUTION DESIGNER®
IS AWARDED TO
Justin Mundell
by BICSI in recognition of having successfully completed BICSI's registration and examination requirements.
Designation Number: 228867
Registration Start Date: 01-05-2026
Registration End Date: 12-31-2028
David M. Richards, RCDD, NTS, OSP, TECH, CT
BICSI Board President
John H. Daniels, CNM, FACHE, FHIMSS, CPHIMS
BICSI Chief Executive Officer


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
ZAREH MESHREKY, HANY ZAKI
13440 FLACON POINTE DR
ORLANDO FL 32837
LICENSE NUMBER: PE88541
EXPIRATION DATE: FEBRUARY 28, 2027
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CERTIFIED FIRE PROTECTION SPECIALIST NFPA CFPS
THIS CERTIFIES THAT
Hany Z Zareh
has met the standards set forth by NFPA® and is recognized through education, experience and knowledge as a Certified Fire Protection Specialist (CFPS).
ANSI
08/14/2021 Valid from
08/13/2024 Valid to
5457 Certification Number
President, NFPA
Director of Certification, NFPA


acg AABC Commissioning Group
hereby certifies that
Dustin J. Gervantes, CxS
SGM Engineering, Inc.
has demonstrated the requisite knowledge and understanding of the building commissioning process as presented in the ACG Building Systems Commissioning Guideline and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG
Certified Commissioning Specialist
This registration number 127-0515 and this certificate, valid effective 1/1/2026 and expiring on 12/31/2026 , are renewable on an annual basis after examination of the agency's record for the preceding year.
Scott A. Gordon, PE, CxA
Certification Council Chair
Ray Bert, Executive Director


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
THOMPSON, CRAIG W.
311 SAN TOMAS DR
CASSELBERRY FL 32707
LICENSE NUMBER: PE92233
EXPIRATION DATE: FEBRUARY 28, 2027
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ASPE American Society of Plumbing Engineers
Natalie Kizelewicz
is hereby recertified as
CERTIFIED IN PLUMBING DESIGN
President
Certified in PLUMBING DESIGN
Executive Director/CEO

SGM
ENGINEERING

REQUIRED RESPONSE SUBMITTAL FORMS

10

RFQ# 2026-11-015	
Professional Consulting Services on Continuing Agreement Basis	
Discipline Form	
Service Area	**Consultant**
Architecture Design	
Landscape Design	
General Civil Engineering	
Roadway Traffic & Transportation Planning and Engineering Services	
General Urban Planning Services	
Electrical Engineering ✓	SGM Engineering, Inc. - (PRIME APPLICANT)
Structural Engineering	
Mechanical ✓	SGM Engineering, Inc. - (PRIME APPLICANT)
Enviornmental Engineering	
Fire Protection ✓	SGM Engineering, Inc.- (PRIME APPLICANT)
Plumbing ✓	SGM Engineering, Inc. - (PRIME APPLICANT)
***Please check mark the area of your specialty/ies**	

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 1

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company SGM Engineering, Inc.

Date Addendum Received 08/14/2026

Total Pages of Addendum including Acknowledgement 8

Print Name Bobak (Bobby) Shahnami

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 2

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company SGM Engineering, Inc.

Date Addendum Received 08/19/2026

Total Pages of Addendum including Acknowledgement 7

Print Name Bobak (Bobby) Shahnami

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 3

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company SGM Engineering, Inc.

Date Addendum Received 08/26/2026

Total Pages of Addendum including Acknowledgement 4

Print Name Bobak (Bobby) Shahnami

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

ACKNOWLEDGEMENT OF ADDENDUM SOLICITATION

Amendment/Modification No: 4

Amendment of RFQ No: 2026-11-015

Title: Professional Consulting Services on Continuing Agreement Basis

Name of Company SGM Engineering, Inc.

Date Addendum Received 09/09/2026

Total Pages of Addendum including Acknowledgement 2

Print Name Bobak (Bobby) Shahnami

Signature

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Qualifications shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposal. This acknowledgement form must be included in the response and failure to sign and submit this form may result in rejection of your proposal.

SUBCONTRACTOR LIST

The Company shall list all proposed Subcontractors to be used on this project if they are awarded the Agreement.

Classification of Work	Subcontractor Name	Address	Telephone and Fax

N/A

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: SGM Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: SGM is providing comprehensive MEP engineering services for the replacement of the existing generator at the Key Biscayne Community Center.

Initial Value of Contract: Est. $200,000 Final Value of Contract: TBD
Length of Contract: 2025 - Ongoing

Would you enter into a contract with the Company in the future? X Yes ____ No
Were the services provided acceptable and of quality standards: X Yes ____ No
Was the Company responsive to your requests and resourceful with the task? X Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No
If you responded no to any of the above please provide details:

Comments:

Name of Public Entity/Company: Village of Key Biscayne
Name of Individual completing this form: Carlos R. Sanchez
Signature: Carlos R. Sanchez Title: Public Works Superintendent
Telephone: (305) 213-2892 Email: csanchez@keybiscayne.fl.gov

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: SGM Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Mechanical, Electrical, Plumbing, and Fire Protection Engineering and Construction Administration Services through a continuing contract.

Initial Value of Contract: Varies per project Final Value of Contract: Varies per project
Length of Contract: 2016 - Present
Would you enter into a contract with the Company in the future? X Yes ____ No
Were the services provided acceptable and of quality standards: X Yes ____ No
Was the Company responsive to your requests and resourceful with the task? X Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No
If you responded no to any of the above please provide details:

Comments:

SGM has continously provided outstanding services applying their knowledge, professionalism, and responsiveness.

Name of Public Entity/Company: Florida International University
Name of Individual completing this form: Danny Paan
Signature: _____ Title: Chief Facilities Management Officer
Telephone: 305- 348-4005 Email: paand@fiu.edu

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: SGM Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Continuing Mechanical, Electrical, Plumbing, and Fire Protection Engineering Services

Initial Value of Contract: Varies per project Final Value of Contract: Varies per project
Length of Contract: 2022 - Present

Would you enter into a contract with the Company in the future? X Yes _____ No
Were the services provided acceptable and of quality standards: X Yes _____ No
Was the Company responsive to your requests and resourceful with the task? X Yes _____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes _____ No
If you responded no to any of the above please provide details:

Comments:

SGM Consulting Engineers have been working and continue to work on various MEP projects at Miami Dade College, on Multiple campuses. They have performed professionally and with a high standard of quality. And they are client oriented

Name of Public Entity/Company: Miami Dade College
Name of Individual completing this form: M. Saeed Fatemian
Signature: 8/26/2026 Title: District Director of Plant and Facilities Maintenance
Telephone: 305-237-0514 Email: mfatemia@mdc.edu

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

REFERENCES

Each proposal must be accompanied by a list of at least ***three (3)*** references, which shall include all the information requested below. **The Village should not be listed as one of the references provided.**

VILLAGE OF PALMETTO BAY - REFERENCE FORM

Solicitation Information: Professional Consulting Services on Continuing Agreement Basis
Request for Qualifications No. 2026-11-015

Name of Company: SGM Engineering, Inc.

To Whom it May Concern,
The above reference vendor is submitting on a proposal solicitation or use of bid that has been issued by the Village of Palmetto Bay. We require that the consultant provide written references with their proposal submission and by providing you with this document the vendor is requesting that you provide the following reference information. We would appreciate you providing the information requested below as well as any other information you feel is pertinent:

Contracted Services Information:

Scope of Work: Mechanical, Electrical, Plumbing, and Fire Protection Engineering and Construction Administration Continuing Services

Initial Value of Contract: Varies per project Final Value of Contract: Varies per project
Length of Contract: 2016 - Present
Would you enter into a contract with the Company in the future? X Yes ____ No
Were the services provided acceptable and of quality standards: X Yes ____ No
Was the Company responsive to your requests and resourceful with the task? X Yes ____ No
Did the Company keep you fully informed of any updates and/or concerns related to the contracted services?
X Yes ____ No
If you responded no to any of the above please provide details:

Comments:

FAU Facility department has a very good professional relation with SGM Engineering Team.

Name of Public Entity/Company: Florida Atlantic University
Name of Individual completing this form: Ion Mavrodin
Signature: _____ Title: Civil Engineer Project Manager
Telephone: (561) 297-3292 Email: mavrodin@fau.edu

Thank you for your support in helping us evaluate our solicitation responses.

Sincerely,
Alessia Bencomo, Procurement Specialist

AGENDA ITEM NO. 12.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Missy Arocha, Village Clerk's Office

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PUBLIC MEETINGS; SCHEDULING THE FOLLOWING PUBLIC MEETINGS OF THE VILLAGE COUNCIL: REGULAR COUNCIL MEETINGS, ZONING AND LAND DEVELOPMENT MEETINGS, COMMITTEE OF THE WHOLE WORKSHOPS, AND BUDGET WORKSHOPS FOR CALENDAR YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Village Clerk Missy Arocha*

SUGGESTED ACTION:

ATTACHMENTS:

Reso-2027 Public Meetings Calendar

RESOLUTION NO. 2026-___

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PUBLIC MEETINGS FOR CALENDAR YEAR 2027; SCHEDULING THE FOLLOWING PUBLIC MEETINGS OF THE VILLAGE COUNCIL: REGULAR COUNCIL MEETINGS; ZONING AND LAND DEVELOPMENT MEETINGS; COMMITTEE OF THE WHOLE WORKSHOPS, AND BUDGET WORKSHOPS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Village Clerk Missy Arocha)*

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay desire to announce the 2027 schedule for the Regular Council Meetings, for the Zoning and Land Development Meetings; Committee of the Whole Workshops, and Budget Workshops for the calendar year 2027; and

WHEREAS, the Village Council shall utilize the Village Hall Council Chambers located at 9705 E. Hibiscus Street, to hold its public meetings; and

WHEREAS, the Village Council finds that adoption of this Resolution is in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Regular Meetings. Pursuant to Section 4.1 of the Village Charter, the Council shall host eleven (11) regular monthly meetings in each calendar year, at such times and places as the Council may prescribe. When a Regular Meeting falls on a legal or recognized religious holiday, or on a day of an event of importance to the Council, the meeting may be canceled or held on another day as by the Council.

The 2027 Regular Meetings of the Village Council shall be held at the Village Hall Council Chambers, 9705 East Hibiscus Street, Palmetto Bay, at 7:00 p.m., on:

January 11, 2027	July 12, 2027
February 1, 2027	September 13, 2027
March 1, 2027	October 4, 2027
April 5, 2027	November 1, 2027
May 3, 2027	December 6, 2027
June 7, 2027	

Section 3. Zoning and Land Development Permit Hearings. The Village Council shall hold quasi-judicial hearings on applications for zoning, land development site plans, and other zoning and land use related items at 7:00 p.m. on the following dates:

January 25, 2027	July 26, 2027
February 22, 2027	September 27, 2027
March 15, 2027	October 18, 2027
April 19, 2027	December 13, 2027
May 17, 2027	
June 21, 2027	

Section 4. Virtual Committee of the Whole Workshops.

(a) The Village Council shall hold virtual Committee of the Whole Workshops at 7:00 pm on the following dates:

February 9, 2027
May 11, 2027
November 9, 2027

(b) The Committee of the Whole meetings may be cancelled only upon a vote of three Council Members, or if no discussion items are submitted on or before the respective agenda submission deadlines.

(c) Committee of the Whole agenda items for discussion must be submitted to the Clerk no later than ten (10) days prior to a scheduled Committee of the Whole meeting, and the Clerk shall post such items on a tentative agenda on the Village website. Agenda items may be removed

at any time in advance of the meeting by the person who submitted the item, and the Clerk shall publish the official final agenda seven (7) days prior to the meeting.

(d) Committee of the Whole agenda items for discussion may be submitted by the Mayor, Vice Mayor, any Councilmember, the Manager, the Village Attorney, and the Village Clerk.

Section 5. Mid-Year Town Hall Meetings/Budget Workshops. The Village Council shall hold Town Hall Meetings/Budget Workshops in anticipation of the 2027-28 Fiscal Year Budget at 7:00 PM, together with the Village Manager, on the following dates:

June 29, 2027 July 29, 2027

Section 6. Agenda Process. The policy guide for the agenda process to prepare agendas for all public meetings is consistent with Resolution 2020-45 to ensure that Village staff has adequate time to receive information and documents required for agenda items, including publication requirements.

Section 7. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED this 2nd day of November 2026.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____
John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ___

Council Member Steve Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Mayor Karyn Cunningham ___

AGENDA ITEM NO. 12.C

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Missy Arocha, Village Council

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, URGING SUPPORT FOR THE FEDERAL APPROPRIATION REQUEST BY MIAMI-DADE COUNTY PUBLIC SCHOOLS TO ESTABLISH THE SOUTH REGION SPACEHUB AEROSPACE MAGNET PROGRAM; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

SUGGESTED ACTION:

ATTACHMENTS:

Reso-Supporting MDCPS request for federal funding for SpaceHUB program

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, URGING SUPPORT FOR THE FEDERAL APPROPRIATION REQUEST BY MIAMI-DADE COUNTY PUBLIC SCHOOLS TO ESTABLISH THE SOUTH REGION SPACEHUB AEROSPACE MAGNET PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (*Sponsored by Mayor Karyn Cunningham)***

WHEREAS, the Village of Palmetto Bay ("Village") has been a strong partner and support of education, including the public schools located in the Village; and

WHEREAS, there presently exists one (1) public middle school and three (3) public elementary schools in the Village; and

WHEREAS, Miami-Dade County Public Schools ("MDCPS") is seeking a $2 million federal earmark to launch the South Region SpaceHUB Aerospace Magnet Program at the Center for Internation Education Senior High School; and

WHEREAS, MDCPS has demonstrated a longstanding commitment to expanding access to aviation and aerospace education, including a future aerospace and aviation program and accompanying state-of-the-art, innovative facilities in South Dade, which will develop educational pathways and a regional pipeline of skilled talent needed to prepare students for careers in aviation, aerospace, engineering, and related technical fields; and

WHEREAS, through this program, MDCPS is seeking to integrating rigorous aerospace studies with hands-on technical training, this program builds transferable skills that translate directly into high wage, "blue-collar" technical roles and professional careers; and

WHEREAS, this program seeks to help ensure that Florida, and Miami-Dade County in particular, remains the global leader in the space economy; and

WHEREAS, MDCPS currently has similar aerospace programs at high schools in the North and Central regions, however, it does not have anything similar in the MDCPS South Region; and

WHEREAS, the Village lies in the MDCPS South Region; and

WHEREAS, the proposed SpaceHUB Aerospace Magnet Program would allow students in the South Region to master coding, robotics, and electrical systems geared toward careers in the aerospace industry; and

WHEREAS, the existing elementary and middle schools located in Village have thriving coding and robotics programs; and

WHEREAS, the Village Council believes that federal support of the proposed SpaceHUB Aerospace Magnet Program would provide additional access to such education to residents of the Village and would further the education already being taught at the elementary and middle school levels in the Village; and

WHEREAS, the Village Council finds that supporting the $2 million federal earmark request by MDCPS to launch the South Region SpaceHUB Aerospace Magnet Program, or similar funding requests, is in the best interest of the Village.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full herein.

Section 2. Expression of Support. The Village Council hereby expresses its strong support for the $2 million federal earmark request by MDCPS to launch the South Region SpaceHUB Aerospace Magnet Program.

Section 3. Directions to the Clerk. The Village Council hereby directs the Village Clerk to transmit certified copies of this Resolution to U.S. Senator Rick Scott, U.S. Senator Ashley Moody, U.S. Representative Carlos Gimenez, the Chair and Members of the Miami-

Dade County School Board, and MDCPS Superintendent Rafael A. Villalobos.

Section 4. Effective Date. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this 2nd day of November, 2026.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____

John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

AGENDA ITEM NO. 12.D

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Olga Cadaval, Human Resources

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE HUMAN RESOURCES INFORMATION SYSTEM (HRIS); APPROVING THE ADDITIONAL ANNUAL COST OF $3,861 TO THE EXISTING CONTRACT WITH PAYCOM PAYROLL, LLC FOR THE INCLUSION OF AN APPLICANT TRACKING MODULE AND A BENEFITS ADMINISTRATION CONVERTER, PLUS A ONE-TIME IMPLEMENTATION FEE OF $500; APPROVING A 3-YEAR TERM WITH PAYCOM; AUTHORIZING THE VILLAGE MANAGER TO SIGN APPLICABLE DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by HR & Communications Director, Olga Cadaval)*

SUGGESTED ACTION:

ATTACHMENTS:
20261021_PaycomAdd_Memo.doc
20261021_PaycomReso.doc
Attachments-Paycom.pdf

To: Honorable Mayor and Village Council

Date: November 2, 2026

From: Nick Marano, Village Manager

Re: HRIS system Modules

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO CONTRACTS; APPROVING THE ADDITIONAL ANNUAL COST OF $3,861 TO THE EXISTING CONTRACT WITH PAYCOM PAYROLL, LLC FOR THE INCLUSION OF AN APPLICANT TRACKING MODULE AND A BENEFITS ADMINISTRATION CONVERTER TO THE HUMAN RESOURCES INFORMATION SYSTEM (HRIS), PLUS A ONE-TIME IMPLEMENTATION FEE OF $500; APPROVING A 3-YEAR TERM WITH PAYCOM; AUTHORIZING THE VILLAGE MANAGER TO SIGN APPLICABLE DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Olga Cadaval, Communications Director)*

BACKGROUND AND ANALYSIS:

The Village previously selected Paycom Payroll, LLC (Paycom) as its Human Resources Information System (HRIS) through Teckpert LLC, a software consulting company that also recently assisted in the selection of the Village's new financial software. The annual cost of the Paycom HRIS is $21,716.64, plus a one-time implementation fee of $2,891.71, which totals $24,608.35. An amount under the Village Manager's discretionary spending limit.

At this time, staff is seeking Council approval to incorporate Paycom's Applicant Tracking module in the contract, which will enable us to integrate our candidate management process with the new HRIS system. Currently, the Village uses NeoGov to manage the recruitment and candidate selection process, which is a product unrelated to Paycom. Additionally, due to the Village's unique benefit structure, which allows up to a set amount per employee to cover healthcare costs for medical, dental, ADD and life insurance, a customized converter is necessary to take full advantage of the functionality of Paycom's Benefits Administration module. The annual cost for the

Applicant Tracking module and Benefits Administration converter is $3,861. A one-time implementation fee of $500 is also required. Additionally, the Village wishes to retain the same per-employee-per-month rate by entering into a 3-year agreement with Paycom, retroactive to August 15, 2026. Costs details are included below.

FISCAL/BUDGETARY IMPACT:
Below is a breakdown of the costs related to the HRIS system services. Funding is available in the approved FY 2026-27 capital budget.

Annual Contract

- Contract Amount: $21,716 ($22.62 per employee per month- 80 employees)

Implementation (Up-front) Fees:

- One-time Fees: $2,891.71
  - Conversion Fee: $2,392
  - Timeclock Deposit (4 clocks): $500

Additional Features:

- Annual Total: $3,861
  - Applicant Tracking Module: $2131.20
  - Benefits Administration Module: $1,229.80
- One-time Implementation Fee: $500

RECOMMENDATION:
Approval is recommended

Attachments: Paycom Investment Summaries (3)

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE HUMAN RESOURCES INFORMATION SYSTEM (HRIS); APPROVING THE ADDITIONAL ANNUAL COST OF $3,861 TO THE EXISTING CONTRACT WITH PAYCOM PAYROLL, LLC FOR THE INCLUSION OF AN APPLICANT TRACKING MODULE AND A BENEFITS ADMINISTRATION CONVERTER, PLUS A ONE-TIME IMPLEMENTATION FEE OF $500; APPROVING A 3-YEAR TERM WITH PAYCOM; AUTHORIZING THE VILLAGE MANAGER TO SIGN APPLICABLE DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Olga Cadaval, HR & Communications Director)*

WHEREAS, the Village of Palmetto Bay has an existing agreement with Paycom Payroll, LLC (Paycom) for the provision of a Human Resources Information System (HRIS) to support the Village's human resources operations, as part of the transition out of Eden, at the annual cost of $21,716.64, and a one-time implementation fee of $2,891.71; and,

WHEREAS, the Village desires to enhance the functionality of the new HRIS by incorporating an Applicant Tracking Module to integrate the recruitment and candidate management process with the Paycom HRIS system, which is currently handled by NeoGov; and,

WHEREAS, the Village also desires to incorporate a Benefits Administration Converter to improve the efficiency and administration of employee benefits; and,

WHEREAS, Paycom has proposed an additional annual cost of $3,861 for the inclusion of the Applicant Tracking module and the Benefits Administration Converter, plus a one-time implementation fee of $500; and,

WHEREAS, in an effort to preserve the same per employee price, the Village also desires to approve a 3-year term with Paycom at the rate of $22.62 per employee per month, estimated at $21,716.64 annually, retroactive to 8/15/26.

WHEREAS, the Village finds it to be in the best interest of the Village to approve the additional expense and agreement term and authorize the Manager to sign the necessary documents to implement these services.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

Section 1. The Village Council approves the additional annual cost of $3,861 for the inclusion of an Applicant Tracking Module and Benefits Administration Converter to the Paycom HRIS system, plus a one-time implementation fee of $500.

Section 2. The Village Council approves a 3-year term with Paycom at the rate of $22.62 per employee per month, estimated at $21,716.64 annually, retroactive to 8/15/26.

Section 3. The Village Manager is authorized to execute all applicable documents to implement these services.

Section 4. This resolution shall take effect immediately upon its adoption.

PASSED and **ADOPTED** this _____ day of November 2026.

Attest:

_____	_____
Missy Arocha	Karyn Cunningham
Village Clerk	Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY, FLORIDA ONLY:

_____
John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

Investment Summary

Finalized on
May 20, 2026 | Quote Valid for 30 Days
Proposal ID | 1148409.770100.1847348
Country | United States of America
State | Florida
Currency | USD

Proposal Prepared for

THE VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY, FL 33157
786-393-5826

Proposal Prepared by

Paycom Payroll, LLC
7501 W. Memorial Road Oklahoma City, Oklahoma 73142
1-800-580-4505

Per Payroll Transaction
8.63 (Base) + 0.95 (Per Check)

Per Employee Per Month
18.73

Total Initial Investment
2,891.71

Comprehensive Service Breakdown: Refer to the Pages That Follow

CLIENT AUTHORIZATION

	Village Manager
Client Signature	Title
Nick Marano	
Printed Name	Date

All Pricing is subject to change with written or electronic notice. Client acknowledges and agrees that delivery fees and check stuffing fees do not always involve delivery of a physical check, paystub, and/or report to Client. Additional processing fees may apply. All applicable taxes, including but not limited to sales or service taxes, are not included in the above proposal (unless specified otherwise). Client is responsible for applicable taxes in addition to the fees outlined in the proposal. Applicable taxes may vary by jurisdiction.

Paycom's Services, fees, and charges are subject to the Payroll and Human Capital Management Services Agreement, which is hereby incorporated by reference, and includes the current version of the General Terms and Conditions and applicable Schedules located at paycom.com/agreements

Initial Term End Date: 8/15/2029
Renewal Term: 3 Year(s)

Investment Summary

Finalized on
May 20, 2026 | Quote Valid for 30 Days
Proposal ID | 1148409.770100.1847348
Currency | USD

PAYROLL PROCESSING COSTS	BASE	PER CHECK	PER USE
PAYROLL TRANSACTION	8.63	0.95	
DIRECT DEPOSIT (PER ADDITIONAL DISTRIBUTION)			0.31
GARNISHMENTS (PER ORDER)			10.00
DELIVERY (PER DELIVERY)			20.00

PAYROLL DETAILS	# OF PAYROLLS	# OF EMPLOYEES	PER PAYROLL
BI-WEEKLY	26	80	84.63

MONTHLY COSTS	QUANTITY	PER USE	PEPM	UNIQUE EMPLOYEES PAID	PER MONTH
HUMAN CAPITAL MANAGEMENT SOLUTIONS			18.73	80	1,498.40
MULTI-JURISDICTION (PER ADDITIONAL JURISDICTION)		6.00			
ANDROID CLOCK WITH BIOMETRIC READER (LEASE)	4				311.32
TOTAL					1,809.72

SOLUTION DETAILS		
SINGLE APPLICATION HCM SYSTEM	DEDICATED PAYCOM SPECIALIST	POSITION SEAT MANAGEMENT
ORGANIZATIONAL CHART	MANAGER ON-THE-GO®	EMPLOYEE SELF-SERVICE®
ASKHERE	IWANT	SELF-ONBOARDING
NEW HIRE REPORTING	DOCUMENTS AND CHECKLISTS	E-VERIFY®
TIME AND ATTENDANCE	TIME-OFF REQUESTS	TIME-OFF ACCRUAL TRACKING
GONE®	GEOFENCING	BENEFITS ADMINISTRATION
ENHANCED AFFORDABLE CARE ACT	PERSONNEL ACTION FORMS	PERFORMANCE DISCUSSION FORMS
PAYROLL PROCESSING	BETI®	APPROVE MY CHECK
PAYROLL AUTOMATION	PAYROLL DASHBOARD	PAYROLL GROSS TO NET
PAYCOM PAY®	CHECK STUFFING	DIRECT DEPOSITS
CHECK VOUCHERS	FEDERAL ELECTRONIC TAX DEPOSITING (941, 940)	DEPOSIT AND FILE STATE TAX DEPOSITS
DEPOSIT AND FILE SUTA (STATE UNEMPLOYMENT)	QUARTERLY FEDERAL/STATE DEPOSIT STATEMENTS	QUARTERLY 941S SIGNED AND FILED
TAX REGISTRATION SERVICE	VAULT	ADVANCED REPORT CENTER
GL CONCIERGE	WORKERS COMP TRACKING	401(K) STANDARD REPORT
DIRECT DATA EXCHANGE®	MY ANALYTICS/EXECUTIVE DASHBOARD	EMPLOYMENT PREDICTOR
MYCOM		

PER USE COSTS	
DRUG TESTING	PER USE FEE

Investment Summary

Finalized on
May 20, 2026 | Quote Valid for 30 Days
Proposal ID | 1148409.770100.1847348
Currency | USD

PER USE COSTS			
TAX CREDITS	CONTINGENCY FEE		20.00%

ANNUAL COSTS			
EMPLOYEE/EMPLOYER W-2S	PER FORM		6.95
W-3 TRANSMITTAL			75.00
ACA FORM 1094 (B OR C)			75.00
ACA FORM 1095 (B OR C)	PER FORM		6.95

ONE-TIME COSTS		QTY	
CLIENT CONVERSION			2,391.71
ANDROID CLOCK WITH BIOMETRIC READER (LEASE)	HARDWARE - SECURITY DEPOSIT	4	500.00
TOTAL			2,891.71

Investment Summary

Finalized on
August 13, 2026 | Quote Valid for 30 Days
Proposal ID | 1148409.786653.1913664
Country | United States of America
State | Florida
Currency | USD

Proposal Prepared for

THE VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY, FL 33157
786-393-5826

Proposal Prepared by

Paycom Payroll, LLC
7501 W. Memorial Road Oklahoma City, Oklahoma 73142
1-800-580-4505

Per Employee Per Month
2.22

Total Initial Investment
None

Comprehensive Service Breakdown: Refer to the Pages That Follow

CLIENT AUTHORIZATION

Client Signature _____ Title _____

Printed Name _____ Date _____

All Pricing is subject to change with written or electronic notice. Client acknowledges and agrees that delivery fees and check stuffing fees do not always involve delivery of a physical check, paystub, and/or report to Client. Additional processing fees and charges may apply. All applicable taxes, including but not limited to sales or service taxes, are not included in the above proposal (unless specified otherwise). Client is responsible for applicable taxes in addition to the fees outlined in the proposal. Applicable taxes may vary by jurisdiction.

Paycom's Services, fees, and charges are subject to the Payroll and Human Capital Management Services Agreement, which is hereby incorporated by reference, and includes the current version of the General Terms and Conditions and applicable Schedules located at paycom.com/agreements

Investment Summary

Finalized on
August 13, 2026 | Quote Valid for 30 Days
Proposal ID | 1148409.786653.1913664
Currency | USD

MONTHLY COSTS	QUANTITY	PEPM	UNIQUE EMPLOYEES PAID	PER MONTH
HUMAN CAPITAL MANAGEMENT SOLUTIONS		2.22	80	177.60

SOLUTION DETAILS
APPLICANT TRACKING

ONE-TIME COSTS	QTY
CLIENT CONVERSION	0.00
TOTAL	0.00

Investment Summary

Finalized on
October 22, 2026 | Quote Valid for 30 Days
Proposal ID | 1148409.799624.1963380
Country | United States of America
State | Florida
Currency | USD

Proposal Prepared for

THE VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY, FL 33157
786-393-5826

Proposal Prepared by

Paycom Payroll, LLC
7501 W. Memorial Road Oklahoma City, Oklahoma 73142
1-800-580-4505

Per Employee Per Month
No Change

Total Initial Investment
500.00

Comprehensive Service Breakdown: Refer to the Pages That Follow

CLIENT AUTHORIZATION

Client Signature _____ Title _____

Printed Name _____ Date _____

All Pricing is subject to change with written or electronic notice. Client acknowledges and agrees that delivery fees and check stuffing fees do not always involve delivery of a physical check, paystub, and/or report to Client. Additional processing fees and charges may apply. All applicable taxes, including but not limited to sales or service taxes, are not included in the above proposal (unless specified otherwise). Client is responsible for applicable taxes in addition to the fees outlined in the proposal. Applicable taxes may vary by jurisdiction.

Paycom's Services, fees, and charges are subject to the Payroll and Human Capital Management Services Agreement, which is hereby incorporated by reference, and includes the current version of the General Terms and Conditions and applicable Schedules located at paycom.com/agreements

Investment Summary

Finalized on
October 22, 2026 | Quote Valid for 30 Days
Proposal ID | 1148409.799624.1963380
Currency | USD

MONTHLY COSTS	QUANTITY	PEPM	UNIQUE EMPLOYEES PAID	PER MONTH
HUMAN CAPITAL MANAGEMENT SOLUTIONS		0.00	100	0.00
IMPORT CONVERTER	1			102.48
TOTAL				102.48

Included Products and Services

Paycom's full-solution automation and decisioning logic help organizations reduce manual work, increase consistency and improve operational efficiency across HR, payroll, time and labor management, and talent and employee experience processes. By applying your configured rules and intelligent workflows, Paycom automatically enables routine decisions to happen in real time while maintaining organizational control. The result is a more efficient workforce management process, fewer administrative touchpoints and greater confidence that policies and procedures are executed consistently across the organization.

DATA AND INTEGRATION	
ITEM DESCRIPTION	STATED VALUE
IMPORT CONVERTER	**Value:** The ability for Paycom to convert imported files into specific Paycom formats, allowing data to be imported and stored in the appropriate place in Paycom without manipulation from the client. **Impact:** Removes the need for manual manipulation of files that need to be imported into Paycom, removing human error and increasing data accuracy.

ONE-TIME COSTS	QTY	
CLIENT CONVERSION		0.00
IMPORT CONVERTER	1	500.00
TOTAL		500.00

AGENDA ITEM NO. 14.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Nick Marano, Village Council

ITEM TYPE: Resolution

AGENDA SECTION: RESOLUTIONS WITH PUBLIC COMMENT

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; ACCEPTING THE RECOMMENDATION OF THE EDUCATION ADVISORY COMMITTEE; APPROVING AN EQUAL DISTRIBUTION OF TEN THOUSAND DOLLARS ($10,000.00) TO EACH OF THE FIVE PUBLIC SCHOOLS IN THE PALMETTO BAY FEEDER PATTERN EXCLUSIVELY TO ENHANCE AND MAINTAIN STUDENT ENROLLMENT FOR FISCAL YEAR 2026-2027 ONLY; ESTABLISHING GUIDELINES FOR SUBMISSION, REVIEW, APPROVAL, REPORTING AND AUDIT; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

SUGGESTED ACTION:

ATTACHMENTS:
Reso-School Grant Funding

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; ACCEPTING THE RECOMMENDATION OF THE EDUCATION ADVISORY COMMITTEE; APPROVING AN EQUAL DISTRIBUTION OF TEN THOUSAND DOLLARS ($10,000.00) TO EACH OF THE FIVE PUBLIC SCHOOLS IN THE PALMETTO BAY FEEDER PATTERN EXCLUSIVELY TO ENHANCE AND MAINTAIN STUDENT ENROLLMENT FOR FISCAL YEAR 2026-2027 ONLY; ESTABLISHING GUIDELINES FOR SUBMISSION, REVIEW, APPROVAL, REPORTING AND AUDIT; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

WHEREAS, the Village of Palmetto Bay ("Village") and Miami-Dade County Public Schools ("M-DCPS") are parties to an Education Compact covering Dr. Henry Perrine Academy of the Arts Elementary, Coral Reef Elementary, Howard Drive Elementary, Southwood Middle School, and Miami Palmetto Senior High School (the "Compact Schools"); and

WHEREAS, the Village Council appropriated $50,000.00 in the Fiscal Year 2026-2027 budget to support the Compact Schools, and the Education Advisory Committee ("EAC") has recommended that each Compact School be eligible for up to $10,000.00 to retain and enhance student enrollment; and

WHEREAS, the Village Council finds that establishing a clear process for proposals, review, approval, reporting and audit serves a public purpose and ensures accountability for public funds;

WHEREAS, the Village Council finds that adoption of this resolution is in the best interests of the Village and its residents.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated as if set forth fully herein.

Section 2. Approval of EAC Recommendation. The Village Council accepts the EAC's Recommendation No. 1 and approves the Education Compact School Enrollment Grant Program ("Program") for Fiscal Year 2026-2027 only (October 1, 2026 through September 30, 2027). Each Compact School is eligible for a one-time allocation of up to $10,000.00, not to exceed $50,000.00 in total, of the Fiscal Year 2026-2027 budget. This Resolution does not establish a recurring program or create any obligation to provide funding in any future fiscal year. Allocations not awarded or not spent revert to the General Fund.

Section 3. Approved Uses of Grant Funds. Grant funds shall be used exclusively for activities and materials that showcase the school, increase its visibility in the community, and retain or enhance student enrollment. Qualifying uses include, but are not limited to:

(a) Marketing and outreach materials, including print, digital, video, signage and banners.

(b) Open houses, showcase events, school tours and community information sessions.

(c) Promotion of the school's signature, magnet, academic, arts or athletic programs.

(d) Support of school-sponsored academic competition teams, such as math, science, robotics, debate or academic quiz teams, including registration and entry fees, travel, materials and team apparel, when the team represents the school in interscholastic competition.

(e) Website, social media and advertising placement.

(f) Other enrollment-related activities recommended by the EAC and approved by the Village Council.

Grant funds shall not be used for salaries, bonuses or stipends; gift cards or cash awards; food or beverages except for an approved public showcase event; political or religious activity; or any expense already funded by M-DCPS.

Section 4. Proposal Elements. Each Compact School, through its principal, shall submit a proposal to the Village Clerk on the application form attached as Exhibit A no later than January 4, 2027. A proposal shall include:

(a) A school-specific marketing and outreach plan describing the activities and the enrollment goal they support.

(b) An itemized budget not to exceed $10,000.00.

(c) A timeline showing completion of all activities by May 15, 2027.

(d) The measures the school will use to report outcomes, such as inquiries, tour attendance, applications or enrollment figures.

(e) Written acknowledgment by the principal that M-DCPS approves the use of the funds and that the school will comply with this Resolution.

A late or incomplete proposal may be considered at the discretion of the EAC, provided it can be reviewed before the Council meeting set in Section 7.

Section 5. Approved Partnerships. A school may include in its proposal a project to be carried out with the school's Parent-Teacher Association or Parent-Teacher-Student Association (collectively, "PTA"). The proposal shall be submitted by the principal and shall identify the PTA's role. The school remains the grant recipient and is solely responsible for the use of funds, reporting under Section 9 and audit under Section 10. All grant funds shall be deposited into and spent from the school's internal fund account, and no grant funds shall be transferred to, held by or spent by a PTA.

Section 6. EAC Proposal Review And Recommendation Process. The EAC shall review all timely proposals at a duly noticed meeting held no later than January 29, 2027. The EAC shall determine whether each proposal meets Sections 3, 4 and 5 and shall recommend

approval, approval with conditions, or denial. The EAC may ask a school to revise its proposal. The Village Manager shall transmit the EAC's written recommendations to the Village Council.

Section 7. Village Council Proposal Review And Approval Process. The Village Council shall consider the EAC's recommendations at a regular meeting no later than March 31, 2027. Each grant shall be approved by resolution of the Village Council, which may approve, modify or deny any proposal.

Section 8. Disbursement of Approved Funding. Within fifteen (15) days after Council approval, the Village shall disburse each approved grant to M-DCPS for deposit into the school's internal fund account, restricted to the approved purpose. A school may request an amendment to its approved budget in writing; the Village Manager may approve changes among line items that do not change the purpose or total amount of the grant.

Section 9. Year-End Reporting. Each school shall submit a year-end report to the Village Clerk no later than May 31, 2027. The report shall include:

(a) An itemized accounting of all expenditures with copies of invoices and receipts.

(b) A description of the activities completed.

(c) The outcome measures identified in the proposal and the results achieved.

(d) Samples of materials produced, such as photographs, flyers or links.

Unspent funds shall be returned to the Village by June 30, 2027. The Village Clerk shall provide the reports to the EAC, and the EAC shall present a summary to the Village Council. A school that fails to submit its report shall repay to the Village any grant funds not documented.

Section 10. Records Retention. All grant funds and records are subject to audit by the Village's independent auditor and to review by the

Village Manager or Finance Director. Each school shall retain records of grant expenditures in accordance with Chapter 119, Florida Statutes, and make them available on request. Any expenditure found not to comply with this Resolution shall be repaid to the Village.

Section 11. Authorization of Village Officials. The Village Manager is authorized to take all actions necessary to implement this Resolution, including preparing a report template and executing any agreement with M-DCPS approved as to form by the Village Attorney.

Section 12. Effective Date. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this ____ day of November 2026.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____

John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

EXHIBIT A

EDUCATION COMPACT SCHOOL ENROLLMENT GRANT PROGRAM APPLICATION FORM

Village of Palmetto Bay · Fiscal Year 2026-2027

Submit to the Office of the Village Clerk, 9705 East Hibiscus Street, Palmetto Bay, FL 33157, no later than **January 4, 2027**. One application per school. Requests may not exceed $10,000.00.

Part 1. School Information

Item	Response
School name	
M-DCPS school location number	
Principal	
Principal email and phone	
Project contact, if different	
Contact email and phone	

Part 2. Project Summary

Item	Response
Project title	
Amount requested (not to exceed $10,000.00)	$
Start date	
Completion date (no later than May 15, 2027)	

Project category (check all that apply; see Resolution Section 3):

☐ Marketing and outreach materials (print, digital, video, signage, banners)

☐ Open houses, showcase events, school tours, community information sessions

☐ Promotion of signature, magnet, academic, arts or athletic programs

☐ School-sponsored academic competition team (math, science, robotics, debate, academic quiz or similar)

☐ Website, social media, advertising placement

☐ Other enrollment-related activity (describe in Part 3)

Part 3. Marketing and Outreach Plan

1. Describe the project and how it showcases the school and increases its visibility in the community.

2. State the enrollment goal the project supports (retaining current students, attracting new students, or both).
3. For a competition team: name the team, the competition(s), dates, locations and number of students.

Response (attach additional pages if needed)

Part 4. Outcome Measures

Measure	Current baseline	Target by May 31, 2027
Example: open house attendance		

Part 5. Itemized Budget

Item or service	Vendor, if known	Qty	Unit cost ($)	Total ($)
Total request				$

Grant funds may not be used for salaries, bonuses or stipends; gift cards or cash awards; food or beverages except for an approved public showcase event; political or religious activity; or any expense already funded by M-DCPS.

Part 6. Timeline

Activity	Start date	End date

Part 7. PTA Participation (Resolution Section 5)

☐ No PTA participation

☐ PTA will help carry out this project

Item	Response
PTA/PTSA name	
PTA president and contact	
PTA's role in the project	

The school is the grant recipient and is solely responsible for the use of funds, reporting and audit. All grant funds are deposited into and spent from the school's internal fund account. No grant funds will be transferred to, held by or spent by the PTA.

Part 8. Certification

I certify that the information in this application is true and correct; that M-DCPS approves the use of these funds; and that the school will comply with Village Resolution No. 2026-_____, including submission of a year-end report to the Village Clerk by May 31, 2027, return of unspent funds by June 30, 2027, and audit by the Village's independent auditor.

Principal signature: _____ Date: _____

Printed name: _____

PTA president acknowledgment (required if the PTA will help carry out the project):

Signature: _____ Date: _____

For Village Use Only

Item	Entry
Date received by Village Clerk	
Complete (yes/no)	
EAC meeting date	
EAC recommendation (approve / approve with conditions / deny)	
Council resolution no. and date	
Amount approved	$
Date disbursed	
Year-end report received	

AGENDA ITEM NO. 14.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: November 2, 2026

SUBMITTED BY: Missy Arocha, Village Council

ITEM TYPE: Resolution

AGENDA SECTION: RESOLUTIONS WITH PUBLIC COMMENT

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, URGING THE MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION, THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT SIX, AND THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS TO INCLUDE THE PROJECTS IDENTIFIED IN THE VILLAGE'S SAFETY ACTION PLAN, MULTI-MODAL TRANSPORTATION MASTER PLAN, AND MULTI-USE TRAIL AND SMART PLAN CONNECTIVITY STUDY IN THE MIAMI-DADE LONG RANGE TRANSPORTATION PLAN, THE TRANSPORTATION IMPROVEMENT PROGRAM, AND THE FDOT FIVE-YEAR WORK PROGRAM; DIRECTING THE VILLAGE CLERK TO TRANSMIT THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

SUGGESTED ACTION:

ATTACHMENTS:
Reso-FDOT & TPO Request

RESOLUTION NO. 2026-____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, URGING THE MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION, THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT SIX, AND THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS TO INCLUDE THE PROJECTS IDENTIFIED IN THE VILLAGE'S SAFETY ACTION PLAN, MULTI-MODAL TRANSPORTATION MASTER PLAN, AND MULTI-USE TRAIL AND SMART PLAN CONNECTIVITY STUDY IN THE MIAMI-DADE LONG RANGE TRANSPORTATION PLAN, THE TRANSPORTATION IMPROVEMENT PROGRAM, AND THE FDOT FIVE-YEAR WORK PROGRAM; DIRECTING THE VILLAGE CLERK TO TRANSMIT THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

WHEREAS, on April 6, 2026, the Village Council of the Village of Palmetto Bay (the "Village") approved the Village's Safety Action Plan by Resolution No. 2026-31 and its Multi-Modal Transportation Master Plan by Resolution No. 2026-38, copies of which are attached as Exhibits "A" and "B," respectively; and

WHEREAS, in 2022, the Village completed, with the support of the Miami-Dade Transportation Planning Organization (the "TPO"), the Multi-Use Trail and SMART Plan Connectivity Study, a copy of which is attached as Exhibit "C" (together with the Safety Action Plan and the Multi-Modal Transportation Master Plan, the "Plans"); and

WHEREAS, the Plans identify safety, bicycle, pedestrian, and transit access projects throughout the Village, many of which are located on US-1 (State Road 5), which is under the jurisdiction of the Florida Department of Transportation ("FDOT") District Six, or on roadways under the jurisdiction of Miami-Dade County, which the Village does not own and cannot improve on its own; and

WHEREAS, the Safety Action Plan found that from 2019 through 2023 the Village experienced 58 fatal and serious injury crashes, including six fatal crashes; that 64 percent of those crashes occurred along US-1; that the intersection of US-1 and SW 184 Street had more

fatal and serious injury crashes than any other intersection in the Village; and that pedestrians and bicyclists, while involved in only two percent of all crashes, represented 29 percent of fatal and serious injury crashes; and

WHEREAS, the South Dade TransitWay runs parallel to US-1, with Bus Rapid Transit stations adjacent to the Village at SW 136 Street, SW 152 Street, SW 168 Street, and SW 184 Street, and safe crossings of US-1 and safe walking and bicycling routes along the County roadways that lead to it are essential for Village residents to use the system; and

WHEREAS, the TPO's Fiscal Year 2027–2031 Transportation Improvement Program includes an FDOT safety project on US-1 from Marlin Road to SW 183 Street (Financial Project No. 449368-1), which ends at the Village's southern boundary, but no comparable pedestrian safety improvements on US-1 within the Village; and

WHEREAS, the Village receives Charter County Transit System Surtax funds that may be used for eligible transportation improvements and, subject to annual appropriation, is prepared to provide a local match and to partner with FDOT, the TPO, and Miami-Dade County to advance the projects identified in the Plans; and

WHEREAS, the Mayor and Village Council find that this Resolution is in the best interest of the health, safety, and welfare of the Village and its residents.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Request of TPO. That the Village Council respectfully requests that the TPO include the projects identified in the Plans in the Miami-Dade Long Range Transportation Plan, through an amendment or its next update, and advance them onto the TPO's List of Priority Projects and into the Transportation Improvement Program, to the extent they are not already funded or completed.

Section 3. Request of FDOT District Six. That the Village Council respectfully requests that FDOT District Six include in its Five-Year Work Program the projects identified in the Plans on US-1 (State Road 5), including pedestrian safety and transit access improvements at US-1 intersections within the Village and an extension of the safety improvements of Financial Project No. 449368-1 north through the Village from SW 183 Street to SW 136 Street, and that FDOT and the TPO make state and federal funding programs, including safety, Transportation Alternatives, and SMART Program funds, available for the other projects identified in the Plans.

Section 4. Request of DTPW. That the Village Council respectfully requests that the Miami-Dade County Department of Transportation and Public Works ("DTPW") partner with the Village to sponsor or co-sponsor the projects identified in the Plans on County roadways, include them in the County's capital planning, and support their inclusion in the Long Range Transportation Plan, the List of Priority Projects, and the Transportation Improvement Program.

Section 5. Village Priorities. That the Village Council identifies the following as its highest priorities among the projects identified in the Plans:

(a) pedestrian safety and transit access improvements on US-1 within the Village;

(b) Bicycle and pedestrian safety projects on SW 152 Street, SW 168 Street, and SW 184 Street; and

(c) bicycle and pedestrian connections on SW 136 Street, 152 Street, and SW 168 St, between Village neighborhoods and the South Dade TransitWay.

Section 6. Village Commitment. That the Village Council states its intent to provide a local match for the projects identified in the Plans from the Village's Charter County Transit System Surtax funds or other available funds in future fiscal years, subject to annual appropriation by the Village Council, and to work with FDOT, the TPO, and Miami-Dade County to advance the design and readiness of these projects.

Section 7. Directions to Village Clerk. That the Village Clerk is directed to transmit a copy of this Resolution, with its Exhibits, to the Secretary of FDOT District Six, the Chair and Executive Director of the

TPO, the Director of DTPW, the District 8 Miami-Dade County Commissioner, and the members of the Village's state legislative delegation, and to submit it as a public comment for FDOT District Six's Five-Year Tentative Work Program Public Hearing.

Section 8. Effective Date. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this 2nd day of November, 2026.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE OF PALMETTO BAY:

_____

John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

EXHIBITS

Exhibit "A" - Village of Palmetto Bay Safety Action Plan (April 2026), approved by Resolution No. 2026-31

Exhibit "B" - Village of Palmetto Bay Multi-Modal Transportation Master Plan (2026), approved by Resolution No. 2026-38.

Exhibit "C" - Village of Palmetto Bay Multi-Use Trail and SMART Plan Connectivity Study (August 2022).

AGENDA ITEM NO. 14.C

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, DIRECTING THE VILLAGE MANAGER TO ESTABLISH AN ANNUAL "WIENERS & FRIENDS BARK BASH," A DOG-FOCUSED COMMUNITY EVENT AT CORAL REEF PARK, DESIGNED TO PROMOTE THE VILLAGE'S ADOPT-A-PET INITIATIVE, ENCOURAGE RESPONSIBLE PET OWNERSHIP, AND FOSTER COMMUNITY ENGAGEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*
SUGGESTED ACTION:	

ATTACHMENTS:
Reso-Bark Bash

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, DIRECTING THE VILLAGE MANAGER TO ESTABLISH AN ANNUAL "WIENERS & FRIENDS BARK BASH," A DOG-FOCUSED COMMUNITY EVENT AT CORAL REEF PARK, DESIGNED TO PROMOTE THE VILLAGE'S ADOPT-A-PET INITIATIVE, ENCOURAGE RESPONSIBLE PET OWNERSHIP, AND FOSTER COMMUNITY ENGAGEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*

WHEREAS, on October 4, 2026, the Village of Palmetto Bay sponsored a community event titled "Wieners & Friends Bark Bash" at Coral Reef Park, which the Village Manager publicly praised as a success; and

WHEREAS, the event was held in conjunction with the grand reopening of the Farmers Market, providing residents and visitors an opportunity to enjoy both activities with their pets while contributing to increased attendance at the Farmers Market; and

WHEREAS, the Village invited Miami-Dade County Animal Services to participate in the event by showcasing dogs available for adoption and providing educational outreach concerning responsible pet ownership; and

WHEREAS, the event provided an opportunity to promote the Village's Adopt-A-Pet initiative, through which the Village reimburses eligible residents for adoption fees incurred when adopting animals from Miami-Dade County Animal Services; and

WHEREAS, the Village Council recognizes the value of providing recreational and educational opportunities that bring residents together, promote animal welfare, and encourage responsible pet ownership; and

WHEREAS, the Village Council desires to establish the "Wieners & Friends Bark Bash" as an annual, stand-alone community event at Coral Reef Park, welcoming dogs of all breeds and their

owners while continuing to promote pet adoption and community engagement; and

WHEREAS, the Village Council finds that adoption of this Resolution is in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

Section 1. Recitals. The foregoing recitals are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. Creation of Annual Event. The Village Council hereby directs the Village Manager to establish and implement an annual, stand-alone dog-focused community event at Coral Reef Park, to be known as the "Wieners & Friends Bark Bash," modeled after the successful event held on October 4, 2026. The event shall welcome dogs of all breeds and shall promote pet adoption, responsible pet ownership, and community engagement. The Village Manager is further directed to coordinate, as appropriate, with Miami-Dade County Animal Services and other participating organizations to provide pet adoption opportunities and educational activities, including promotion of the Village's Adopt-A-Pet initiative.

Section 3. Addition to Annual Village Events Calendar. The Village Manager is directed to incorporate the annual "Wieners & Friends Bark Bash" into the Village's community events calendar and provide for its implementation, subject to the availability and appropriation of funds.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of November, 2026.

ATTEST:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY, FLORIDA ONLY:

_____
John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____

Council Member Steve Cody ____

Council Member Marsha Matson ____

Vice Mayor Mark Merwitzer ____

Mayor Karyn Cunningham ____

AGENDA ITEM NO. 14.D

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Andrea Candelaria, Village Manager's Office
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF THE MURAL AT THE PALMETTO BAY SKATEPARK TO BE INSTALLED AT 17535 SW 95 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Sustainability & Resiliency Planner, Andrea Candelaria)*
SUGGESTED ACTION:	

ATTACHMENTS:

RESO-_AIPP_PB Skatepark.docx
PB Skatepark AIPP Memo.doc
Attachment A- Skatepark Mural AIPP App.pdf
Attachment B- Mural Rendering.pdf

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF INSTALLATION OF THE MURAL TITLED "NATIVE FLOW" AT THE PALMETTO BAY SKATEPARK TO BE INSTALLED AT 17535 SW 95 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

WHEREAS, the Village of Palmetto Bay values Art-in-Public Places ("AIPP") and continuously seeks opportunities for public art; and

WHEREAS, as the "Village of Parks", the Village aims to install public art at various parks throughout the community in order to boost community enthusiasm; and

WHEREAS, the Village's renovation of the Palmetto Bay Skatepark provides an exceptional avenue to install an art mural; and

WHEREAS, the proposed art mural titled "Native Flow" provides an inspiration for skateboarders and recreationists alike to participate in a vibrant and creative environment; and

WHEREAS, the mural "Native Flow" highlights local Florida wildlife, featuring a Florida panther and an alligator on opposite sides of a waterfall and is framed by native flora, alongside an ibis and freshwater turtles along the bench component of the hip feature; and

WHEREAS, on October 6, 2026, the AIPP Board unanimously recommended the proposed art mural to be installed at the Palmetto Bay Skatepark located at 17535 SW 95 Avenue; and

WHEREAS, the Village Council finds that the adoption of this Resolution is in the best interest of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. The Village Council hereby approves the recommended art mural "Native Flow" for the Palmetto Bay Skatepark located at 17535 SW 95 Avenue.

Section 3. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and **ADOPTED** this 2nd day of November 2026.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____

John Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

To: Honorable Mayor and Village Council Date: November 2nd, 2026

From: Andrea Candelaria, MPA, Sustainability & Resiliency Planner Re: Palmetto Bay Skatepark AIPP

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF INSTALLATION OF THE MURAL TITLED "NATIVE FLOW" AT THE PALMETTO BAY SKATEPARK TO BE INSTALLED AT 17535 SW 95 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

BACKGROUND AND ANALYSIS:

The Village of Palmetto Bay values Art-in-Public Places (AIPP) and continuously seeks opportunities for public art. Recently, the Village has undergone the process of renovating the skatepark located at Palmetto Bay Park. For the art component, the contractor, Platform Group, has proposed installing the mural *Native Flow* at the skatepark. The proposed art mural provides an inspiration for skateboarders and recreationists alike to participate in a vibrant and creative environment. The concept design highlights local Florida wildlife, featuring a Florida panther and an alligator on opposite sides of a waterfall. It is framed by native flora, alongside an ibis and freshwater turtles along the bench component of the hip feature. The artist will apply bold lines and vibrant colors appropriately tailored to each element.

The Art-in-Public Places Board unanimously approved these mosaic murals for Council Approval at the October 6th, 2026, AIPP Meeting. The Art-in-Public Places Board recommends the Village Council approve the proposed mural at the renovated Skatepark at Palmetto Bay Park.

RECOMMENDATION:

The Art-in-Public Places Advisory Board and Staff Administration recommend the Mayor and Village Council approve the proposed mural to be installed at the Palmetto Bay Skatepark.

FISCAL IMPACT:

None.

ATTACHMENTS:

A. Skatepark Mural AIPP Application;
B. Mural Rendering

Purpose

Pursuant to Division 30-160 of the Village Code of Ordinances, the purpose of the Village of Palmetto Bay Art in Public Places (AIPP) Program is to promote the general welfare by encouraging pride in the community, increasing property values, enhancing the quality of life through artistic opportunities, uniting the community through shared cultural experiences, and creating a cultural legacy for future generations through the collection and exhibition of high-quality art pieces that reflect diverse styles, chronicling history through the collection of artifacts, documents and memorabilia that will acknowledge the past and create programs and activities that will further these goals.

Application for New Art

All applications requesting the installation of art on private property shall be accompanied by a site plan showing the lot and building dimensions and showing the proposed location of artwork, scaled drawing, colored drawing, color photograph of the proposed location, maintenance scheduled, landscaping, site preparation if applicable and a final notarized copy of the construction bid contract.

Art in Public Places Application Form

Section 30-160 describes the intent and purpose of the Village of Palmetto Bay's Art in Public Places Program. The requirements of said Code apply to the following types of projects. Please check (☑) the type that describes your project:

☐ New Commercial and or Mix-Use development with a project valuation of $250,000 dollars or more

☐ Remodeling, repairs or the reconstruction of commercial buildings with a project evaluation of $250,000 dollars or more

☑ Government Development Projects

☐ Murals

OWNER/ APPLICANT INFORMATION

Property Owner's Name (if different than applicant): Village of Palmetto Bay

Address: 9705 East Hibiscus Street Telephone: (305) 259-1250

City: Palmetto Bay State: Zip: FL E-mail: Byron Hubbard byron@platformgroup43.com

PROJECT LOCATION AND SIZE

Street Address of Project 17535 SW 95th Avenue Lot Dimensions 122.5'x122.5'

Lot Area sq. ft. 15,000 sf Total Project Size (sq. ft.) 15,000 sf

Construction Cost (if applicable) $450,000

PROJECT DESCRIPTION AND PROPOSED USE OF STRUCTURE

Describe what is to be done Renovation of an existing prefab skatepark to a new custom concrete skatepark.

Present Use: Skatepark Proposed Use: Skatepark

EXPECTED DATE OF OCCUPANCY

Four options are available for complying with the Art in Public Places program. Please indicate below the option you have selected:

☐ Paying an in-lieu fee equal to 1 % into the Art and Public Places Fund. ****(Non-government)***

☐ Acquiring and installing artwork on the project site which is at least 1.25% of the total project valuation. ***(Non-government)***

☑ Government buildings installing art equal to 1.5% of total project valuation. ***(Government)***

☐ Murals

****The in-lieu fee must be paid by the project applicant at the time of submittal to the Building Division.***

Please complete this form and contact the staff Liaison to the Art in Public Places Advisory Board:

Andrea Candelaria
Sustainability & Resiliency Planner
Village of Palmetto Bay
305-259-1238
acandelari@palmettobay-fl.gov



PLATFORM GROUP

Mural Linework

1211

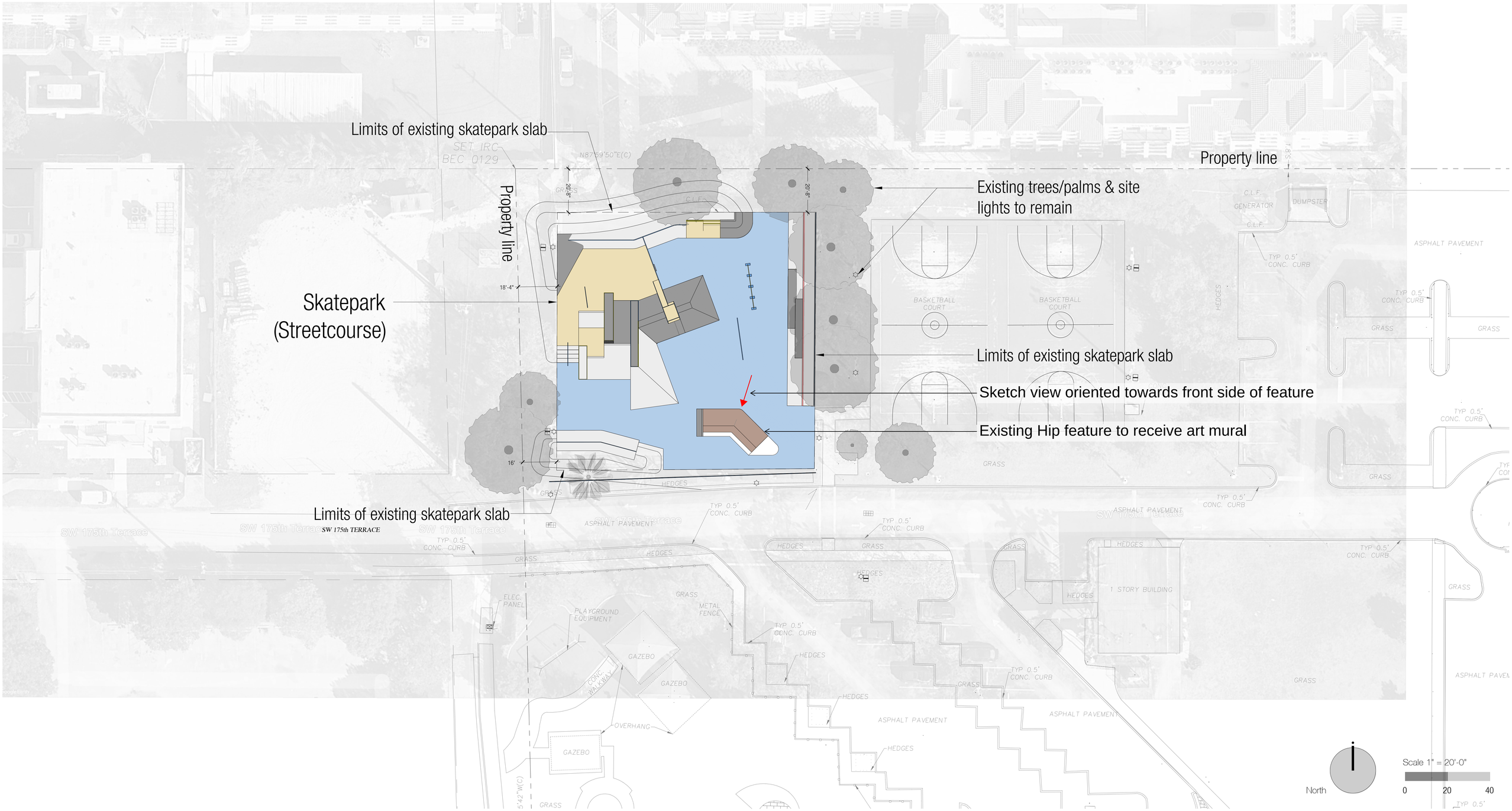




PLATFORM GROUP

Mural Shading


PLATFORM GROUP
Mural Overlay



PLATFORM GROUP
4611 North Hale Avenue, Tampa, Florida 33614
info@platformgroup43.com

plan release date: 05/29/2026
proj no: 014

Revisions

plan percentage completion: 100%CD Plans

the project:

Palmetto Bay Skatepark

17535 SW 95th Avenue
Palmetto Bay, FL 33157

Overall Site Plan

PG002

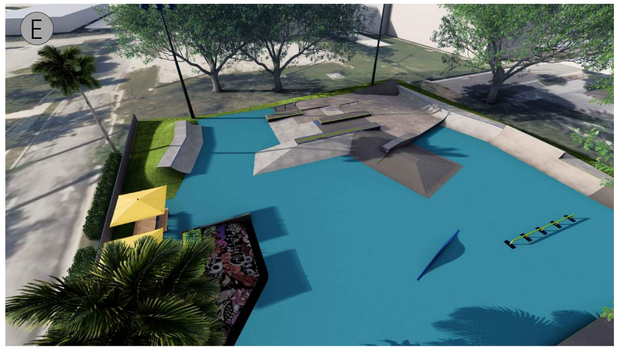
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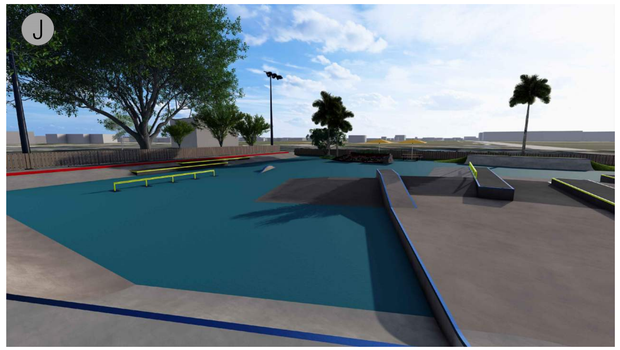


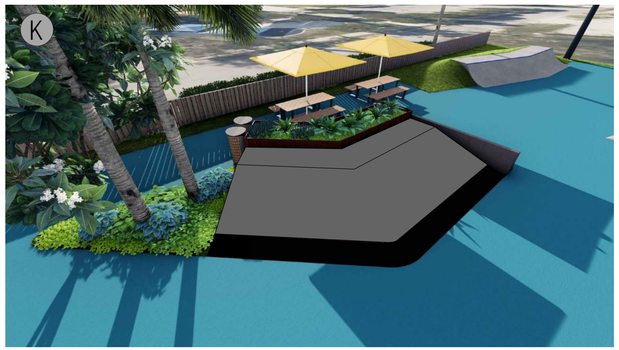




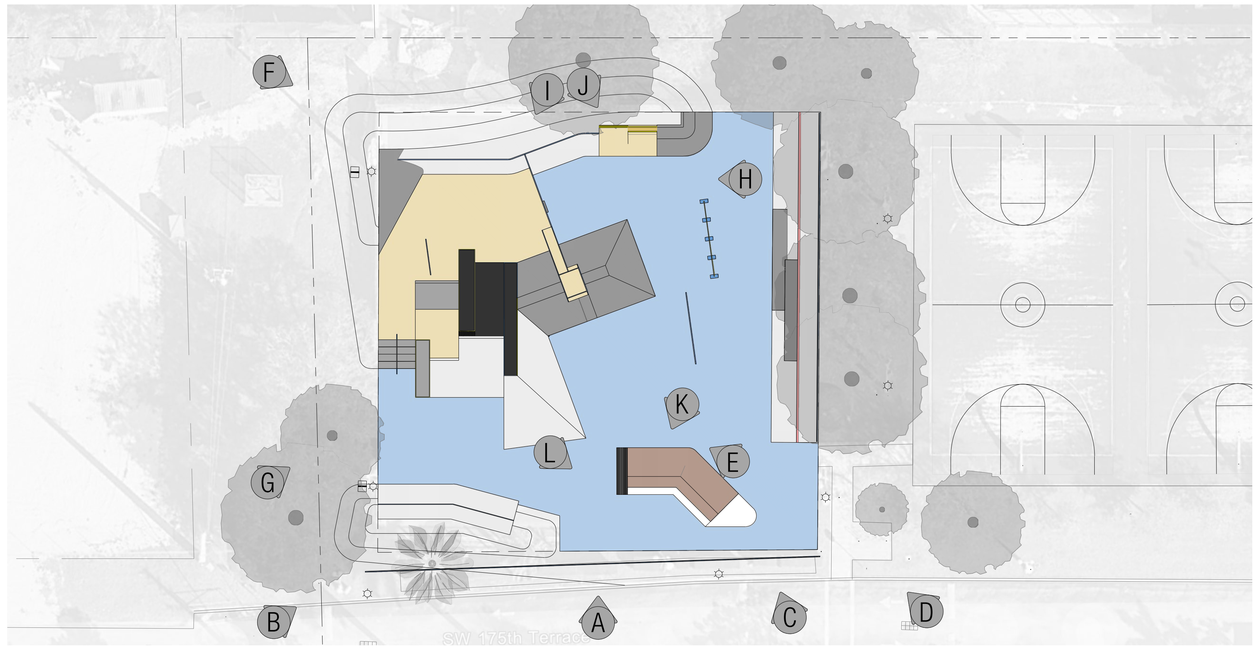












Park Perspectives Notes

- All perspective views are a visual representation of the actual design. Differences between rendering and plans may occur, plans are always to be followed over perspective views represented here.

PLATFORM GROUP
4611 North Hale Avenue, Tampa, Florida 33614
info@platformgroup43.com

plan release date: 05/29/2026
proj no: 014

Revisions

plan percentage completion: 100%CD Plans

the project: Palmetto Bay Skatepark
17535 SW 95th Avenue
Palmetto Bay, FL 33157

Park Perspectives
PG035

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AGENDA ITEM NO. 14.E

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Andrea Candelaria, Village Manager's Office
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF THE PROPOSED ART BY ARTISTS GUS AND LINA OCAMPOSILVA; APPROVING THE INSTALLATION OF ONE (1) STANDALONE ART SCULPTURE AND THREE (3) WALL ART SCULPTURES FOR THE PALMETTO BAY-DIADEM PICKLEBALL CENTER LOCATED AT 9505 SW 179 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.*(Sponsored by Administration and prepared by Sustainability & Resiliency Planner Andrea Candelaria)*
SUGGESTED ACTION:	

ATTACHMENTS:

RESO-_AIPP_PB Pickleball Center.docx
PB Pickleball AIPP Memo.doc
Attachment A-AIPP VPBDPickleball.pdf
Attachment B-G&L AIPP Pickleball.pdf

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF THE PROPOSED ART BY ARTISTS GUS AND LINA OCAMPOSILVA; APPROVING THE INSTALLATION OF ONE (1) STANDALONE ART SCULPTURE AND THREE (3) WALL ART SCULPTURES FOR THE PALMETTO BAY-DIADEM PICKLEBALL CENTER LOCATED AT 9505 SW 179 STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

WHEREAS, the Village of Palmetto Bay values Art-in-Public Places ("AIPP") and continuously seeks opportunities for public art; and

WHEREAS, as the "Village of Parks", the Village aims to install public art at various parks throughout the community in order to boost community enthusiasm; and

WHEREAS, the Village's construction of the new Palmetto Bay-Diadem Pickleball Center provides an opportunity for the Village to showcase art through a recreational lens; and

WHEREAS, the proposed art consists of one (1) stand-alone art sculpture and three (3) wall art sculptures; and

WHERAS, the proposed art offers the Village to celebrate art and recreation, with the sculpture showcasing softball, skateboarding, pickleball and soccer, sports that are offered in both the Palmetto Bay-Diadem Pickleball Center and Palmetto Bay Park; and

WHEREAS, on October 6, 2026, the AIPP Board unanimously recommended the proposed art sculptures to be installed at the Palmetto Bay-Diadem Pickleball Center located at 9505 SW 179 Street; and

WHEREAS, the standalone sculpture is estimated to cost twenty-nine thousand dollars ($29,000.00) and the three (3) wall art sculptures are estimated to cost an additional twenty-nine thousand dollars ($29,000.00) totaling fifty-eight thousand dollars ($58,000.00); and

WHEREAS, the Village will budget seventy-five thousand dollars ($75,000.00) for the above-mentioned art sculptures in order to account for the foundation and installation of the art sculptures; and

WHEREAS, the Village Council finds that the adoption of this Resolution is in the best interest of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. The Village Council hereby approves the recommended standalone sculpture and three (3) wall art monuments art sculptures for the Palmetto Bay-Diadem Pickleball Center located at 9505 SW 179 Street.

Section 3. The Village Council hereby authorizes the Village Manager or designee to supply the budget of seventy-five thousand dollars ($75,000.00) for the one (1) standalone art sculpture and three (3) wall art sculptures using the AIPP Board special revenue account, to account for the art fabrication, foundation, and installation.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and **ADOPTED** this 2nd day of November 2026.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____

John Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

To: Honorable Mayor and Village Council Date: November 2nd, 2026

From: Andrea Candelaria, MPA, Sustainability & Resiliency Planner Re: Palmetto Bay Pickleball Center AIPP

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO DIVISION 30-160 (ART-IN-PUBLIC PLACES) OF THE VILLAGE CODE; ACCEPTING AND APPROVING THE AIPP BOARD'S RECOMMENDATION OF THE PROPOSED ART BY ARTISTS GUS AND LINA OCAMPOSILVA; APPROVING THE INSTALLATION OF ONE (1) STANDALONE ART SCULPTURE AND THREE (3) WALL ART SCULPTURES FOR THE PALMETTO BAY-DIADEM PICKLEBALL CENTER LOCATED AT 9505 SW 179 STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

BACKGROUND AND ANALYSIS:

The Village of Palmetto Bay values Art-in-Public Places (AIPP) and continuously seeks opportunities for public art. Upon the construction of the Village's new Pickleball Center, the Village needed to provide art onsite of the building. The contractor, Waypoint Contracting, reached out to several artists, finalizing an art proposal with Floridian artists, Gus and Lina Ocamposilva. The art duo proposed one (1) standalone art sculpture, depicting a softball player, to be installed near the entrance of the building to pay homage to the softball fields across the way in Palmetto Bay Park. Additionally, the proposal also includes three (3) wall art sculptures on the façade of the eastern portion of the building, depicting a skateboarder, pickleball player and soccer player. This proposed art celebrates the recreation that both the Palmetto Bay-Diadem Pickleball Center contain as well as Palmetto Bay Park.

The Art-in-Public Places Board unanimously recommended these four (4) art sculptures for Council approval at their October 6th, 2026, AIPP Meeting. The Art-in-Public Places Board recommends the Village Council approve the proposed mural at the renovated Skatepark at Palmetto Bay Park.

RECOMMENDATION:

The Art-in-Public Places Advisory Board and Staff Administration recommend the Mayor and Village Council approve the four (4) proposed sculptures to be installed at the Palmetto Bay-Diadem Pickleball Center.

FISCAL IMPACT:

The standalone sculpture is estimated to cost twenty-nine thousand dollars ($29,000) and the three (3) wall art sculptures are estimated to cost an additional twenty-nine thousand dollars ($29,000), totaling fifty-eight thousand dollars ($58,000) that will come from the AIPP Board special revenue account. The Village Administration is anticipating a budget of seventy-five thousand dollars ($75,000) in order to accommodate for the installation and foundation costs.

ATTACHMENTS:

A. Village of Palmetto Bay Pickleball Center AIPP Application
B. Gus & Lina Ocamposilva AIPP Proposal

Purpose

Pursuant to Division 30-160 of the Village Code of Ordinances, the purpose of the Village of Palmetto Bay Art in Public Places (AIPP) Program is to promote the general welfare by encouraging pride in the community, increasing property values, enhancing the quality of life through artistic opportunities, uniting the community through shared cultural experiences, and creating a cultural legacy for future generations through the collection and exhibition of high-quality art pieces that reflect diverse styles, chronicling history through the collection of artifacts, documents and memorabilia that will acknowledge the past and create programs and activities that will further these goals.

Application for New Art

All applications requesting the installation of art on private property shall be accompanied by a site plan showing the lot and building dimensions and showing the proposed location of artwork, scaled drawing, colored drawing, color photograph of the proposed location, maintenance scheduled, landscaping, site preparation if applicable and a final notarized copy of the construction bid contract.

Art in Public Places Application Form

Section 30-160 describes the intent and purpose of the Village of Palmetto Bay's Art in Public Places Program. The requirements of said Code apply to the following types of projects. Please check (☑) the type that describes your project:

☐ New Commercial and or Mix-Use development with a project valuation of $250,000 dollars or more

☐ Remodeling, repairs or the reconstruction of commercial buildings with a project evaluation of $250,000 dollars or more

☑ Government Development Projects

☐ Murals

OWNER/ APPLICANT INFORMATION

Property Owner's Name (if different than applicant): Village of Palmetto Bay

Address: 9705 E. Hibiscus Str. Telephone: (305-259-1247

City: Palmetto Bay State: Zip: FL E-mail: fcarmona@palmettobay-fl.gov

PROJECT LOCATION AND SIZE

Street Address of Project 9505 SW 179th St Lot Dimensions _____

Lot Area sq. ft. 42,475 Total Project Size (sq. ft.) 21,485 sf

Construction Cost (if applicable) $ 2,316,000

PROJECT DESCRIPTION AND PROPOSED USE OF STRUCTURE

Describe what is to be done Pickleball Center

Present Use: Vacant Land Proposed Use: Commercial

EXPECTED DATE OF OCCUPANCY

Four options are available for complying with the Art in Public Places program. Please indicate below the option you have selected:

- ☐ Paying an in-lieu fee equal to 1 % into the Art and Public Places Fund. *(Non-government)*
- ☐ Acquiring and installing artwork on the project site which is at least 1.25% of the total project valuation. *(Non-government)*
- ☑ Government buildings installing art equal to 1.5% of total project valuation. *(Government)*
- ☐ Murals

*The in-lieu fee must be paid by the project applicant at the time of submittal to the Building Division.

Please complete this form and contact the staff Liaison to the Art in Public Places Advisory Board:

Andrea Candelaria
Sustainability & Resiliency Planner
Village of Palmetto Bay
305-259-1238
acandelari@palmettobay-fl.gov

Palmetto Bay Pickleball Center

Site Specific Artwork Proposals

by

Gus & Lina Art

www.GusLina.com
Ph: 727-804-2693
GusLinaFineArt@hotmail.com

1223

We have emphasized movement, color, and the sports theme in our proposals, bearing in mind that the setting is a wide-open space; the artwork must therefore create a strong visual impact so that spectators can see it from a distance. With this in mind, we used a red background to contrast with the colors of the accents, to achieve the desired effect. Each element of the designs represents, first proposal, the softball player for adjacent softball field and, second proposal, for the walls of the Palmetto Bay Pickleball Center building. We also incorporated the national colors—red, blue, and white—which represent sports in general. Additionally, both proposal designs are visible from the distance



Front and Back View

Proposal 1

Softball Player

Size: H:8’xW:66.25’xD:1.67’ +/-

Footprint: W:5.30”xD:1.67’ +/-

Concrete pad height suggested: H:2’

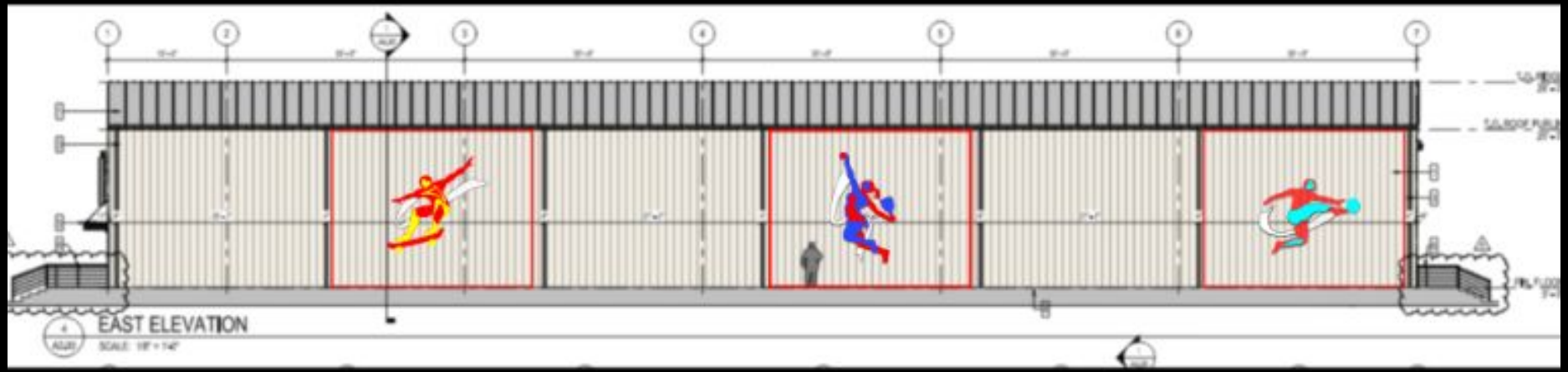


Sample of how the sculpture will be made

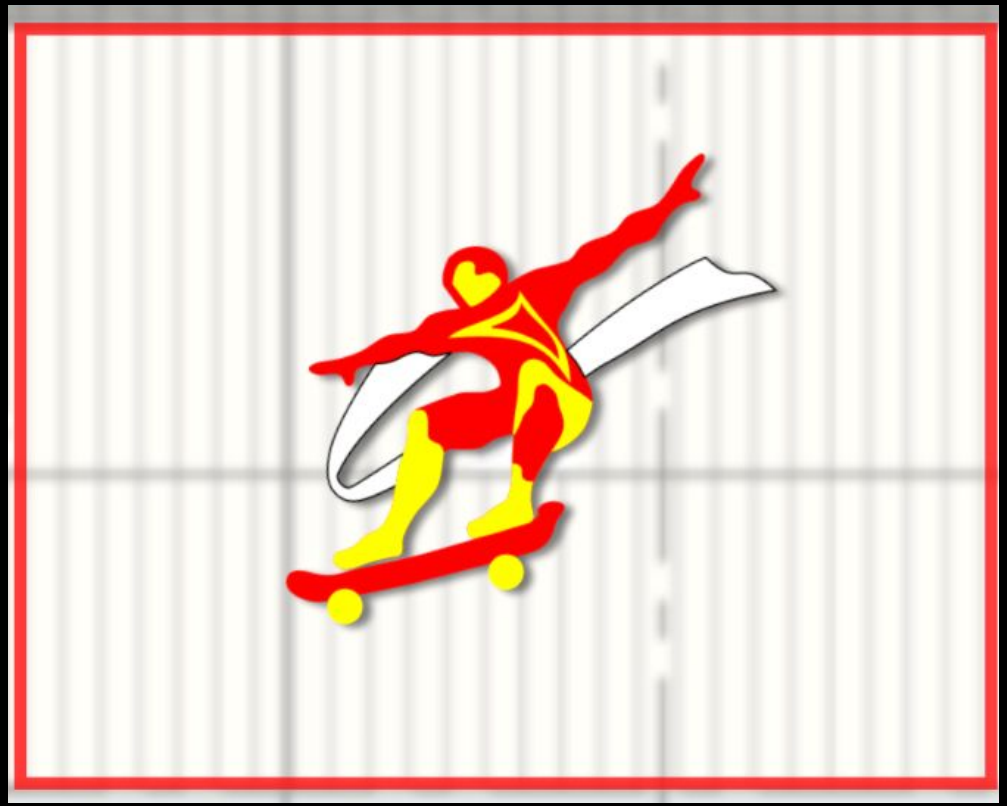


Proposal 2

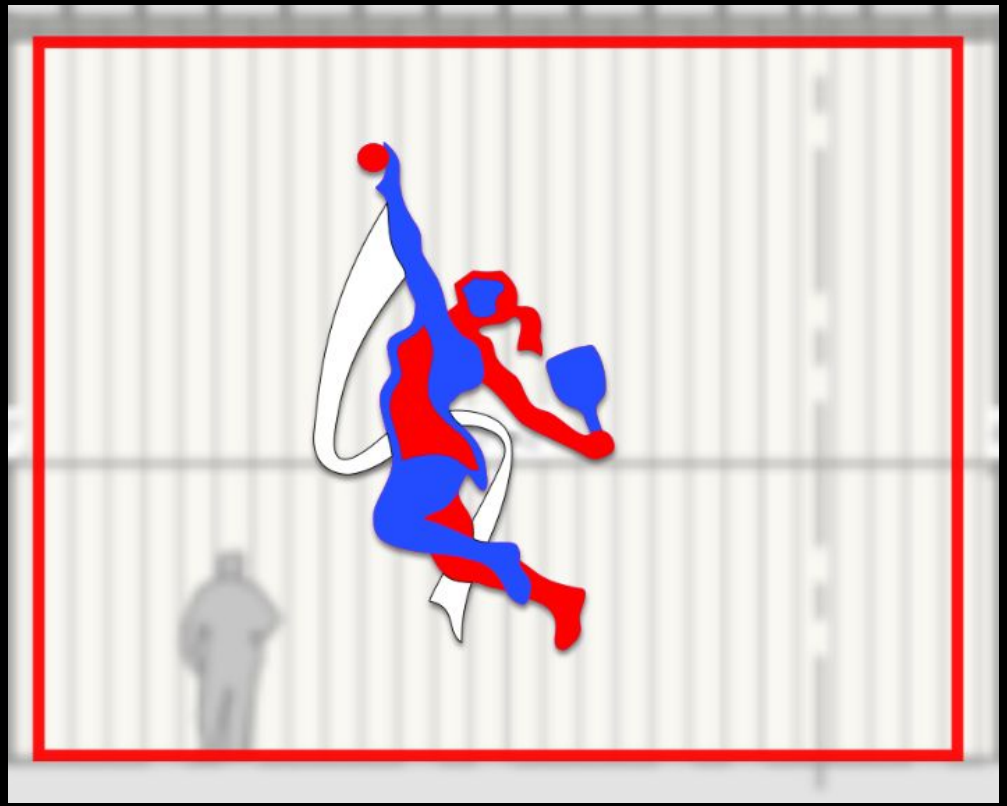
Three Wall sculptures



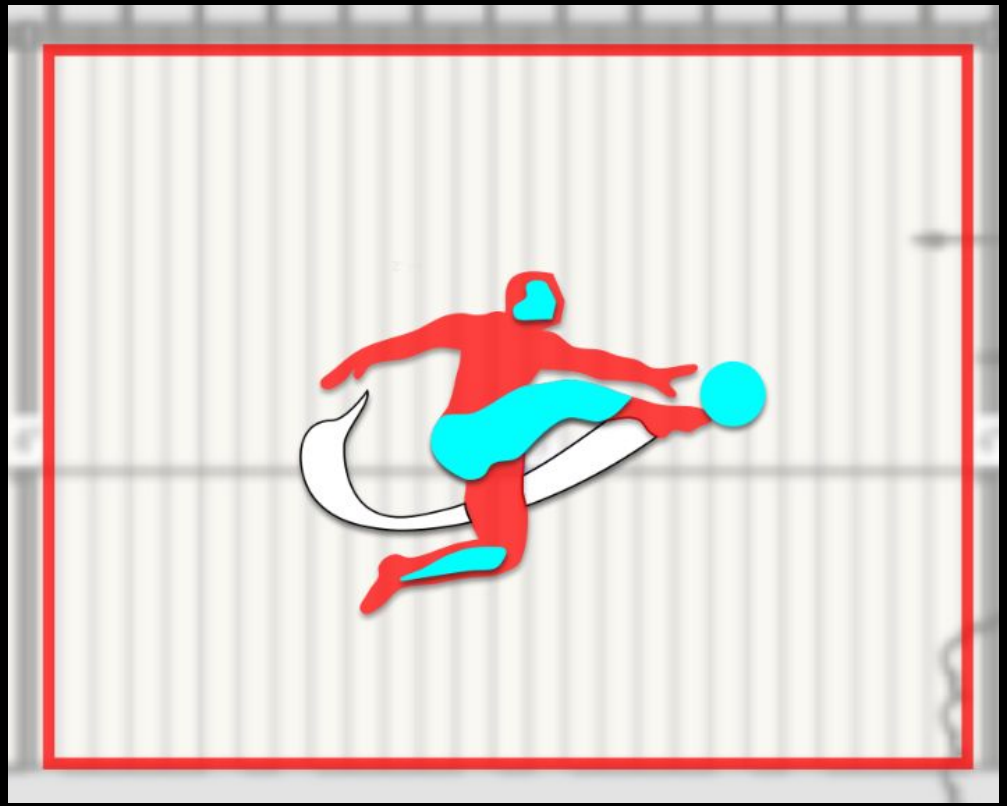
Wall size: H:20 x W: 26’ +/-



Skateboarder
Size: H:147’x W:153’ +-/



Pickleball Player
Size: H:174’x W:104’ +/-



Soccer Player
Size: H:119’x W:159’ +/-

Materials and Finishes:

Aluminum:
The sculpture will be constructed using Aluminum sheet:
Very good corrosion resistance. **It will not rust**

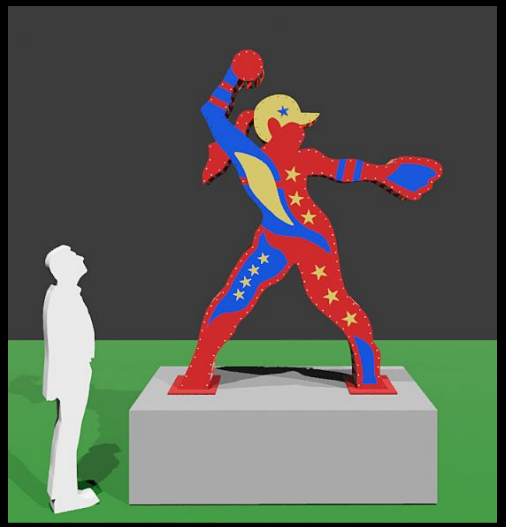
Stainless steel:
washers, nuts, concrete anchors: Stainless steel does not corrode, rust or stain with water as ordinary steel does.

Powder coating:
*It provides a durable and attractive finish.
*Clear Marine Coat.

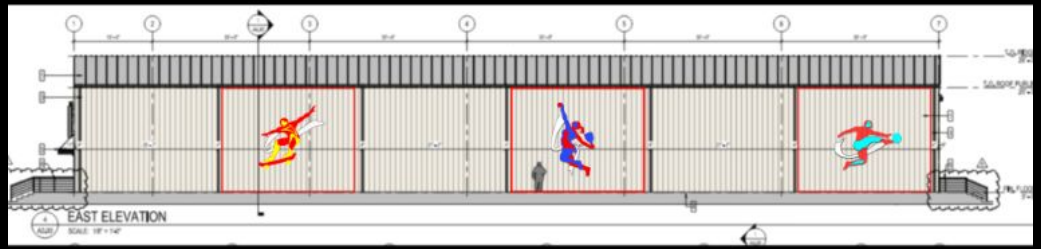


Installation Method:

The artwork will be bolted to the concrete pad using stainless steel concrete wedge anchors.



Installation by others



Maintenance Plan and Recommendations:

- The quality of the workmanship, design and the strict engineering standards of the artwork assure public safety, durability and low maintenance.

- If the artwork gets dusty it can be cleaned just with soap and water under low pressure.



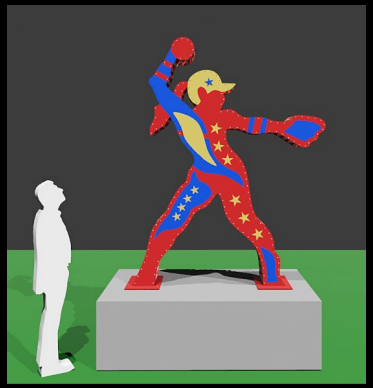
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Budget:

Proposal 1:

Budget: $29.000. (Artists fee, materials, fabrication,delivery, installation, sales tax.)

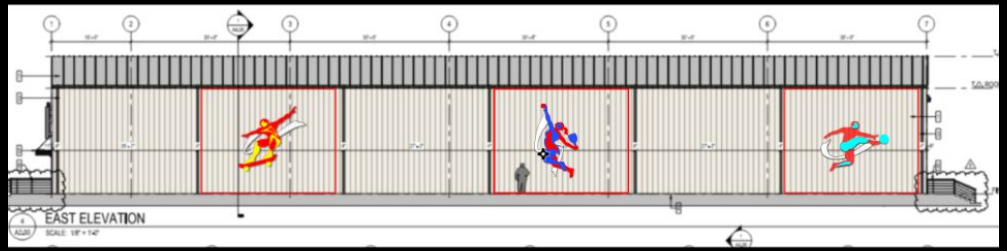
Concrete pad by others.



Proposal 2:

Budget: $29.000. (Artists fee, materials, fabrication,delivery, sales tax.)

Installation by others.



Timeline: once the first payment (75% of budget) is received, it will take us up to six months to install. If a specific date is needed we will work with the City's schedule.





We have more than 50 Permanent Monumental Art Projects commissioned nationwide:

- **Parks & Avenues**
- **Public Libraries**
- **Roundabouts**
- **Sports Complex**
- **Wall**
- **Commercial**
- **Private commissions.**

Gainesville, FL Sports Complex



Clearwater, FL





Jacksonville, FL



Las Vegas, NV



Suwannee, GA





Sunrise, FL



Hilton Head Island, SC





North Miami, FL



Greeley, CO



Chicago, IL



New York, NY

AGENDA ITEM NO. 14.F

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	November 2, 2026
SUBMITTED BY:	Andrea Candelaria, Village Manager's Office
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-160 OF THE ART-IN-PUBLIC PLACES (AIPP) PROGRAM; AUTHORIZING THE VILLAGE MANAGER, IN ACCORDANCE WITH THE ART-IN-PUBLIC PLACES ADVISORY BOARD, TO PROCEED WITH ADVERTISING A NEW CALL TO ARTIST FOR FOUR (4) ART BENCHES AT CORAL REEF PARK; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Sustainability & Resiliency Planner, Andrea Candelaria)*
SUGGESTED ACTION:	

ATTACHMENTS:

RESO- AIPP Art Benches CTA.docx
AIPP_Memo_Art Benches CTA.doc
Attachment A-Art Benches CTA-DRAFT.pdf

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-160 OF THE ART-IN-PUBLIC PLACES (AIPP) PROGRAM; AUTHORIZING THE VILLAGE MANAGER, IN ACCORDANCE WITH THE ART-IN-PUBLIC PLACES ADVISORY BOARD, TO PROCEED WITH ADVERTISING A NEW CALL TO ARTIST FOR FOUR (4) ART BENCHES AT CORAL REEF PARK; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

WHEREAS, the Village of Palmetto Bay values Art-in-Public Places (AIPP) and continuously seeks opportunities for public art; and

WHEREAS, the AIPP Board has expressed interest in acquiring public art benches that serve as an invitation to guests in art appreciation; and

WHEREAS, on October 6, 2026, the AIPP Board unanimously voted to recommend an advertisement for a Call to Artist for four (4) art benches via CaFE (Call For Entry.org); and

WHEREAS, the AIPP Board has budgeted eight-thousand dollars ($8,000.00) per art bench, totaling thirty-two thousand dollars ($32,000.00) solely for the cost of fabrication of the art benches; and

WHEREAS, the proposed acquisition of the art benches would be fully funded using the AIPP special revenue account that has an account balance of four-hundred ninety-nine thousand six hundred four dollars and fifty-nine cents ($499,604.59) as of October 14, 2026; and

WHEREAS, the AIPP Board wishes to expand its public art collection throughout the Village's properties, including parks, with the

intention of inspiring parkgoers through whimsical and imaginative art; and

WHEREAS, the Village Council finds that adoption of this Resolution is in the best interest of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. The Village Council hereby authorizes the Village Manager, in accordance with the Village's Art-in-Public Places (AIPP) Advisory Board, to advertise the Call to Artist via CaFE (Call For Entry.org) for the intention of acquiring four (4) art benches to be placed at Coral Reef Park.

Section 3. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and **ADOPTED** this 2nd day of November 2026.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____
John Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

To: Honorable Mayor and Village Council Date: November 2nd, 2026

From: Andrea Candelaria, MPA, Sustainability & Resiliency Planner Re: Art Benches Call to Artist

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-160 OF THE ART-IN-PUBLIC PLACES (AIPP) PROGRAM; AUTHORIZING THE VILLAGE MANAGER, IN ACCORDANCE WITH THE ART-IN-PUBLIC PLACES ADVISORY BOARD, TO PROCEED WITH ADVERTISING A NEW CALL TO ARTIST FOR FOUR (4) ART BENCHES AT CORAL REEF PARK; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

BACKGROUND AND ANALYSIS:

The Village of Palmetto Bay values Art-in-Public Places (AIPP) and continuously seeks opportunities for public art. Upon discussion at the AIPP Advisory Board meeting, the Board has expressed interest in acquiring public art benches that serve as an invitation to guests in art appreciation and placing them in different parks throughout the Village. On October 6, 2026, the AIPP Board unanimously voted to recommend an advertisement for a Call to Artist for four (4) art benches via CaFE (Call For Entry.org). The AIPP Board wishes to expand its public art collection throughout the Village's properties, including parks, with the intention of inspiring parkgoers through whimsical and imaginative art.

The AIPP Board has budgeted eight-thousand dollars ($8,000.00) per art bench, totaling thirty-two thousand dollars ($32,000.00) solely for the cost of fabrication of the art benches. The proposed acquisition of the art benches would be fully funded using the AIPP special revenue account that has an account balance of four-hundred ninety-nine thousand six hundred four dollars and fifty-nine cents ($499,604.59) as of October 14, 2026.

RECOMMENDATION:

The Administration recommends that the Mayor and Village Council approve the proposed resolution.

FISCAL IMPACT:

The cost to readvertise the Call to Artist would cost approximately $600 and will come directly out of the AIPP account. The purchase of the art benches, including foundation installment by the Village, would cost a total of forty-thousand dollars ($40,000).

ATTACHMENTS:

A. Art Benches Call to Artist

Village of Palmetto Bay

Open Call to Artists:

Art Benches for Coral Reef Park



Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157
Telephone: 305-259-1234

Overview

The Village of Palmetto Bay has a robust Art in Public Places (AIPP) program. In addition to requiring public art or a contribution to the Public Art Fund for all commercial construction projects exceeding $250,000, the Village continuously identifies opportunities for Village initiated public art. This public art is brought before the Art-in-Public Places (AIPP) Board and often recommend art to be approved by the Village Council. The art approved by the Board and Council are placed in public areas in the Village, such as new housing developments, restaurants, and even Village property, such as traffic circles and parks. The Village, known as the "Village of Parks", is home to some of Miami-Dade County's most popular parks, including Coral Reef Park. The AIPP Board has often recommended artwork in parks through concession stand art and most recently our new Recreation Center at Coral Reef Park.

Situated along Coral Reef Drive and southwest 77th Avenue, next to Coral Reef Elementary School, Coral Reef Park is located in the heart of Palmetto Bay. Spanning more than fifty (50) acres, Coral Reef Park offers open green spaces, pinelands preserve areas, and the tranquil streaming canal. It is a central location for playing, walking, reading, relaxing, and picnicking. Residents also flock here for beach volleyball, tennis, baseball, an expansive and fun playground, exercise trail, and abundance of indigenous birds and other wildlife. This park serves as a main connection between the environment, the people it serves and the bonds it creates for visitors who call this place home. The park offers multiple activities including the following:

- Recreation Center
- Baseball / football fields
- Soccer Field
- Coral Reef Park Tennis Center
- Beach Volleyball
- Pickleball Courts
- Batting Cages
- Covered Playground (The Bridget Allison Pier Playground)
- Picnic Areas and Tables (available for party rentals)
- Playground Area Picnic Pavilion (available for party rentals)
- Walk / Jog Path
- Exercise Stations
- Gazebo / Bandshell (available for party rentals)
- Concession Cafe (LEED-certified building)
- The Ken Robinson Meditation Garden and Gazebo
- Picnic Areas and Tables (available for party rentals)
- Open Play Areas
- Natural Pineland Preserve
- Lectures & workshops
- Martial arts classes
- Social gatherings
- Community meetings
- Exercise classes
- Dance lessons
- Mommy and Me classes

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Elements

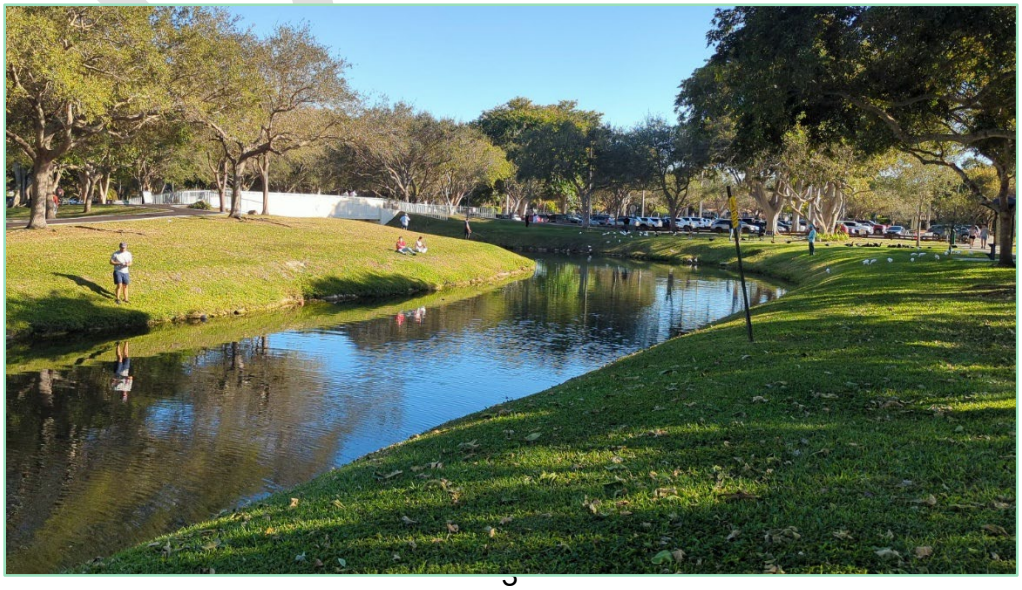
The Village of Palmetto Bay desires to select four (4) artists with proposals to design art benches that embodies the family-friendly, vibrant, peaceful, lush nature of Coral Reef Park. **A total of four (4) design proposals will be selected by the AIPP Board to be recommended to the Village Council. More than one (1) design may be submitted by each artist in the application.** The Village of Palmetto Bay seeks to identify an artist or artist team who will be ablet to design art benches with the following criteria:

- **Specifications**
  - The bench should measure between 4 feet x 8 feet.

- **Functional Design**
  - Ergonomic seating, proper backrest, and non-slip surfaces ensure safety and comfort for all ages and abilities.
  - **ADA compliance is necessary.**
  - Durability: Made from weather-resistant materials like composite, recycled metal, or sustainably sourced materials to withstand the South Florida climate.

- **Village Character**
  - Incorporates the identity of not only the Village, but also of the Coral Reef Parks- one of the primary destinations in the Village.
  - May include community messaging boards, planters, or kinetic features that invite public participation.
  - Carved or painted details can tell local stories or reflect community values.

- **Sustainability and Resiliency**
  - The use of environmentally conscious materials is highly encouraged. Examples could be use of reclaimed wood, mosaic tiles, recycled metals, biodegradable composites or other materials.
  - LED or solar lighting are preferred.



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Location Plan

The official address of Coral Reef Park is **7895 SW 152nd St, Palmetto Bay, FL 33157**. ***Please keep in mind that artists that apply for this Call to Artist are highly recommended to visit Coral Reef Park in person.*** The benches are proposed to be located at the following locations as indicated by a star symbol.



Eligibility

This opportunity is open to all artists only located in the state of Florida. The Village is open to hiring both emerging and established artists, individuals and artist-led teams, and artists working with a wide variety of mediums, who have completed projects for private clients, public agencies or for grassroots/community projects. Artist teams of any size may apply. Women, minorities, and veterans are encouraged to apply. Prior Public Art experience is not a requirement. The Village reserves the right to reject all submittals.

Selection Process

The selection process will include a preliminary review by the Village Manager's Office, a review and recommendation to the Village Council by the AIPP Advisory Board, and a final selection by the Village Council. The AIPP Board will be selecting the proposals based off of the four (4) mandatory elements stated above based off a forty (40) point total system as shown below:

Criteria	Points
Specifications	10
Functional Design	10
Village Character	10
Sustainability & Resiliency	10

Budget

The AIPP has allocated a total of $32,000 for four (4) art benches at Coral Reef Park. Each bench proposal should not exceed $8,000 in design, fabrication and installation. Proposals amounting to more than $8,000 will be subject to the Board's selection process.

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Application Process

A complete application consists of the following three items. Please be sure to clearly state name, address, email, phone, and website on all documents. All documents must be submitted electronically as PDFs.

- **Brief Artist Statement**
  - Maximum length one (1) page describe your medium, approach to your work and highlight any specific experience or collaborations that you feel may align with the proposed scope of work.
  - If you are applying as a team, include a one (1) page Artist Statement for all team members.

- **Professional CV/Resume**
  - Maximum length two (2) pages
  - If you are applying as a team, include resumés for all team members (Maximum length of each resume is two (2) pages.
  - Include up to 10 images (no fewer than 6) of completed art works or projects.
    i. If you are applying as a team, include images of projects that your team has previously collaborated on. If you have not collaborated, include images of projects from each team member that best illustrates the type of project or approach for this project. This submission is limited to 10 images total for a team.

- **Digital Proposals/Renderings of the Coral Reef Park Art Bench**
  - The rendering should include the following information:
    - Title of Work
    - Medium
    - Dimensions
    - 1-2 sentences of explanatory text

HOW TO SUBMIT:
Submit the above materials by Friday, January 22nd, 2027 5:00 PM (EST) on CAFÉ.com

PLEASE NOTE: that mailed and emailed submissions will not be accepted. Materials must be submitted electronically on Café.com by Friday, January 22nd, 2027, 5:00 PM (EST).

For additional information contact:
Andrea Candelaria
Sustainability & Resiliency Planner
305-259-1238

Attachments:
- **Complete Call to Artist (pdf)**

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RESOLUTION NO. 2026-55

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, CALLING A SPECIAL ELECTION ON NOVEMBER 3, 2026 RELATING TO PROPOSED VILLAGE CHARTER AMENDMENTS, INCLUDING CERTAIN AMENDMENTS PROPOSED BY THE CHARTER REVISION COMMISSION; PROVIDING REQUISITE BALLOT LANGUAGE FOR SUBMISSION TO ELECTORS OF THE PROPOSED AMENDMENTS; PROVIDING FOR NOTICE OF ELECTION; PROVIDING FOR THE VILLAGE CLERK TO UTILIZE THE SERVICES OF THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS TO PLACE THE CHARTER AMENDMENTS ON THE BALLOT OF THE SPECIAL ELECTION SCHEDULED FOR NOVEMBER 3, 2026; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR COPIES OF THE CHARTER AMENDMENTS TO BE AVAILABLE FOR PUBLIC INSPECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (*Sponsored by Vice Mayor Mark Merwitzer*) *(Co-Sponsored by Mayor Karyn Cunningham)*

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay ("Village") appointed a Charter Revision Commission pursuant to Section 6.2 of the Village Charter, to review the Village Charter and to provide recommendations to the Village Council; and

WHEREAS, the Charter Revision Commission made eight (8) Village Charter amendment recommendations; and

WHEREAS, the Village Council desires to submit five (5) of the proposed Village Charter amendment recommendations submitted by the Charter Revision Commission to the electorate as-is, together with one amendment relating to pedestrian, bicycling, and golf cart facilities in roadway improvements with certain revisions identified by the Village Council; and

WHEREAS, notwithstanding the recommendations of the Charter Revision Commission, the Village Council acting in its authority as the governing body of the Village of Palmetto Bay chooses to forward such items to the electors of the Village of Palmetto Bay pursuant to section

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6.1 of the Village Charter for the Village of Palmetto Bay and section 6.03 of the Miami-Dade County Home Rule Charter; and

WHEREAS, in order to submit the proposed Village Charter amendments to the electorate, the Village Council must provide ballot language, make copies of the Village Charter amendments available for public inspection, and provide for the Village Clerk to utilize the services of Miami-Dade County Supervisor of Elections; and

WHEREAS, the Mayor and Village Council find that adoption of this resolution is in the best interest of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above whereas clauses are incorporated by reference into this Resolution.

Section 2. Calling Special Election. That a special election is hereby called to be held on Tuesday, November 3, 2026, to present to the qualified electors of the Village of Palmetto Bay the ballot questions provided in Section 4 of this Resolution. The Village Council may, by resolution, alter the date of the special election in the event that the Village Council finds that unforeseen circumstances require it to do so.

Section 3. Proposed Amendments to the Village Charter. The proposed Charter amendments are commonly referred to by the following ballot titles:

1. Public Speakers Home Address Disclosure and Written Comments Distribution;

2. Sale, Conveyance, Exchange, License or Lease of Village Owned Property;

3. Requiring Consideration of Village Acquisition of “USDA Property” if it Becomes Available;

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4. Establishing Single Member Districts for Council Members;

5. Council Term Limits and Waiting Period at Conclusion of Service;

6. Pedestrian, Bicycling, And Golf Cart Facilities In Roadway Improvement Projects.

Section 4. Form of Ballot The form of ballot of the Charter amendments provided for in this Resolution shall be as follows:

BALLOT FOR CHARTER AMENDMENT NUMBER ONE

PUBLIC SPEAKERS HOME ADDRESS DISCLOSURE AND WRITTEN COMMENTS DISTRIBUTION.

The Village Citizen's Bill of Rights provide that the public can be heard and submit written comments to the Council, Board, Agency, or Department regarding Village issues. The proposed amendment would only require submission of the speaker's name and municipality of residence and that written comments be submitted and distributed prior to any meeting of the Village Council, Board, Agency, or Department.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER TWO

SALE, CONVEYANCE, EXCHANGE, LICENSE OR LEASE OF VILLAGE OWNED PROPERTY.

The Charter currently requires a majority vote of electors to approve the sale or exchange of Village-owned park property, and for any lease of such property exceeding five years. The proposed amendment requires a majority of voters' approval for any sale, conveyance, exchange, transfer, lease, or license of Village property, except for leases with a term of three years or less.

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Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER THREE

REQUIRING CONSIDERATION OF VILLAGE ACQUISITION OF "USDA PROPERTY" IF IT BECOMES AVAILABLE.

The United States Department of Agriculture owns property in the Village at approximately SW 136 Street and SW 67 Avenue. Though not at this time, the property could one day become available. If it does, the proposed amendment would require the Village to use its best efforts to acquire the property for public park, recreational and/or open space purposes and protect it with a restrictive covenant.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER FOUR

ESTABLISHING SINGLE MEMBER DISTRICTS FOR COUNCIL MEMBERS.

The Charter currently provides at large elections for Mayor, Vice Mayor, and Council Members. The proposed amendment would make Council Member Seats 1, 2, and 3 single member districts beginning with the regular election for Seat 2 in 2028 and Seats 1 and 3 in 2030. The amendment would also establish redistricting standards and maintain at large elections for Mayor and Vice Mayor.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

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BALLOT FOR CHARTER AMENDMENT NUMBER FIVE

COUNCIL TERM LIMITS AND WAITING PERIOD AT CONCLUSION OF SERVICE.

The Charter currently limits service as Mayor, Vice-Mayor, or Council Member to two consecutive terms in the same office and three consecutive terms for a combination of offices. The proposed Amendment applies a term limit to consecutive terms and requires a four-year period after reaching the applicable term limit. The proposed Amendment will not apply to officials holding office on November 2, 2026.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

BALLOT FOR CHARTER AMENDMENT NUMBER SIX

PEDESTRIAN, BICYCLING, AND GOLF CART FACILITIES IN ROADWAY IMPROVEMENT PROJECTS.

It is proposed to add a Village Charter section requiring pedestrian, bicycling, and golf cart facilities in roadway improvement projects, unless waived by a vote of at least 4 Councilmembers and written findings that such facilities are infeasible or disproportionate to overall project costs. The amendment also creates a dedicated Transportation Fund, using existing transportation revenues, for mobility and safety improvements like sidewalks, bike paths, and traffic calming.

Shall the above-described amendment be adopted?

Yes ____
No _____

Section 5. Balloting. Balloting shall be conducted on Tuesday, November 3, 2026, between the hours of 7:00 A.M. and 7:00 P.M. at the regular polling places provided for Village elections. Absentee balloting shall be available as authorized by law. Early voting pursuant to Section 101.657, Florida Statutes shall be provided. All qualified Village electors

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who are timely registered in accordance with law shall be entitled to vote. The Village Clerk is authorized to obtain any necessary election administration services from the Miami-Dade County Supervisor of Elections. The County registration books shall remain open at the Office of the Miami-Dade County Supervisor of Elections until the date at which the registration books shall close in accordance with the provision of the general election laws. The Village Clerk, with necessary assistance from the Miami-Dade County Supervisor of Elections, is hereby authorized to take all appropriate actions necessary to carry into effect and accomplish the electoral provisions of this Resolution. This Special Election shall be canvassed by a County Canvassing Board in accordance with any applicable provisions of the general election laws of the State or County. The Village Clerk is hereby authorized to take any action which is necessary or expedient to implement this section or to comply with any applicable law.

Section 6. Notice of Election. That notice of said election shall be published in accordance with Section 100.342, Fla. Stat., in a newspaper of general circulation within the Village at least 30 days prior to said election, the first publication to be in the fifth week prior to the election (to-wit: during the week commencing Sunday, September 27, 2026), and the second publication to be in the third week prior to the election (to-wit: during the week commencing Sunday, October 11, 2026), and shall be in substantially the following form:

NOTICE OF SPECIAL ELECTION

NOTICE IS HEREBY GIVEN THAT PURSUANT TO RESOLUTION NO. 2026-55 A SPECIAL ELECTION HAS BEEN CALLED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA (THE "VILLAGE") TO BE HELD WITHIN THE VILLAGE ON TUESDAY, NOVEMBER 3, 2026 FROM 7:00 AM UNTIL 7:00 P.M. AT WHICH TIME THERE SHALL BE SUBMITTED TO THE DULY REGISTERED AND QUALIFIED VOTERS OF THE VILLAGE OF PALMETTO BAY THE FOLLOWING CHARTER AMENDMENTS FOR APPROVAL OR REJECTION:

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1. **PUBLIC SPEAKERS HOME ADDRESS DISCLOSURE AND WRITTEN COMMENTS DISTRIBUTION.**

The Village Citizen's Bill of Rights provide that the public can be heard and submit written comments to the Council, Board, Agency, or Department regarding Village issues. The proposed amendment would only require submission of the speaker's name and municipality of residence and that written comments be submitted and distributed prior to any meeting of the Village Council, Board, Agency, or Department.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

2. **SALE, CONVEYANCE, EXCHANGE, LICENSE OR LEASE OF VILLAGE OWNED PROPERTY.**

The Charter currently requires a majority vote of electors to approve the sale or exchange of Village-owned park property, and for any lease of such property exceeding five years. The proposed amendment requires a majority of voters' approval for any sale, conveyance, exchange, transfer, lease, or license of Village property, except for leases with a term of three years or less.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

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3. REQUIRING CONSIDERATION OF VILLAGE ACQUISITION OF "USDA PROPERTY" IF IT BECOMES AVAILABLE.

The United States Department of Agriculture owns property in the Village at approximately SW 136 Street and SW 67 Avenue. Though not at this time, the property could one day become available. If it does, the proposed amendment would require the Village to use its best efforts to acquire the property for public park, recreational and/or open space purposes and protect it with a restrictive covenant.

Shall the above-described Charter Amendment be adopted?

Yes ____
No _____

4. ESTABLISHING SINGLE MEMBER DISTRICTS FOR COUNCIL MEMBERS.

The Charter currently provides at large elections for Mayor, Vice Mayor, and Council Members. The proposed amendment would make Council Member Seats 1, 2, and 3 single member districts beginning with the regular election for Seat 2 in 2028 and Seats 1 and 3 in 2030. The amendment would also establish redistricting standards and maintain at large elections for Mayor and Vice Mayor.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

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5. COUNCIL TERM LIMITS AND WAITING PERIOD AT CONCLUSION OF SERVICE.

The Charter currently limits service as Mayor, Vice-Mayor, or Council Member to two consecutive terms in the same office and three consecutive terms for a combination of offices. The proposed Amendment applies a term limit to consecutive terms and requires a four-year period after reaching the applicable term limit. The proposed Amendment will not apply to officials holding office on November 2, 2026.

Shall the above-described Charter amendment be adopted?

Yes ____
No _____

6. PEDESTRIAN, BICYCLING, AND GOLF CART FACILITIES IN ROADWAY IMPROVEMENT PROJECTS.

It is proposed to add a Village Charter section requiring pedestrian, bicycling, and golf cart facilities in roadway improvement projects, unless waived by a vote of at least 4 Councilmembers and written findings that such facilities are infeasible or disproportionate to overall project costs. The amendment also creates a dedicated Transportation Fund, using existing transportation revenues, for mobility and safety improvements like sidewalks, bike paths, and traffic calming.

Shall the above-described amendment be adopted?

Yes ____

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No _____

/s/ Missy Arocha

Village Clerk

Section 7. Proposed Amendments. The full text of the proposed amendments to the Village Charter are attached hereto as **Exhibit "A,"** and are incorporated by reference into this Resolution. The proposed amendments to the Village Charter are reflected by the underlining of proposed text to be inserted, where strikethroughs reflect language to be deleted from the Charter.

Section 8. Providing for Inclusion in the Charter. It is the intention of the Village Council and it is hereby ordained that the provisions of this Resolution shall become and made a part of the Village Charter, as to each Charter amendment measure approved by a majority of voters on such measure in such election; that the sections of this Resolution may be re-numbered or re-lettered to accomplish such intentions; and the word "Resolution" shall be changed to "Section" or other appropriate word.

Section 9. Copies. That copies of this Resolution proposing the Charter Amendments are on file at the offices of the Village Clerk located at Village Hall, 9705 E Hibiscus Street, Palmetto Bay, Florida 33157, and are available for public inspection during regular business hours.

Section 10. Providing for Adoption of Enabling Resolution. The Village Council shall enable the submittal of the proposed amendments to the electorate pursuant to Section 6.2 of the Village Charter.

Section 11. Effective Date. This Resolution shall become effective upon adoption, and each of the Charter Amendment measures provided herein shall be effective only upon approval of a majority of electors voting on the measure, effective upon certification of the election results. If conflicting amendments are adopted at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

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Section 12. Severability. If any section, clause, sentence, or phrase of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Resolution.

PASSED and **ADOPTED** this 6th day of July 2026.

Attest:

Signed by:
Missy Arocha
6EDC211E5E8C48C...

Missy Arocha
Village Clerk

Signed by:
Karyn Cunningham
35B93CD2D0CB470...

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

Signed by:
F22B5568F9FC441...

John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Steve Cody	NO
Council Member Marsha Matson	YES
Vice-Mayor Mark Merwitzer	YES
Mayor Karyn Cunningham	YES

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EXHIBIT A

VILLAGE OF PALMETTO BAY

PROPOSALS FOR ELECTION OF 2026

PROPOSAL NUMBER ONE

CITIZENS' BILL OF RIGHTS

(A) This government has been created to protect the governed, not the governing. In order to provide the public with full and accurate information, to promote efficient administration management, to make government more accountable, and to insure to all persons fair and equitable treatment, the following rights are guaranteed:

* * *

(5) Right to be Heard. As long as the orderly conduct of public business may be maintained, any interested person has the right to appear before the Village Council or Village agency, board or department for the presentation, adjustment or determination of an issue, request, or controversy within the jurisdiction of the Village. No person appearing to be heard by the Council will be required to provide an address and shall only state their name and municipality of residence. All written comments must be distributed prior to any hearing or meeting and shall be distributed to the Village Council and any agency, board, or department relevant to the matter. Matters shall be scheduled for the convenience of the public. The Village council shall adopt agenda procedure and schedule hearings in a manner that will enhance the opportunity for public participation. Nothing herein shall prohibit any governmental entity or agency from imposing reasonable time limits and procedures for the presentation of a matter.

* * *

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PROPOSAL NUMBER TWO

ARTICLE I. - CORPORATE EXISTENCE, FORM OF GOVERNMENT, BOUNDARY AND POWERS

* * *

Section 1.4. – Powers.

(A) The Village shall have all available governmental, corporate, and proprietary powers and may exercise them except when prohibited by law. Through the adoption of this Charter, it is the intent of the electors of the Village to grant to the municipal government established by this Charter the broadest exercise of home rule powers permitted under the Constitution and laws of the State of Florida.

(B) ~~The only limitation concerning~~ ~~alienability of Village~~ The Village Council shall not sell, exchange convey, transfer, license, or lease, whether on a temporary or permanent basis, any portion of real property owned by the Village, ~~owned property is that there shall be no sale, exchange, or lease in excess of five (5) years of any park property while it is being used for public purpose~~ unless and until such sale, exchange, conveyance, transfer, license or lease is approved by a majority vote of the qualified electors of the Village voting at the next regularly scheduled election ~~of the voters~~ of the Village. This provision shall not apply to any valid written contractual obligation entered into prior to the effective incorporation date of this Village nor to a lease of three years or less.

"Village Property" shall mean any land owned by the Village, whether improved or unimproved.

"Lease" shall include any agreement or granting a right of use or occupancy on Village Property in favor of a private entity or individual exceeding three (3) years, including extensions or renewals. This term shall not include utility and infrastructure easements. A management or operating agreement is not a lease unless it provides an exclusive right of use. ~~nor shall it~~

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~~apply to any Village owned educational facility, library property or parking facility not located in a park or any utility or access easements or rights-of-way. This provision is intended to restrict sales, exchanges or leases and shall not be applicable to any operating, management or other agreements.~~

(C) In the event of a sale, exchange, conveyance, transfer, license or lease of park property ~~as stated in (B) above,~~ there shall be no change in the boundary of any park property.

~~(D)The sale, exchange, lease, or purchase of Village land in excess of Twenty-Five ($25,000) Thousand Dollars shall require a 4/5 affirmative vote of the Village Council.~~

PROPOSAL NUMBER THREE

ARTICLE I. - CORPORATE EXISTENCE, FORM OF GOVERNMENT, BOUNDARY AND POWERS

*** * ***

Section 1.4. – Powers.

* * *

(E) In the event that any portion of the real property located within the Village at approximately SW 136 Street and SW 67 Avenue currently owned by the United States Department of Agriculture ("USDA Property") is transferred, conveyed or otherwise ceases to be owned by the federal government, the Village shall take all reasonable efforts to acquire such property. If the Village does acquire title to the parcel, a covenant running with the land shall be placed on the property ensuring its protection as a public park or recreational area and open space.

PROPOSAL NUMBER FOUR

ARTICLE II. - MAYOR, VICE-MAYOR AND VILLAGE COUNCIL

*** * ***

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Section 2.3. - Election and Term of Office.

(A) *Election and Term of Office of Mayor and Vice Mayor*. The Office of Mayor, and Vice-Mayor and each Council member shall be elected at-large for four year terms by the electors of the Village in the manner provided in Article V of this Charter. Said term shall end upon the swearing in of his/her successor.

(B) *Seats Election and Term of Office of Council Member.* Council members shall serve in seats numbered 1-3 described below, collectively "Seats." Individually each is a "Seat." One Council member shall be elected to each Seat. Each Council Member shall be elected to a Seat for a four-year term by the electors of the Residential Area corresponding to the Seat in the manner provided in Article V of this Charter. Said term shall end upon the swearing in of his/her successor.

Village Council Members for Seats 1 and 3 shall be elected at the general municipal election or runoff election to be held in the year 2030 and at the general municipal election or runoff election every four years thereafter. The Village Council Member in Seat 2 shall be elected at the general municipal election or runoff election to be held in the year 2028 and at the general municipal election or runoff election every four years thereafter.

(C) *Residential Areas. (Seats 1—3).* The Village shall be divided into three residential areas. Individually each is a "Residential Area" collectively "Residential Areas." One Council member shall be elected to a Seat from each Residential Area. Council members from Residential Areas are collectively the "Residential Area Council members." Individually each is a "Residential Area Council member." The Residential Areas corresponding to each Seat are formally set forth below:

* * *

(1) The Council may change the boundaries of each Residential Area by ordinance adopted by majority vote of the members of the Council as follows:

(a) *Initial Transition.* In order to facilitate the transition from at-large Residential Area Seats to single-member district Seats corresponding to each Residential Area, the Village Council shall adopt revised geographical boundaries for the three Residential Area Seats by ordinance, which shall conform to the requirements of this section, constitutional standards, and other applicable requirements of law.

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(b) *Decennial Census*. Changes to the boundaries of each Residential Area shall be considered within one year after publication of each decennial census, at which time the Village Council shall consider the number of residents in each of the three districts and, if necessary, cause the boundaries of the districts to be redrawn in order to conform to the requirements of this section, constitutional standards, and other applicable requirements of law.

(c) *Changes Necessitated by Law*. The Council may change the boundaries of each Residential Area from time to time by ordinance if required by prevailing law.

Nothing herein shall be deemed to prohibit the Village Council from considering restructuring of the boundaries of each Residential Area in the event of major changes in the population of any Residential Area brought about by annexation, contraction, substantial population shifts, or other similar circumstances.

(2) Residential Areas shall be redrawn in accordance with accepted redistricting standards. The geographic boundaries of the Residential Areas shall be composed of roughly equal populations, and shall be compact, proportional, and logically related to the natural boundaries of the neighborhoods within the Village. The principles of nondiscrimination and "one person, one vote" shall be strictly adhered to.

* * *

PROPOSAL NUMBER FIVE

ARTICLE II. - MAYOR, VICE-MAYOR AND VILLAGE COUNCIL

*** * ***

Section 2.3. - Election and Term of Office.

* * *

(E) *Limitations on Length of Service*.

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(1) Term Limits on Holding of Same Office. No person shall serve as either Mayor, Vice-Mayor, or Council ~~Person~~ Member for more than two consecutive terms~~.~~ in the same office unless a period no less than four years has elapsed.

(2) Term Limits on Holding of Multiple Offices. No person may serve as a combination of Mayor, Vice-Mayor and Council M~~m~~ember for more than three consecutive terms~~.~~ unless a period no less than four years has elapsed.

This section shall not apply to elected officials holding office on November 2nd, 2026.

PROPOSAL NUMBER SIX

ARTICLE X. - MISCELLANEOUS PROVISIONS

* * *

Section 10.4. Transportation and Mobility

(A) Purpose and Policy.

The Village shall plan, design, fund, construct, and maintain its transportation network to improve safety, accessibility, connectivity, and mobility for all users, including pedestrians, bicyclists, golf cart users, transit users, persons with disabilities, motorists, and other users of the public right-of-way. The Village shall implement this Section in a manner that advances safe access to daily needs and civic destinations while preserving the Village's ability to perform timely routine maintenance and emergency repairs.

(B) Pedestrian, Bicycle and Golf Cart Facilities in Roadway Improvements.

(1) For purposes of this section:

(a) “Roadway improvement project” means any construction, reconstruction, resurfacing, or substantial rehabilitation of a public roadway or right-of-way owned, maintained or

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improved by the Village, but shall not include routine maintenance activities such as filling potholes, striping, or cleaning, or any emergency repairs.

(b) "Pedestrian, bicycling and golf cart facilities" means paths, crosswalks, shared-use paths, signage, and other infrastructure that supports safe and convenient pedestrian, bicycle and Golf Cart travel using complete streets designs.

(c) "Golf cart" shall mean a motor vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes, as defined in Section 316.003(29), Florida Statutes, as amended.

(2) The Village shall incorporate safe streets pedestrian, bicycling and golf cart designs and facilities into the planning, design, and construction of all roadway improvement projects undertaken or funded in whole or in part by the Village (hereinafter, "Mobility Improvements"). The Village Council may waive the requirements of this Section only by a vote of at least four Councilmembers and a written finding, that:

(a) the implementation of pedestrian, bicycle or golf cart facilities in the Mobility Improvement is infeasible due to physical constraints or legal limitations; or

(b) the costs of pedestrian, bicycle, or golf cart facilities would be disproportionate to the overall cost of the roadway improvement project and there is no reasonable alternative funding source.

(C) Transportation Fund.

Subject to compliance with Florida Law, the Village shall establish and maintain a dedicated Transportation Fund from existing revenue. The fund shall contain at a minimum all Village proceeds from transportation surtax revenues, local option fuel tax revenues, and grants awarded for transportation improvements. The Village Council may, by ordinance or during the annual budget process, designate other revenues for Mobility Improvements into the fund.

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Transportation Fund revenues shall only be used for Mobility Improvements, safety improvements, accessibility improvements, traffic calming, grant matching funds, and preservation of existing multimodal facilities. Priority shall be given to projects that improve connectivity to parks, schools, places of worship, civic and institutional uses, transit stops, and commercial, mixed-use, or other daily-need destinations.

The Transportation Fund shall be maintained with separate accounting records and shall be included in the Village's annual independent audit. Nothing herein shall be interpreted to require or permit the transfer of funds to the Transportation Fund where prohibited by federal, state, or local law, or if necessary for compliance with grant requirements.

(D) Implementing Ordinances.

The Village Council shall adopt implementing ordinances to administer and strengthen the Mobility Improvements required in this Section within eighteen months of the effective date of this Section. Implementing ordinances shall establish definitions, design standards, Transportation Fund accounting rules, documentation procedures, anti-back sliding provisions, and administrative procedures. Implementing ordinances may adopt standards more protective of safety, accessibility, connectivity, or multimodal mobility than those stated in this Section.

(E) Construction.

This Section shall be construed to create binding duties on the Village to plan, evaluate, prioritize, fund where legally available and appropriated, report, preserve existing facilities, and pursue implementation of Mobility Improvements as provided herein. This Section shall be liberally construed to achieve its purposes and intent of improving safety, accessibility, connectivity, and mobility for all users of the Village's transportation network.

This Section shall not require the Village to construct an improvement where construction is legally prohibited, outside Village jurisdiction, physically infeasible, subject to an approved exception, or dependent on funds that have not been legally appropriated. Nothing in this Section shall be construed to handicap, delay, or impair the Village's ability to undertake necessary capital projects, public works, drainage,

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stormwater, utility, or infrastructure improvements, or to interfere with the Village's existing contractual obligations, bond covenants, interlocal agreements, or other legally binding commitments in effect at the time this Section takes effect.

If any portion of this Section is held invalid, the remaining portions shall remain in effect to the fullest extent permitted by law.