

Professional Architectural Services

Utility Field Operations Facility Bay Laurel Center

RFQ

January 24, 2025

Due 4:00 p.m.



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ESSENTIAL PUBLIC SERVICE

COVER LETTER

Subject: Construction of a Utility Field Operations Facility - RSQ

January 24, 2025

Bay Laurel Center District
8470 SW 79th Street Road, Suite 3
Ocala, Florida 34481

Dear Members of the Selection Committee,

We are grateful for the opportunity to submit our qualifications for your new Field Operations project. The modern state of the art Field Operations Facility of today acts as a critical essential function for the areas served by the District and needs to be housed & supported by hardened survivable facilities. Because of this, it would be crucial to choose an architectural partner who has a deep comprehension of the intricate operational requirements of a public works facility along with specialized knowledge constructing survivable, emergency facilities. **The j|2 Architecture team also includes our consultant Whitman, Requardt & Associates, LLP (WRA), the biggest firm in the country that specializes in public works, fleet, fueling and operations-based designs.** I am offering a design team with significant local experience and knowledge of designing and detailing dozens of Utility type essential facilities in the state of Florida.

SPECIALIZE IN UTILITY & FUELING FACILITIES

Working together for more than a decade, Whitman, Requardt & Associates, LLP consultant Ryan Seymore and Johnnie Lohrum Jr. have maintained a professional relationship (WRA). **More than 200 public works, fleet, and fueling facilities have been design and constructed by WRA.** Ryan brings to this project unmatched knowledge in the design of these facilities and as a national leader he will work with j|2 Architecture to oversee the creation of an initial program and conceptual design that is suited to your particular requirements.

MASTER PLANNING

Our team has a significant amount of experience master planning Public Works, Utilities, Fleet and Municipal projects. **We will work closely with the District and our Civil Engineer, Kimley-Horn utilizing CPTED standards and their extensive knowledge of your site to properly zone your campus into its most functional layout.**

DEDICATED & EXPERIENCED LOCAL TEAM

Along with our dedicated Civil Engineer, your new facility will require highly technical security, MEP and shop/material requirements so I have included TLC Engineering who have completed millions of sf of municipal, public works & fleet projects. Our team also includes BBM Structural Engineers whose experience with essential facilities is unparalleled in the state of Florida. **This very same team has worked together on projects such as the new Edgewater Public**

Works Facility, Port Orange Field Operations Facility, DeLand Public Works Facility, and the Brevard County Public Works Facility.

BUDGET & EXPEDITED SCHEDULE

We recognize the importance of doing right by the taxpayers and know how to design quality facilities that are efficient, functional and cost effective. We will utilize our in-house cost database as well as our estimator (KMI) to check the project's budget status at every milestone, to ensure your vision is met while being under budget. We also understand that the District has a desire to fast-track the project schedule. **Our team excels at fast-track scheduling which we proved by designing and permitting the recently completed 55,000sf Brevard County EOC in a record 4 months to help the County receive a significant amount of grant funding.**

CMGC

We also understand that the District has decided to procure this project utilizing a Construction Manager(CMGC). Our team has coordinated with many CM's on municipal projects and recognize the benefit of that coordination. **The process will function more as a "design assist" as we will work hand in hand with your selected CM throughout the entire project, keeping your project on schedule and under budget.** The j|2 Architecture team has extensive experience designing and coordinating projects utilizing the CMGC procurement method including the Edgewater Public Works Facility and the DeLand Utilities Administration building.

PUBLIC SAFETY & ESSENTIAL FACILITY DESIGN

It's important that an Operations Facility remains operational during storm events and activations so it can continue its critical mission of supporting the community and protecting its users. My team and I feel that we have put together a highly regarded group of experts who will dedicate their time and experience to partner with The Bay Laurel District in bringing your vision to life.

Sincerely,


Johnnie D. Lohrum, Jr. RA, LEED® AP (Contact Person)
President
1678 Kingston Road, Longwood FL, 32750
407.340.2879 | jlohrum@j|2architecture.com



GENERAL INFORMATION



1 GENERAL INFORMATION

Firm's Philosophy:

j12 Architecture, LLC is an Architectural firm that brings together 24 years of strong relationships and experience throughout the entire state of Florida. Our focus is on public safety, municipal and civic oriented projects that enhance the environments of our local community. **Johnnie Lohrum Jr., President, has actively managed nearly 5 million sf of municipal, community and public safety projects such as the City of Edgewater's Public Works Facility, City of DeLand Utilities Administration Building and the Port Orange Utilities Services Building which all closely mirror the scope of your proposed project.**

j12 Architecture has included WRA as a design partner for the design of your new facility. j12 Architecture will manage the design & coordination of the project while WRA will provide Public Works design expertise & production support. **Mr. Lohrum has had a professional relationship with WRA while working on several projects over the past 15 years in the state of Florida.**

Structure of the firm:

j12 Architecture is an Limited Liability Company with majority ownership held by Johnnie Lohrum Jr.

Total number of personnel:

j12 Architecture is comprised of three partners/owners, a 35 year design Architect, a marketing specialist, accountant, construction manager and supported by production staff and multiple engineering firms (Civil, Landscape, Structural, MEP) that have had professional working relationships with Mr. Lohrum for 20 years.

Year's firm has been in business:

Mr. Lohrum has been providing public safety design and management throughout the state of Florida for over 20 years. j12 Architecture's main office is located in Longwood, Florida and was established in 2022.

Name of principals in firm:

Johnnie Lohrum Jr.--President
Renwick Daelo--Principal
Eugene Damaso--Principal

j12 Architecture is a full service architectural and interior design firm in good solid financial and personnel standing. Our continued focus will be on municipal, community and public safety projects located in Central Florida.

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
JL2 ARCHITECTURE, LLC

Filing Information

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Principal Address

1678 KINGSTON ROAD
LONGWOOD, FL 32750

Mailing Address

1678 KINGSTON ROAD
LONGWOOD, FL 32750

Registered Agent Name & Address

LOHRUM, JOHNNIE D, JR.
1678 KINGSTON ROAD
LONGWOOD, FL 32750

Authorized Person(s) Detail

Name & Address

Title President

LOHRUM, JOHNNIE D, JR.
1678 KINGSTON ROAD
LONGWOOD, FL 32750

Annual Reports

Report Year	Filed Date
2023	04/30/2023
2024	02/03/2024

Document Images

[02/03/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)
[04/30/2023 -- ANNUAL REPORT](#) [View image in PDF format](#)



ESSENTIAL PUBLIC SERVICE

1 GENERAL INFORMATION

Change order procedure acknowledgement form

PLEASE NOTE THAT THE RFQ REQUIRES FILLING OUT A "CHANGE ORDER PROCEDURE ACKNOWLEDGEMENT FORM" BUT ONE WAS NOT PROVIDED WITH THE RFP DOCUMENTS. PLEASE CONSIDER THIS STATEMENT AS OUR ACKNOWLEDGEMENT OF RECEIPT OF THE SINGLE ADDENDUM NO. 1 RECEIVED ON JANUARY 10, 2025.



8740 SW 79th Street Road, Suite 3
Ocala, FL 34481
Office: (352) 414-5454
Fax: (352) 414-5461

Bay Laurel Center CDD – Utility Field Operations Facility
Architectural RFQ Addendum No. 1

Dated: January 10th, 2025

Question No. 1 – Regarding Section 2.3.3 Construction Administration, bullet point number eight; typically, the design team does not certify (sign & seal) as-constructed contractor drawings since the design team is not onsite when the work is performed and cannot know about concealed conditions. Would it be acceptable to the District if the design team provided post-construction unsigned and unsealed as-designed record drawings that reflect all revision, deletions, additions, RFI responses, or ASI's issued during the construction phase?

Answer No. 1 – Yes

Question No. 2 – Follow up to question #1; if the District does indeed require post-construction signed and sealed drawings based on the contractor's drawings, will the owner completely indemnify the design team from all liability for certifying the contractors' drawings?

Answer No. 2 – Not applicable based on Answer No. 1.

Question No. 3 – The cover page states proposals are due January 24th, 2025 and Section 3.1 states the deadline as January 10th, 2025. What is the deadline for this submission?

Answer No. 3 – Deadline is January 24th, 2025.

Question No. 4 – In reference to Section 3.5, Sub-Section 4, bullet point 4, is the District requesting the firm's entire tax return, or just Form 1120S?

Answer No. 4 – Form 1120S will be sufficient.

Question No. 5 – Section 4-Financial and Legal Status requires private information that should not be provided if there was a public records request for our proposal. Will Bay

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Laurel except our financial information in a separate sealed envelope, for Bay Laurel's use only?

Answer No. 5 – Yes

Question No. 6 – Regarding the financial documentation requested in Section 4, may we provide this in a separate envelope labeled "confidential"?

Answer No. 6 – Please see answer to Question No. 5.



TECHNICAL &
OPERATIONAL
CAPABILITIES

2

2 TECHNICAL CAPABILITIES

1. Organizational Chart



**JL2 ARCHITECTURE HAS
4, FULL TIME LICENSED
ARCHITECTS**



Johnnie D. Lohrum Jr., RA LEED® AP
President / Project Manager
Longwood, FL

Day-to-Day Contact

j|2 Architecture

PROJECT MANAGEMENT

Jacek Flejsierowicz, AIA
Design Architect / Production
Longwood, FL
j|2 Architecture



Ryan Seymore
Maintenance & Operations Specialist /
Quality Control
WRA(Sub)



PLANNING & DESIGN

Renwick Daelo, AIA, LEED
Project Architect / Production Support
Longwood, FL
j|2 Architecture



Eugene Damaso, AIA, LEED
Production
Longwood, FL
j|2 Architecture



Craig Hossfeld, PE, LEED
Fueling Systems Designer
WRA(Sub)



CONSULTANTS



Bora Erbilin, PE
Structural Engineer



Ormond Beach, FL

Gene Losito, PE
Civil Engineer

Trey Clayton, PE
Civil/Surveying Coord.

Rick Browne
Environmental

Matt Dunn
Landscaping



Melbourne, FL

Jim Mullen, PE
Mechanical Engineer
Plumbing Engineer

Moncef Hadiji, PE
Electrical Engineer

Bill Nance, RCDD, OSP
Comms. Specialist



Orlando, FL

Mathew Knight, CGC
Chief Estimator

Roles & Responsibilities

Johnnie D. Lohrum Jr., RA LEED® AP
President / Project Manager

- Main point of contact
- Team coordination / staff allocation
- Contract administration
- Help maintain City's needs & vision
- Construction administration

Jacek Flejsierowicz, AIA
Design Architect / Production Support

- Design Aesthetics
- 3D Visualization
- Coordination with subconsultants
- Project documentation during all project phases

Ryan Seymore
Craig Hossfeld, PE
Maintenance & Operations

- Needs Assessment
- Programming
- Specialty equipment design
- Fueling systems design
- Shop design & coordination

Renwick Daelo, AIA, LEED
Project Architect / Production Support

- Distribute information
- Coordination with subconsultants
- Status reporting to the City
- Project documentation all phases

Eugene Damaso, RA, LEED
Project Architect / Production Support

- Distribute Information
- Coordination with subconsultants
- Project documentation during all phases

BBM Structural
Structural Engineering

- Structural design documentation

Kimley-Horn

Civil, Environmental, Landscape, Site Quality Control

- Site assessment
- Site permitting
- Master planning

- Civil, Landscape & Irrigation design documentation
- Quality control review of site construction documents

TLC Engineering
Mechanical/Electrical/Plumbing

- Mechanical, electrical, plumbing, fire, security and A/V communications design documentation

KMI International
Estimating Services

- Coordinate with project Architect & County at each milestone.
- Provide real time estimating helping to keep the project on budget

OUR TEAM HAS THE CAPACITY AND AVAILABILITY TO START IMMEDIATELY AND MAKE YOUR PROJECT OUR NUMBER ONE PRIORITY AND WILL BE DEDICATED TO ITS SUCCESS. WE WILL BE ACCESSIBLE AT ALL TIMES AND AS NEEDED THROUGHOUT THE ENTIRE PROJECT.

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Johnnie D. Lohrum Jr., RA LEED® AP President / Project Manager

Johnnie, **point of contact**, has 23 years of experience in the State of Florida and is specifically qualified to manage the design team for your new Public Works Facility. He is a licensed architect and LEED accredited professional and will be responsible for managing all design team consultants and coordination of all construction documents. Johnnie has managed dozens of municipal, essential facilities including Public Works, Facilities, Fleet Maintenance, and fueling stations. **He will utilize this experience to guarantee that your vision and goals are met.**

EDUCATION

Bachelor of Design, 2001
University of Florida

Master of Architecture, 2003,
University of Florida

CREDENTIALS

FL, Registered Architect #AR96099
LEED® Accredited Professional

AFFILIATIONS

Florida Police Chief's Association
Florida Sheriff's Association
Florida Fire Chief's Association
Fl. Emergency Preparedness Assoc.

FIRM LOCATION

1678 Kingston Road
Longwood, FL 32750

EXPERIENCE

23 Total Years

PROJECT CAPACITY

50%



RELEVANT EXPERIENCE:

Brevard County Public Works, Brevard County- *Melbourne, FL*
Principal-In-Charge, Completion Date: est. 2025 / 180,000 SF / \$44 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / EOC / warehouse / material storage.

***Public Works Utility Administration Building**, City of DeLand - *DeLand, FL*
Principal-In-Charge, Completion Date: est. 2023 / 24,000 SF / \$14 million / contains public spaces / multiple departments / commercial kitchen / EOC / break area / wellness / crew assembly areas / **grant funded / public works experience.**

***Edgewater Public Works**, City of Edgewater- *Edgewater, FL*
Principal-In-Charge, Completion Date: est. 2023 / 130,000 SF / \$39 million / contains public spaces / offices / EOC / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **public works experience** / warehouse / material storage / LEED / grant funded.

Orange City Public Works, City of Orange City- *Orange City, FL*
Principal-In-Charge, Completion Date: est. 2025 / 20,000 SF / \$14 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / warehouse / material storage.

***Utilities Field Operations Facility**, City of Port Orange - *Port Orange, FL*
Principal-In-Charge, Completion Date: est. 2023 / 24,000 SF / \$8 million / public spaces / multiple dep. commercial kitchen / EOC / break area / **public works experience** / meeting rooms / warehouse / fleet / crew assembly areas.

***Fire Station 9 & Fueling Facility**, Sarasota County - *Sarasota, FL*
Project Manager, Completion Date: 2022 / 10,000 SF / \$7.1 million / 3 drive thru bays / gear storage / decontamination room / workshop / crew quarters / fitness room / dayroom / commercial kitchen / multiple county agencies / **5 fueling lanes** / essential facility

***Central Services Warehouse**, Volusia County Government - *Daytona, FL*
Principal In Charge, Completion Date: 2017 / 15,000 SF / \$3 million / secure storage / **warehouse space** / climate controlled / lobby / covered loading area / break room / offices.

*project is individual experience of Mr. Lohrum

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Ryan Seymore

Maintenance and Operations Specialist

Mr. Seymore has over 23 years of experience in architectural design and project management. His sole focus is vehicle maintenance and support facilities for state, municipal public works and transit facilities. In the last eight years **Mr. Seymore has led the programming and planning of over 85 transit and public works projects throughout the country. He combines his knowledge of fleet operations to the facility planning with selection of storage and shop equipment to develop a fully integrated operations facility.**

EDUCATION

Bachelor of Architecture, 1999
Catholic University of America

CREDENTIALS

N/A

AFFILIATIONS

N/A

FIRM LOCATION

801 South Caroline Street
Baltimore, MD 21231

EXPERIENCE

23 Years
12 Years w/ Johnnie Lohrum

PROJECT CAPACITY

20%

RELEVANT EXPERIENCE:

Edgewater Public Works, City of Edgewater- Edgewater, FL
Maintenance and Operations Specialist, Completion Date: est. 2023 / 130,000 SF / \$39 million / **public work & fleet experience** / contains public spaces / offices / EOC / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / fueling facility / warehouse / material storage / LEED / **grant funded**.

Fire Station 9 & Fueling Facility, Sarasota County - Sarasota, FL
Maintenance and Operations Specialist, Completion Date: 2022 / 10,000 SF / \$7.1 million / **fueling & fleet experience** / fire station / multiple county agencies / 5 fueling lanes / essential facility

Utilities Field Operations Facility, City of Port Orange - *Port Orange, FL*
Maintenance and Operations Specialist, Completion Date: est. 2023 / 24,000 SF / \$8 million / **public work & utility experience** / contains public spaces / multiple departments / commercial kitchen / EOC / break area / meeting rooms / warehouse / fleet / crew assembly areas.

Oakland Park Public Works Facility, City of Oakland Park – Oakland Park, FL –
Maintenance and Operations Specialist, Completion Date: Ongoing / 41,400 SF / \$20 million / **public work & fleet experience** / Maintenance Garage / Materials and Equipment Storage Building / Office Building with Emergency Operations Center.

Lake Worth Beach Public Works, City of Lake Worth Beach – Lake Worth, Florida –
Maintenance and Operations Specialist, Completion Date: Ongoing / 12,900 SF / \$5 million / **public work & fleet experience** / Maintenance Garage / Storage facilities / Office with Emergency Operations Center.

Montgomery Public Works, Village of Montgomery – Montgomery, Illinois –
Maintenance and Operations Specialist, Completion Date: Const Ongoing / 75,000 SF / \$16 million / **public work & fleet experience** / Maintenance Garage / Indoor fleet parking / Vehicle Washing / Trade Shops

Ocean City Public Works Upgrades, Town of Ocean City – Ocean City, Maryland –
Maintenance and Operations Specialist, Completion Date: Feb 2021 / 87,200 SF / \$27.3 million / **public work & fleet experience** / Maintenance Garage / Parts Storage / Indoor fleet parking / Vehicle Washing / 4 fueling lanes / Dispatch Offices / Beach Patrol / Police Support Facilities



ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Craig Hossfeld, PE, LEED Fueling & Systems Designer

Mr. Hossfeld has over 30 years of experience in Mechanical, Plumbing, and Fueling System design and project management. He has extensively focused on maintenance and support facilities for state, municipal, and transit agencies. **Mr. Hossfeld has extensive experience with gasoline and diesel fueling system design, maintenance facility heating, cooling, and ventilation, plumbing systems, sustainable design, and energy conservation.**

EDUCATION

BS in Engineering, 1991 Duke University

CREDENTIALS

FL License No. 87996
MD License No. 22089

AFFILIATIONS

USGBC LEED

ASHRAE

FIRM LOCATION

801 South Caroline Street
Baltimore, MD 21231

EXPERIENCE

30 Total Years
30 Years with WRA
12 Years w/ Johnnie Lohrum

PROJECT CAPACITY

20%

RELEVANT EXPERIENCE:

Edgewater Public Works, City of Edgewater- Edgewater, FL

Mechanical, Plumbing & Fueling Quality Assurance, Completion Date: est. 2023 / 130,000 SF / \$39 million / **public work & fleet experience** / contains public spaces / offices / EOC / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / fueling facility / warehouse / material storage / LEED / **grant funded**.

Fire Station 9 & Fueling Facility, Sarasota County - Sarasota, FL

Fueling System Design, Completion Date: 2022 / 10,000 SF / \$7.1 million / **fueling & fleet experience** / fire station / multiple county agencies / 5 fueling lanes / essential facility

Oakland Park Public Works Facility, City of Oakland Park – Oakland Park, FL –

Fueling system quality assurance, Completion Date: Ongoing / 41,400 SF / \$20 million / **public work & fleet experience** / Maintenance Garage / Materials and Equipment Storage Building / Office Building with Emergency Operations Center.

Lake Worth Beach Public Works, City of Lake Worth Beach – Lake Worth, Florida

– Maintenance and Operations Specialist, Completion Date: Ongoing / 12,900 SF / \$5 million / **public work & fleet experience** / Maintenance Garage / Storage facilities / Office with Emergency Operations Center.

Montgomery PW, Village of Montgomery – Montgomery, Illinois – Maintenance and

Fueling system quality assurance, Completion Date: Const Ongoing / 75,000 SF / \$16 million / **public work & fleet experience** / Maintenance Garage / Indoor fleet parking / Vehicle Washing / Trade Shops

Ocean City Public Works Upgrades, Town of Ocean City – Ocean City, Maryland –

Fueling system quality assurance, Completion Date: Feb 2021 / 87,200 SF / \$27.3 million / **public work & fleet experience** / Maintenance Garage / Parts Storage / Indoor fleet parking / Vehicle Washing / 4 fueling lanes / Dispatch Offices / Beach Patrol / Police Support Facilities

Lewes Park and Ride Maintenance Facility, Lewes, DE

Mechanical, Fueling, and Plumbing Design, Completion Date: 2018 / 15,600 SF / \$9.5 million / **fueling & fleet experience** / fire station / multiple county agencies / 5 fueling lanes / essential facility



2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Jacek Flejsierowicz, AIA, SARP Design Architect / Production Support

Jacek has been the center of fantastic architectural design projects for nearly 40 years. He has a passion for technology and utilizes it to better his design skills in everything he does. His experience designing, detailing and producing municipal / community driven projects gives him an distinct advantage in understanding your needs. **As Design Architect and Production support for your project, he will be critical in collaborating with you to create state of the architectural designs that are not only aesthetically pleasing but maintenance friendly and cost effective.** His 3-D visualization skills will assist you in making real time design decisions making sure your vision is brought to life.

EDUCATION

Master of Architecture &
Urban Planning, 1985
University of Poznan

Computer Applications
in Architecture, 1994
University of Toronto

AFFILIATIONS

American Institute of Architects
SARP

FIRM LOCATION

1678 Kingston Road
Longwood, FL 32750

EXPERIENCE

38 Years
15 Years w/ Mr. Lohrum

PROJECT CAPACITY

30%

RELEVANT EXPERIENCE:

Brevard County Public Works, Brevard County- *Melbourne, FL*

Project Architect, Completion Date: est. 2025 / 180,000 SF / \$44 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / EOC / warehouse / material storage.

Orange City Public Works, City of Orange City- *Orange City, FL*

Project Architect, Completion Date: est. 2025 / 20,000 SF / \$14 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / warehouse / material storage.

Sheriff's Evidence Storage, Volusia County Government - *Daytona, FL*

3-D Visualization, Completion Date: est. 2021 / 40,000 SF / \$11.3 million / contains public spaces / offices / secure vehicular sally ports / bio hazard storage / storage warehouse / secure drug storage / **Law Enforcement experience** / essential facility / LEED Silver.

Edgewater Public Works, City of Edgewater- *Edgewater, FL*

3-D Visualization, Completion Date: est. 2023 / 130,000 SF / \$39 million / **municipal experience** / contains public spaces / offices / EOC / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / fueling facility / warehouse / material storage / LEED / **grant funded**.

Public Works Utility Administration Building, City of DeLand - *DeLand, FL*

3-D Visualization, Completion Date: est. 2023 / 24,000 SF / \$14 million / **municipal experience** / contains public spaces / multiple departments / commercial kitchen / EOC / break area / wellness / crew assembly areas / **grant funded**.

Utilities Field Operations Facility, City of Port Orange - *Port Orange, FL*

3-D Visualization, Completion Date: est. 2023 / 24,000 SF / \$8 million / **municipal experience** / contains public spaces / multiple departments / commercial kitchen / EOC / break area / meeting rooms / warehouse / fleet / crew assembly areas.



ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



RENWICK "Ren" DAELO, AIA, NCARB, LEED, GGP Project Architect

Ren has 23 years of experience in the State of Florida and is specifically qualified to manage the design team for your new Police Department Facility. He is a licensed architect and LEED accredited professional. He will be responsible for managing all design team consultants and coordination of all construction documents. Ren has managed several essential facilities such as high secured and classified facilities for the Federal Government. Such facilities were designed to meet anti-terrorism and force protection criteria, as well as spaces requiring high security requirements to allow for containment and protection of classified communication. **He will utilize this experience to guarantee that your vision and goals are met.**

RELEVANT EXPERIENCE:

Brevard County Public Works, Brevard County- Melbourne, FL

Project Architect, Completion Date: est. 2025 / 180,000 SF / \$44 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / EOC / warehouse / material storage.

Orange City Public Works, City of Orange City- Orange City, FL

Project Architect, Completion Date: est. 2025 / 20,000 SF / \$14 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / warehouse / material storage.

Operational Support Facility, MARSOC - Stonebay, Camp Lejeune, NC

Senior Project Manager, Completion Date: 2025 / 10,000 SF / \$9,000,000 / Operations storage area / admin offices / secured area communication / Green Globes / readiness deployment function

Fire Admin. Headquarters, Daytona Beach Fire - City of Daytona Beach, FL

Project Architect Completion Date: TBD / 26,000SF / \$17 million / 2-story / community room / 5 drive thru bays / EOC / history museum / admin. offices / training rooms / classrooms / crew quarters / day room / commercial kitchen / work shop / decon. room.

Fire Station No. 3, Groveland Fire Department - City of Groveland, FL

Project Architect, Completion Date: TBD / 11,000SF / \$7 million / community room / 3 drive thru bays / EOC / hadmin. offices / training rooms / classrooms / crew quarters / day room / commercial kitchen / work shop / decon. room.

Maintenance Hangar, MCAS BEAUFORT - Beaufort, SC

Senior Project Manager, Completion Date: 2026 / 106,731 SF / \$121,000,000 / command center / Green Globes / bunk rooms / classrooms / training rooms / media room / admin. offices / secure space/ maintence / highy secured, classified areas / security office

Operational Support Facility, MCAS BEAUFORT - Beaufort, SC

Senior Project Manager, Completion Date: 2024 / 10,000 SF / \$10,700,000 / Operations storage area for maintenance hangars / Green Globes / admin. offices

EDUCATION

Bachelor of Design, 2001
University of Florida

Master of Architecture, 2003,
University of Florida

CREDENTIALS

FL, Registered Architect #AR94753
NCARB
AIA
LEED AP BD+C
Green Globes Professional
Construction Quality Management

AFFILIATIONS

Project Management Institute (PMI)

FIRM LOCATION

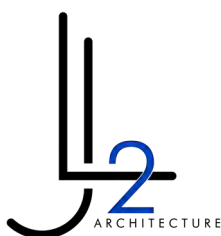
1678 Kingston Road
Longwood, FL 32750

EXPERIENCE

23 Total Years
20 Years w/ Mr. Lohrum

PROJECT CAPACITY

40%



2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



EUGENE DAMASO, AIA, ACHA, EDAC, GGP Production Support



Eugene has 20 years of experience in the State of Florida and is specifically qualified to manage the design team for your new Police Department Facility. He is a licensed architect and a Green Globes Professional. He will manage the design team and consultants. Eugene has experience in the design and management of critical, high security and complex, critical building types including hospitals and high security facilities for the Federal Government. Such facilities require 24 hour functionality and are high security facilities designed to meet anti-terrorism and force protection criteria, as well as requirements to allow for containment and protection of classified communication. **He will utilize his experience to guide the client and team through the design and construction process.**

RELEVANT EXPERIENCE:

Brevard County Public Works, Brevard County- Melbourne, FL
Project Architect, Completion Date: est. 2025 / 180,000 SF / \$44 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / EOC / warehouse / material storage.

Orange City Public Works, City of Orange City- Orange City, FL
Project Architect, Completion Date: est. 2025 / 20,000 SF / \$14 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / warehouse / material storage.

Operational Support Facility, MARSOC - Stonebay, Camp Lejeune, NC
Senior Project Manager, Completion Date: 2025 / 10,000 SF / \$9,000,000 / Operations storage area / admin offices / secured area communication / Green Globes / readiness deployment function

Fire Admin. Headquarters, Daytona Beach Fire - City of Daytona Beach, FL
Project Architect Completion Date: TBD / 26,000SF / \$17 million / 2-story / community room / 5 drive thru bays / EOC / history museum / admin. offices / training rooms / classrooms / crew quarters / day room / commercial kitchen / work shop / decon. room.

Fire Station No. 3, Groveland Fire Department - City of Groveland, FL
Project Architect, Completion Date: TBD / 11,000SF / \$7 million / community room / 3 drive thru bays / EOC / admin. offices / training rooms / classrooms / crew quarters / day room / commercial kitchen / work shop / decon. room.

Maintenance Hangar, MCAS BEAUFORT - Beaufort, SC
Senior Project Manager, Completion Date: 2026 / 106,731 SF / \$121,000,000 / command center / Green Globes / bunk rooms / classrooms / training rooms / media room / admin. offices / secure space / maintenance / highly secured, classified areas / security office

Operational Support Facility, MCAS BEAUFORT - Beaufort, SC
Senior Project Manager, Completion Date: 2024 / 10,000 SF / \$10,700,000 / Operations storage area for maintenance hangars / Green Globes / admin. offices

EDUCATION

Bachelor of Design, 2002
University of Florida

Master of Architecture, 2004,
University of Florida

CREDENTIALS

FL, Registered Architect #AR94194
Green Globes Professional
American College of Healthcare
Architects
Evidence Based Design Accreditation

FIRM LOCATION

1678 Kingston Road
Longwood, FL 32750

EXPERIENCE

20 Total Years
5 Years w/ Mr. Lohrum

PROJECT CAPACITY

40%



ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Bora Erbilien, PE, SE, MStructE, LEED Principal-in-Charge / Project Manager

Bora is President of BBM and has over 32 years of experience as a consulting structural engineer. He has a strong background in design and modeling of structural elements by computer analysis, allowing many different combinations to be investigated until the optimal solution is attained. Bora is well-versed in all types of building systems and has worked on buildings with varying degrees of structural design complexity. **Bora has completed numerous public / municipal projects over the past 30+ years. Projects include public works facilities, fleet maintenance buildings, truck washing and fueling compounds, city hall facilities, emergency operations center / public safety complex campuses, and governmental administration buildings.**

EDUCATION

Bachelor of Science, 1989
Florida Institute of Technology

Master of Business
Business Administration, 1991
Florida Institute of Technology

CREDENTIALS

FL PE License No. 55996
NCEES Special Inspector-30264

AFFILIATIONS

American Inst. of Steel Construction
American Society of Civil Engineers
Florida Structural Engineers Assn.
Nat'l. Council of Structural Eng. Assn.

FIRM LOCATION

2300 Maitland Center Pkwy
Maitland, FL 32751

EXPERIENCE

32 Total Years, 28 Years with BBM
20 Years w/ Johnnie Lohrum

PROJECT CAPACITY

10%

RELEVANT EXPERIENCE:

Public Works Facility – City of Edgewater, FL
PIC / Sr. PM, Completion Date: 2023 / 70,000 sf / \$10M.

Admin / Public Works Building, Orlando Utilities Commission, East Orlando, FL
PIC / Sr. PM, Completion Date: 2004 / 140,000 sf / \$8.5M.

Public Works Admin Building & Employee Building – City of Deerfield Beach, FL
PIC / Sr. PM, Completion Date: 2003 / Admin: 13,500 sf; Employee: 19,800 sf / \$21M total.

Public Works Facility --City of Mount Dora, FL
PIC / Sr. PM, Completion Date: 2023 / (3) pre-engineered buildings / \$8.5M.

Admin, Police & Public Works Facility - Town of Windermere, FL
PIC / Sr. PM, Completion Date: 2022 / 9,900 sf w/ 2,200 sf Public Works office & 3,800 sf Public Works Secured Storage / \$6M.

Public Works Fleet Maintenance Facility - City of Casselberry, FL
PIC / Sr. PM, Completion Date: 2012 / Multi-Building additions and renovations / \$2.5M.

Public Works Truck Wash / Utility Building – City of Deerfield Beach, FL
PIC / Sr. PM, Completion Date: 2016 / 2,328 sf truck wash bldg. & remodel/ren. Of bays / \$1.5M.

Public Works Utility Administration Center – City of DeLand, FL
PIC / Sr. PM, Completion Date: 2023 / 22,000 sf / \$7M.

Field Operations Facility; New Utilities Admin Building City of Port Orange, FL
PIC / Sr. PM, Completion Date: 2023 / 10,000 sf administration building; hardened facility / \$5M.

Public Works Utilities Administration Building - Polk County, FL
PIC / Sr. PM, Completion Date: 2005 / 30,800 sf / \$5M.

Sheriff's Office Emergency Operations Complex – Citrus County, FL
PIC / Sr. PM, Completion Date: 2008 / 40,500 sf / \$12M / Admin, EOC, hardened facility.



2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



MONCEF HADIJI, PE, RCDD, LEED AP BD+C Sr. Electrical Engineer

Moncef serves as a Senior Electrical Engineer responsible for coordinating and implementing electrical and telecommunication system design in concert with other design disciplines, supervising the electrical design team, as well as Quality Control and Quality Assurance for electrical drawings. Moncef has over 30 years of experience in designing specialty lighting, power distribution systems, emergency generators, uninterrupted power supplies, automatic transfer switches, lightning suppression, surge arresters, and communications-technology systems for fire alarm, paging and public address, voice-data, audio-visual, and security/access control. As a LEED Accredited Professional, Moncef is familiar with sustainable design and its high impact on energy efficiency.

EDUCATION

Bachelor of Electrical Engineering,
1986, Wichita State University

Masters of Electrical Engineering,
1988, Wichita State University

CREDENTIALS

FL, Registered Engineer #PE48022
Registered Communications
Distribution Designer #181183R

AFFILIATIONS

BICSI
International Association of Electrical
Inspectors, Central Florida Division

FIRM LOCATION

7370 Cabot Court, Suite 103
Melbourne, FL 32940

CONTACT INFORMATION

P: (321) 877-4280
E: moncef.hadiji@tlc-eng.com

EXPERIENCE

Total: 33 years
TLC: 17 years
20 Years w/ Johnnie Lohrum

PROJECT CAPACITY

30%



RELEVANT EXPERIENCE:

Brevard County EOC, Brevard County Government - *Rockledge, FL*
Electrical Engineer, Completion Date: est. 2023 / 50,000 SF / \$28.5 million / **Brevard County experience** / contains secure lobby / locker rooms / bunk rooms / training rooms / multiple departments / commercial kitchen / 911 dispatch / operations room / media room / essential ICC 500 resisting 200mph winds / **grant funded** / 24-7 fully redundant systems for 7 days.

Brevard Transportation Mgmt. Center, Brevard County Government - *Melbourne, FL*
Electrical Engineer, Completion Date: est. 2024 / 23,407 SF / \$13.5 million / **Brevard County** / contains secure lobby / board room / break rooms / wellness areas / multiple departments / kitchen / administration offices / control room / essential survivable facility / grant funded / 24-7 fully redundant systems for 7 days.

Public Works Utility Administration Building, City of DeLand - *DeLand, FL*
Electrical Engineer, Completion Date: est. 2023 / 24,000 SF / \$14 million / **public work & utility experience** / contains public spaces / multiple departments / commercial kitchen / EOC / break area / wellness / crew assembly areas / **grant funded**.

Wildwood Municipal Services Complex, City of Wildwood - *Wildwood, FL*
Electrical Engineer, Completion Date: 2022 / 26,000 SF / \$4 million / **public work & fleet experience** / water and wastewater administration offices / fleet maintenance bay / parts storage / outside storage of equipment / fueling structure.

Fire Station 81 and Evidence Storage Building, City of DeLand - *DeLand, FL*
Electrical Engineer, Completion Date: 2022 / 16,500 SF / \$5.5 million / **public work experience** / four apparatus bays / offices / living quarters / dining / kitchen / media room / decontamination area / gym / public community room / evidence storage building.

Apopka Service Center, St. Johns River Water Management District - *Apopka, FL*
Structural Engineer, Completion Date: 2022 / 17,500 SF / \$6.5 million / **public work & utility experience** / administrative office building / private offices / workstation areas / meeting rooms and conference room / storage room / showers and lockers / IT room.

Public Works Building, City of Coconut Creek - *Coconut Creek, FL*
Electrical Engineer, Completion Date: 2012 / 22,000 SF / \$7 million / **public work & fleet experience** / Two-story public works administration / EOC / Dispatch / 911 Call Center / N+1 systems / LEED NC 2009 Silver.

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



JIM MULLEN, PE LEED AP Mechanical/Plumbing Engineer

Jim is an experienced project manager and mechanical engineer with design proficiency in HVAC, plumbing, and fire protection design. Jim is well versed in design analysis, code study, load calculations, as well as performing energy analysis, identifying energy savings, and presenting design alternatives to the customer. Jim has in-depth knowledge of chilled water systems (air-cooled and water-cooled chillers), ice storage systems, water source heat pumps, variable speed pumping systems, primary and secondary pumping systems, variable air volume systems, and direct digital controls. He is experienced in the evaluating mechanical systems and equipment to achieve a maximum use with a reduction of energy. Jim is committed to providing engineering excellence by accurately determining the needs of this project and identifying innovative, economically feasible, energy efficient, and environmentally responsible project solutions.

EDUCATION

Bachelor of Mechanical Engineering,
1991, University of Central Florida

CREDENTIALS

FL, Registered Engineer #PE60195
LEED Accredited Professional

AFFILIATIONS

ASHRAE

FIRM LOCATION

7370 Cabot Court, Suite 103
Melbourne, FL 32940

EXPERIENCE

Total: 25 years
TLC: 22 years
20 Years w/ Johnnie Lohrum

PROJECT CAPACITY

30%

RELEVANT EXPERIENCE:

Public Works Utility Administration Building, City of DeLand - *DeLand, FL*
Principal-In-Charge, Completion Date: est. 2023 / 24,000 SF / \$14 million / contains public spaces / multiple departments / commercial kitchen / EOC / break area / wellness / crew assembly areas / **grant funded / public works experience.**

Edgewater Public Works, City of Edgewater- *Edgewater, FL*
Senior Mechanical Engineer, Completion Date: 2023 / 130,000 SF / \$39 million / contains public spaces / offices / EOC / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **public works experience** / warehouse / material storage / LEED / grant funded.

Orange City Public Works, City of Orange City- *Orange City, FL*
Senior Mechanical Engineer, Completion Date: est. 2025 / 20,000 SF / \$14 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / warehouse / material storage.

Utilities Field Operations Facility, City of Port Orange - *Port Orange, FL*
Senior Mechanical Engineer, Completion Date: 2023 / 24,000 SF / \$8 million / public spaces / multiple dep. commercial kitchen / EOC / break area / **public works experience** / meeting rooms / warehouse / fleet / crew assembly areas.

W.H. Stephenson Utilities / Warehouse, City of Cocoa - *Cocoa, FL*
Senior Mechanical Engineer, Completion Date: 2016 / 52,500 SF / \$5 million / transmission and distribution building / office space / repair shops / **warehouse storage** / vehicle maintenance / equipment area.

Municipal Services Complex, City of Wildwood - *Wildwood, FL*
Senior Mechanical Engineer, Completion Date: 2022 / 26,000 SF / \$3.6 million / wastewater administration offices / fleet maintenance / parts storage / **fueling structure** / wash bay.

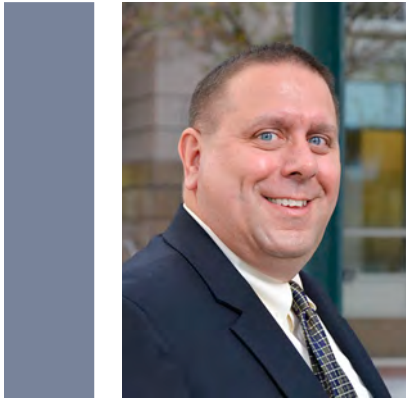
Public Works and Fleet Maintenance, Brevard County - *Viera, FL*
Senior Mechanical Engineer, Completion Date: 2024 / 103,300 SF / \$19.5 million / fleet building / heavy fleet equipment building / **storage barn** / repair building / fueling facility / offices for administration, construction, and maintenance.



ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



BILL NANCE, RCDD, OSP Communications Specialist



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

EDUCATION

Associate's Degree of Electrical and Electronics Engineering, 1996
Marion Technical College

CREDENTIALS

Registered Communications Distribution Designer # 246248
Outside Plant Designer # 246248

AFFILIATIONS

Illuminating Engineering Society,
Building Industry Consulting Service International

FIRM LOCATION

7370 Cabot Court, Suite 103
Melbourne, FL 32940

CONTACT INFORMATION

P: (321) 877-4296
E: bill.nance@tlc-eng.com

EXPERIENCE

Total: 25 years
TLC: 4 years
With Lohrum: 5 years

PROJECT CAPACITY

25%



RELEVANT EXPERIENCE:

Brevard County EOC, Brevard County Government - *Rockledge, FL*
Communications Designer, Completion Date: est. 2023 / 50,000 SF / \$28.5 million / **Brevard County experience** / contains secure lobby / locker rooms / bunk rooms / training rooms / multiple departments / commercial kitchen / 911 dispatch / operations room / media room / essential ICC 500 resisting 200mph winds / **grant funded** / 24-7 fully redundant systems for 7 days.

Brevard Transportation Mgmt. Center, Brevard County Government - *Melbourne, FL*
Communications Designer, Completion Date: est. 2024 / 23,407 SF / \$13.5 million / **Brevard County** / contains secure lobby / board room / break rooms / wellness areas / multiple departments / kitchen / administration offices / control room / essential survivable facility / grant funded / 24-7 fully redundant systems for 7 days.

Edgewater Public Works, City of Edgewater - *Edgewater, FL*
Communications Designer, Completion Date: est. 2023 / 130,000 SF / \$39 million / **public work & fleet experience** / contains public spaces / offices / EOC / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / fueling facility / warehouse / material storage / LEED / **grant funded**.

Public Works Utility Administration Building, City of DeLand - *DeLand, FL*
Communications Designer, Completion Date: est. 2023 / 24,000 SF / \$14 million / **public work & utility experience** / contains public spaces / multiple departments / commercial kitchen / EOC / break area / wellness / crew assembly areas / **grant funded**.

Utilities Field Operations Facility, City of Port Orange - *Port Orange, FL*
Communications Designer, Completion Date: est. 2023 / 10,000 SF / \$3 million / **public work & utility experience** / offices / training room / conference room / break room / meeting rooms / warehouse storage-inventory bays / crew assembly areas.

Orange City Public Works, City of Orange City - *Orange City, FL*
Senior Mechanical Engineer, Completion Date: est. 2025 / 20,000 SF / \$14 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / warehouse / material storage.

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Mathew Knight Chief Estimator

Mathew Knight has over 16 years of Construction Management experience. He has completed work on 32,000 square feet and almost 33 acres of municipal projects. Mr. Knight's capabilities include managing and coordinating multi-million-dollar construction projects beginning with the design phase through the handover and closeout phase. He is skilled in Budgeting, Analytical Skills, Operations Management, and Production Management. Mr. Knight has directed contractors in organization, scheduling, and implementation throughout projects.

RELEVANT EXPERIENCE:

EDUCATION

Associates of Science in Construction Management, 2016, Valencia College

Associates of Science in Civil/Surveying Engineering, 2016, Valencia College

CREDENTIALS

Building Construction Specialist
Drafting w/ Specializations in Architectural Drafting
Drafting in AutoCAD
OSHA 10 Hour

FIRM INFORMATION

7335 Lake Ellenor Drive
Orlando, FL 32809

EXPERIENCE

16 Years
15 Years w/ Johnnie Lohrum

PROJECT CAPACITY

20%



Brevard Transportation Management Center, Brevard County - *Melbourne, FL*
Cost Estimator, Contract Term: 2022 / 87,120 SF / \$13.5 million / **Brevard County experience** / responsible for providing an estimate for the design development documents.

Utilities Field Operations Facility, City of Port Orange - *Port Orange, FL*
Cost Estimator, Contract Term: 2022 / 359,805 SF / \$8.3 million / **public works & fleet experience** / responsible for providing an estimate for the schematic design documents.

Edgewater Public Works, City of Edgewater - *Edgewater, FL*
Cost Estimator, Contract Term: 2022 / 897,336 SF / \$40 million / **public works & fleet experience** / Responsible for developing two Concept Estimates at 50 percent Concept, one of which was selected at 100 percent Concept.

Orange City Public Works, City of Orange City - *Orange City, FL*
Senior Mechanical Engineer, Completion Date: est. 2025 / 20,000 SF / \$14 million / contains public spaces / offices / crew assembly spaces / training areas / essential survivable facility / fleet maintenance / **fueling facility** / warehouse / material storage.

Cape Coral Police Training Facility, City of Cape Coral - *Cape Coral, FL*
Cost Estimator, Contract Term: 2022 / 36,855 SF / \$16.3 million / **municipal experience** / Developed concept estimates based on program provided by Architect and Owner. Developed Program and Cost at Design Development Drawing Level to ensure project was on budget throughout the Construction Drawing Development process.

Seminole County Fire Station No. 25, Seminole County - *Casselberry, FL*
Cost Estimator, Completion Date: 2022 / 65,340 SF / \$8 million / **municipal experience** / responsible for providing estimates for schematic design documents, design development documents, and 90 percent construction documents.

Columbia County EOC, Columbia County - *Lake City, FL*
Cost Estimator, Contract Term: 2022 / 36,885 SF / \$8 million / **municipal experience** / responsible for developing an Estimate of Probable Costs based on the drawings prepared by the client.

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Gene Losito, PE Project Manager

Gene has more than 18 years of civil engineering experience in Central Florida. He has had success completing a wide variety of land development projects, from industrial developments to commercial to mixed-use developments including residential uses. He is adept at all aspects of the land development process, from entitlement and development services to design and permitting.

EDUCATION

Bachelor of Science, Civil Engineering, University of Florida

CREDENTIALS

Professional Engineer in Florida, #75547

SPECIAL QUALIFICATIONS

- Has 18 years of civil engineering experience
- Specializes in civil land development, water and wastewater distribution and transmission, stormwater modeling and drainage design, and geographic information systems.
- Proficient with AutoCAD 3D, ArcGIS, StormCAD, WaterCAD, InfoWater, ICPR, and Ponds software.

FIRM LOCATION

1700 SE 17th Street, Suite 200
Ocala, FL 34471

EXPERIENCE

18 Total Years

PROJECT CAPACITY

30%



RELEVANT EXPERIENCE:

BLCCDD WTP 4 Administration Building, Marion County, FL

Project Manager. Kimley Horn provided the design, permitting, and construction administration services for a new 10,000 sf administration building located at the BLCCDD future Water Treatment Plant 4 site. The Project included site civil design, stormwater design, and permitting. The Project also included future site planning for the 20-acre WTP facility.

Wildwood Public Works Facility, Sumter County, FL

Project Manager. Kimley-Horn provided the survey, geotechnical, environmental, site civil design, permitting, and construction administration services for a new Public Works Facility for the City of Wildwood. The Project included site civil design, stormwater design, and permitting of the 25,000-sf operations center with fueling station, fleet maintenance building, vehicle wash station, and warehouse.

McLane Distribution Center, Ocala, FL

Project Manager. Kimley-Horn provided the survey, geotechnical, environmental, site civil design, permitting, and construction administration services for a new 400,000 sf distribution facility. The Project included site civil design, stormwater design, and permitting of the 400,000-sf distribution center with fueling station, fleet maintenance building, vehicle wash station, and warehouse.

Bay Laurel Center Community Development District (BLCCDD) North Water Reclamation Facility (WRF), Marion County, FL

Project Engineer. Kimley-Horn provided survey, geotechnical, environmental, design, permitting, and construction administration services for a 2.5 MGD AADF (5.0-MGD buildout capacity) water reclamation facility (WRF). Project design included site civil design, offsite roadways improvements, stormwater design and modeling. The Project also included decommissioning of the On Top of the World South Wastewater Treatment Facility along with site grading and preliminary drainage design. The project delivery method was Construction Manager at Risk (CMAR).

On Top of the World South WWTF Expansion, Marion County, FL

Project Engineer. Kimley-Horn provided the design, permitting, and construction administration services for a new 250,000-gallon equalization basin to provide consistent operation and treatment, increase plant capacity, while also allowing for operational flexibility. Project design included survey, site civil design and permitting.

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Trey Clayton, PE
Project Engineer

Trey has 11 years of experience as a civil, water, and wastewater analyst. Recent experience includes the BLCCDD North Water Reclamation Facility, BLCCDD WTP 4 Administration Building, On Top of the World South WWTF Expansion, and Wildwood Public Works Facility. In addition, Trey's software experience includes AutoCAD MEP and Civil 3D, ArcMap GIS, InnoVize InfoWater, InnoVize InfoSewer, Benley WaterCAD, Bentley SewerCAD, Bentley Hammer, Microsoft Project, Inventor, and Sketch Up.

EDUCATION

Bachelor of Science, Agricultural Engineering, Auburn University

CREDENTIALS

Professional Engineer in Florida, #90813

SPECIAL QUALIFICATIONS

- Has 11 years of experience as a civil, water, and wastewater engineer
- Software experience includes AutoCAD MEP and Civil 3D, ArcMap GIS, InnoVize InfoWater, Benley WaterCAD, Bentley SewerCAD, Bentley Hammer, Microsoft Project, Inventory, and SketchUp.

FIRM LOCATION

1700 SE 17th Street, Suite 200
Ocala, FL 34471

EXPERIENCE

11 Total Years

TOTAL CAPACITY

30%

RELEVANT EXPERIENCE:

Bay Laurel Center Community Development District (BLCCDD) 2.5-MGD Bay Laurel North Water Reclamation Facility (WRF), Marion County, FL

Project Manager. Kimley Horn provided design, permitting, and construction administration services for a 2.5 MGD AADF (5.0-MGD buildout capacity) water reclamation facility (WRF) with advanced wastewater treatment capability (<5 BOD, <5 TSS, <3 TN), and public access reclaimed water system. The treatment process consists of Ovivo oxidation ditch, conventional clarifiers, and disc filters with smart biological control technology. The project delivery method was Construction Manager at Risk (CMAR). Kimley-Horn helped the owner obtain \$25 million in FDEP Protect Florida Together Grant funds for the construction of a new WRF.

BLCCDD WTP 4 Administration Building, Marion County, FL

Project Engineer. Kimley Horn provided the design, permitting, and construction administration services for a new 10,000 sf administration building located at the BLCCDD future Water Treatment Plant 4 site. The Project included site civil design, stormwater design, and permitting. The Project also included future site planning for the 20-acre WTP facility.

On Top of the World South WWTF Expansion, Marion County, FL

Project Manager. Kimley-Horn provided the design, permitting, and construction administration services for a new 250,000-gallon equalization basin to provide consistent operation and treatment, increase plant capacity, while also allowing for operational flexibility. Project design included survey, site civil design and permitting.

Wildwood Public Works Facility, Sumter County, FL

Project Engineer. Kimley-Horn provided the survey, geotechnical, environmental, site civil design, permitting, and construction administration services for a new Public Works Facility for the City of Wildwood. The Project included site civil design, stormwater design, and permitting of the 25,000-sf operations center with fueling station, fleet maintenance building, vehicle wash station, and warehouse.



2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Rick Browne, CHMM Environmental

Rick is an environmental scientist with 12 years of experience conducting protected species surveys, habitat mapping and assessment, delineating wetlands, designing wetland mitigation and restoration areas, Phase I and Phase II environmental site assessments, and permitting projects throughout Central and Southwest Florida. He has also conducted ecological and hydrologic monitoring for both public- and private-sector projects to satisfy specific permit requirements pertaining to Water Use Permits, wetland mitigation areas and County-wide Environmental Management Plans. Rick has a strong working knowledge of all Florida ecosystems and maintains excellent working relationships with regulatory review agencies including the USACE, the FDEP, and various Florida water management districts.

EDUCATION

Master of Science, Environmental Sciences and Engineering, Virginia Polytechnic Institute and State University
Bachelor of Science, Environmental Science, University of North Carolina at Chapel Hill

CREDENTIALS

Hazardous Materials Manager in Florida, #21329

SPECIAL QUALIFICATIONS

- Has 12 years of experience providing environmental support services

FIRM LOCATION

201 N Franklin Street, Suite 1400
Tampa, FL 33602

EXPERIENCE

12 Total Years

TOTAL CAPACITY

20%

RELEVANT EXPERIENCE:

Bay Laurel Center Community Development District (BLCCDD) North Water Reclamation Facility (WRF), Marion County, FL

Environmental Scientist. Kimley-Horn is providing design, permitting, and construction administration services for a 2.5-MGD Average Daily Flow (ADF) (5.0-MGD buildout capacity) water reclamation facility (WRF) with advanced wastewater treatment capability, and public access reclaimed water system. The treatment process consists of Ovivo oxidation ditch, in-line flow equalization, conventional clarifiers, a new biosolids dewatering facility with screw-press dewatering equipment, and disc filters with smart biological control technology. Other aspects of the project involved drainage design, landscaping, electrical, instrumentation and controls, and architectural and structural components. Kimley-Horn helped the owner obtain \$60 million in FDEP Protect Florida Together Grant funds for the construction of a new WRF. Rick assisted with Phase 1, Phase 2, and the Environmental Assessment.

Wildwood Public Works Facility, Sumter County, FL

Environmental Scientist. Kimley-Horn provided the survey, geotechnical, environmental, site civil design, permitting, and construction administration services for a new Public Works Facility for the City of Wildwood. The Project included site civil design, stormwater design, and permitting of the 25,000-sf operations center with fueling station, fleet maintenance building, vehicle wash station, and warehouse. Rick assisted with Phase 1, Phase 2, and the Environmental Assessment.

Pasco County Biosolids Facility Design-Build, Pasco County, FL

Environmental Analyst. Kimley-Horn provided civil engineering and environmental services for this 3-acre biosolids facility. Our specific civil engineering services included site grading, site utilities (water and sewer services), stormwater facilities design/management, pavement design, and associated site improvements. In addition, our environmental professionals provided gopher tortoise survey and relocation services for this project.

Polk County Sheriff's Office (PCSO) Booking Facility, Lakeland, FL

Environmental Scientist. Kimley-Horn provided design services for a new Polk County Sheriff's Office (PCSO) booking facility at the Polk County landfill. The facility replaces the 55-year-old primary existing facility in Bartow. The project included a new building with access roadways, retaining walls, fencing, guard rails, stormwater, utilities, wetland delineations, and flood studies. Project was completed on time and within budget in 2021.



2 TECHNICAL CAPABILITIES

2. Firm Capacity & Resumes



Matt Dunn, PLA Landscaping

Matt brings more than nine years of landscape architecture and project management experience. He is well versed in construction document preparation, presentation graphics, illustrative 3D renderings, construction phase services, and arboriculture services for a variety of local and nationally recognized clients. Notably, his experience involves a mix of code minimum required landscape design, enhanced landscape design, arboriculture services, and master planning for both private land development and public realm projects. He has led numerous luxury residential and amenities pursuits throughout Florida, and is well-versed in local conditions.

EDUCATION

Bachelor of Landscape Architecture,
Virginia Polytechnic Institute and
State University

CREDENTIALS

Hazardous Materials Manager in
Florida, #21329

SPECIAL QUALIFICATIONS

- Field experience includes tree surveys, field collection data and data sets with 1000's of trees, tree health assessments, grand tree assessments, larger scale tree projects with GPS and GIS based data Expertise in construction document preparation.

FIRM LOCATION

1800 2nd Street, Suite 900
Sarasota, FL 34236

EXPERIENCE

9 Total Years

PROJECT CAPACITY

30%

RELEVANT EXPERIENCE:

Wildwood Public Works Facility, Sumter County, FL

Landscape Architect. Kimley-Horn provided the survey, geotechnical, environmental, site civil design, permitting, and construction administration services for a new Public Works Facility for the City of Wildwood. Matt was responsible for arboriculture services, tree mitigation plans, code required landscape plans, and irrigation plans. The Project included site civil design, stormwater design, and permitting of the 25,000-sf operations center with fueling station, fleet maintenance building, vehicle wash station, and warehouse.

Bay Laurel Center Community Development District (BLCCDD) North Water Reclamation Facility (WRF), Marion County, FL

Landscape Architect. Kimley-Horn is providing design, permitting, and construction administration services for a 2.5-MGD Average Daily Flow (ADF) (5.0-MGD buildout capacity) water reclamation facility (WRF) with advanced wastewater treatment capability, and public access reclaimed water system. Matt is responsible for providing arboriculture services, tree mitigation plans, code required landscape plans, and irrigation plans. The treatment process consists of Ovivo oxidation ditch, in-line flow equalization, conventional clarifiers, a new biosolids dewatering facility with screw-press dewatering equipment, and disc filters with smart biological control technology. Other aspects of the project involved drainage design, landscaping, electrical, instrumentation and controls, and architectural and structural components. Kimley-Horn helped the owner obtain \$60 million in FDEP Protect Florida Together Grant funds for the construction of a new WRF.

McLane Distribution Center, Ocala, FL

Landscape Architect. Kimley-Horn provided the survey, geotechnical, environmental, site civil design, permitting, and construction administration services for a new 400,000 sf distribution facility. Matt was responsible for providing arboriculture services, tree mitigation plans, code required landscape plans, and irrigation plans. The project included site civil design, stormwater design, and permitting of the 400,000-sf distribution center with fueling station, fleet maintenance building, vehicle wash station, and warehouse.



2 TECHNICAL CAPABILITIES

3. Quality Control Process

QUALITY CONTROL

We look at quality control through a lens of “assurance” to the District that the documents and product we deliver will be reliable and exceed your expectations. To do this we have developed a very detailed check list document for every project design phase. This checklist helps us to:

- keep the project in budget
- cost effective detailing
- clear and precise specifications
- consistent internal design team coordination meetings
- early courtesy code reviews with AHJ
- appropriate testing requirements within documents
- utilize our long-standing knowledge of District standards
- establish clear & early permitting schedule

Our process is centered around a 4 step proces:

1. Written Quality Assurance Plan
 - Roles
 - Communications
 - Work Breakdown
 - Deliverables
 - Detailed Project Schedule
 - Labor-hour budgets
2. Real Time Approach
 - Quality Staff
 - Accountability
 - Continual Testing
3. Q/A Checklist Per Milestone
 - Senior Level Reviews
 - Page Turns w/ Clients
 - Coordination w/ Contractor
4. BIM Delivery Methos
 - Improved Visualization
 - Multi-Disciplinie Coordination
 - 3rd Party Validation
 - Discrepancy & Collision Reports

The bottom line is, nothing will be issued to the District until it has been verified and checked multiple times on our end first.

2 TECHNICAL CAPABILITIES

4. Signed Statement



January 24, 2025

Bay Laurel Center District
8470 SW 79th Street Road, Suite 3
Ocala, Florida 34481

To Whom it May Concern:

As President of JL2 Architecture, LLC, I am an authorized agent of the firm, as listed on the Florida Department of State Division of Corporations' Sunbiz report and have the authority to sign submittal letters and contracts on behalf of the firm. I can confirm that the firm currently has sufficient health and safety policies, a code of conduct, equal opportunity employment policies, including policies for reasonable accommodations that comply with the Americans with Disabilities Act of 1990 and a mission statement. I can be contacted at 1678 Kingston Road, Longwood, FL 32750. My phone number is (407) 340-2879 and email address is jlohrum@jl2architecture.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Johnnie Lohrum Jr.'.

Johnnie Lohrum Jr., RA
President

JL2 Architecture | 1678 Kingston Road | Longwood, FL 32750
Direct 407.340.2879 | www.jl2architecture.com | Architectural License AR00000

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

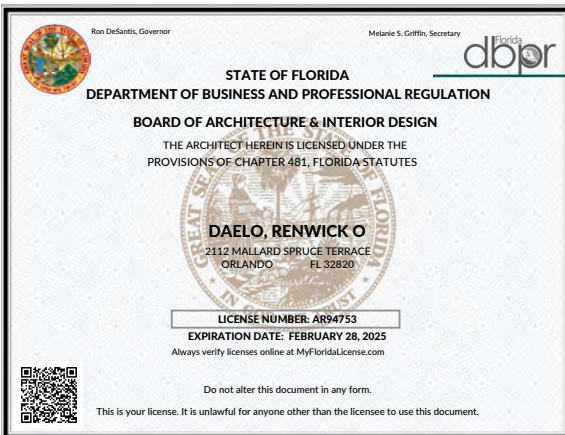
5. State Licenses

Note that the State of Florida no longer provides the actual business with its own license. The state uses the primary owner's license.

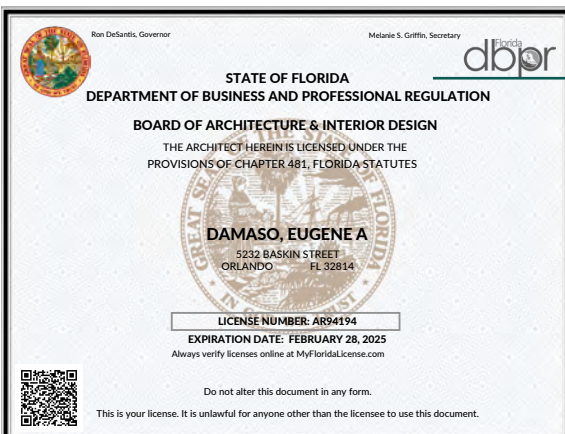
See below for j|2 Architecture & it's consultants licenses.



Johnnie Lohrum Jr., RA, LEED AP
President / Project Manager
JL2Architecture



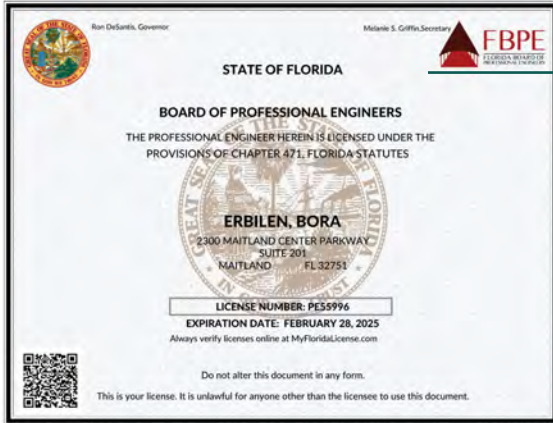
Renwick Daelo
Project Architect
j|2 Architecture



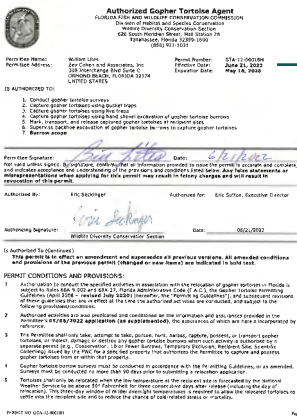
Eugene Damaso
Project Architect
j|2 Architecture

2 TECHNICAL CAPABILITIES

5. State Licenses



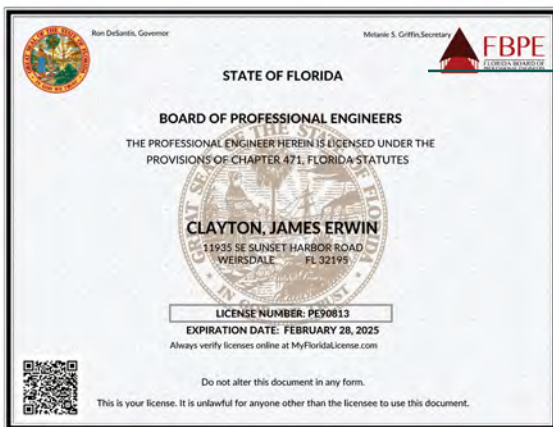
Bora Erbilien, PE
 Structural Engineer
 BBM



Bill Lites, PE
 Environmental Engineer
 Zev Cohen & Associates



Gene Losito, PE
 Civil Engineer
 Kimley-Horn



Trey Clayton, PE
 Civil Engineer
 Kimley-Horn

ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

5. State Licenses

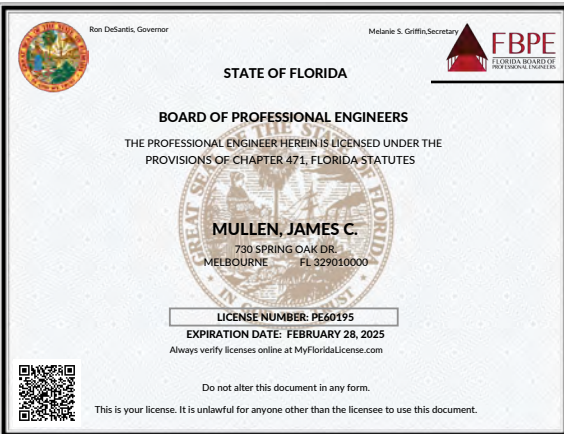
Rick Browne, PE
Environmental
Kimley-Horn



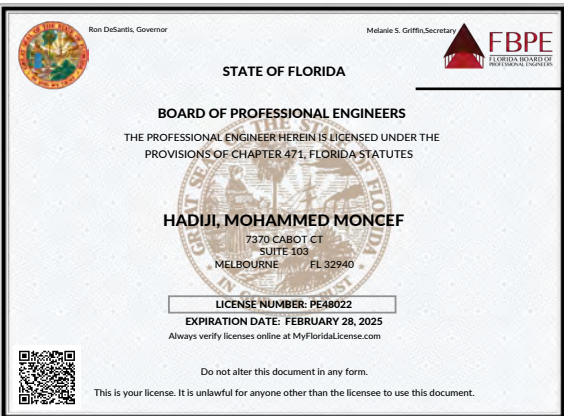
Matt Dunn
Landscape
Kimley-Horn



Jim Mullen, PE
Mechanical/Plumbing Engineer
TLC Engineering



Moncef Hadji, PE
Electrical Engineer
TLC Engineering



ESSENTIAL PUBLIC SERVICE

2 TECHNICAL CAPABILITIES

6. Florida Corporate Charter

State of Florida Department of State

I certify from the records of this office that JL2 ARCHITECTURE, LLC is a limited liability company organized under the laws of the State of Florida, filed on November 21, 2022.

The document number of this limited liability company is L22000495247.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-second day of January,
2025*




Secretary of State

Tracking Number: 2794719006CU

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

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



FIRM HISTORY
& QUALIFICATIONS

3

3 HISTORY & QUALIFICATIONS

Orange City Public Works -- Orange City, FL



DESCRIPTION OF PROJECT / FEATURES:

The City of Orange City's new Public Works Facility is a large 18 acre campus comprised of an administration building, 2 lane fueling station, storage warehouse, covered parking, training, covered yard storage, truck wash, vehicle wash and granular material storage. The main administration building houses office space for multiple departments and training space for field crew and other City employees. The facility is an essential survivable facility with Emergency Operations so the City can maintain operations during any activation.

PROJECT SCOPE:

Architecture, Interior Design, MEP/F, Security, Comms., Environmental Engineering, Civil Engineering, Structural Engineering, Site & Building Permitting, Grant Documentation, LEED, estimating & Construction Administration.

CLIENT INFORMATION:

City of Orange City, FL
Christine Davis
Assistant City Manager
386.775.5491
cdavis@orangecityfl.gov

TEAM MEMBERS:

Johnnie Lohrum Jr.-Principal-In-Charge
Renwick Daelo-Project Architect
Eugene Damaso-Project Architect
Ryan Semore-Operations Specialist
WRA-Operations Specialist
Jacek Flejsierowicz-3D Visualization
TLC Engineering Solutions-MEP/F

RELEVANCY:

public works & fleet experience / municipal experience / essential facility / administration offices / grant funded

SIZE:

20,000 SF

COST:

Original-\$11 million
Final-TBD

SCHEDULE:

Original-June 2024
Final-TBD

INNOVATIONS:

To save costs, the entire facility is constructed of a Pre-Engineered Metal Building that is clad with differently patterned metal panels. This was particularly beneficial at the two story warehouse and fleet maintenance bays where a minimum clear structural height of 25'-0" was needed.

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

Brevard County Public Works -- Melbourne, FL



DESCRIPTION OF PROJECT / FEATURES:

Brevard County's new Public Works Facility is a large 20 acre campus comprised of an administration building, 4 lane fueling station, 30 bay heavy and light fleet maintenance facility, 8 covered pole barns for equipment storage, covered parking, training, covered yard storage, truck wash, vehicle wash and granular material storage. The main administration building houses office space for multiple departments and houses a new EOC during times of activation. The entire site is surrounded by community development so extreme care was taken to limit the size of material bins, eliminate light pollution, reduce noise pollution and efficiently move the heavy equipment quickly on and off site. It was important for the County to be good neighbors.

PROJECT SCOPE:

Architecture, Interior Design, MEP/F, Security, Comms., Environmental Engineering, Civil Engineering, Structural Engineering, Site & Building Permitting, Grant Documentation, LEED, estimating & Construction Administration.

CLIENT INFORMATION:

Brevard County, FL
Tim Lawry
Facilities
321.863.2075
tim.lawry@brevardfl.gov

TEAM MEMBERS:

Johnnie Lohrum Jr.-Principal-In-Charge
Ryan Semore-Operations Specialist
WRA-Operations Specialist
Renwick Daelo-Project Architect
Eugene Damaso-Project Architect
Jacek Flejsierowicz-3D Visualization
TLC Engineering Solutions-MEP/F
BBM Structural-Structural Engineering
Zev Cohen-Civil/Environmental/Landscape

RELEVANCY:

public works & fleet experience / municipal experience / essential facility / administration offices / grant funded

SIZE:

100,000+ SF

COST:

Original-\$44 million
Final-TBD

SCHEDULE:

Original-June 2024
Final-2025-2028

INNOVATIONS:

Design team worked with the County to determine a 20 year build out. When the total budget wasn't affordable, the project was broken up into 4 phases. However, we permitted the entire project so future phases can move forward quickly with a site permit in hand.

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

City of Edgewater Public Works Facility -- Edgewater, FL



DESCRIPTION OF PROJECT / FEATURES:

The City of Edgewater's new Public Works Facility is a large 19 acre campus comprised of an administration building, 5 lane fueling station, fleet maintenance facility, warehouses, covered parking, training, covered yard storage, truck wash, vehicle wash and granular material storage. The main administration building houses office space for multiple departments such as Public Relations, Engineering, Public Works, Utilities & Waste Management. The facility is an essential survivable facility with Emergency Operations so the City can maintain operations during any activation.

RELEVANCY:

public works & fleet experience / municipal experience / essential facility / administration offices / grant funded

SIZE:

130,000 SF

COST:

Original-\$11 million
Final-\$39 million

SCHEDULE:

Original-June 2024
Final-TBD

PROJECT SCOPE:

Architecture, Interior Design, MEP/F, Security, Comms., Environmental Engineering, Civil Engineering, Structural Engineering, Site & Building Permitting, Grant Documentation, LEED, estimating & Construction Administration.

*Mr. Lohrum (j|2 Architecture) was the Principal-In-Charge on this project while working for another firm.

CLIENT INFORMATION:

City of Edgewater, FL
Randy Coslow, PE
Director/City Engineer
386.424.2400
rcoslow@cityof edgewater.org

TEAM MEMBERS:

Johnnie Lohrum Jr.-Principal-In-Charge
Ryan Semore-Operations Specialist
WRA-Operations Specialist
Jacek Flejsierowicz-3D Visualization
TLC Engineering Solutions-MEP/F
BBM Structural-Structural Engineering
Zev Cohen-Civil/Environmental/Landscape

INNOVATIONS:

Final needs for the project were more than originally estimated so the project was ultimately phased to construct the most essential needs first. A facility operations based approach was used to ensure the design improves operations & work flow. All materials & finishes selected were cost effective, durable, maintenance friendly & ergonomic. An entry garden was created at the front of the facility to display, storm water collection, solar & yard planting ideas for residences of Edgewater.

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

Port Orange Utilities Field Operations Facility -- Port Orange, FL



DESCRIPTION OF PROJECT / FEATURES:

The City of Port Orange's new Utilities Field Operations Facility is an 8.3 acre campus comprised of an administration building, fleet maintenance facility, warehouses, covered parking, training, covered yard storage, truck wash and granular material storage. The main administration building houses office space for multiple departments including workshops and break areas for city field crews. The facility is an essential survivable facility with Emergency Operations so the City can maintain operations during any activation.

RELEVANCY:

public works & fleet experience / municipal experience / essential facility / administration offices

SIZE:

24,000 SF

COST:

Original-\$3.5 million
Final-\$8 million

SCHEDULE:

Original-Oct. 2023
Final-Est. Feb. 2024

PROJECT SCOPE:

Architecture, Interior Design, MEP/F, Security, Comms., Environmental Engineering, Civil Engineering, Structural Engineering, Site & Building Permitting, Estimating & Construction Administration.

*Mr. Lohrum (j12 Architecture) was the Principal-In-Charge on this project while working for another firm.

CLIENT INFORMATION:

City of Port Orange, FL

Junos Reed

Construction & Engineering Manager

386.212.4533

jureed@port-orange.org

TEAM MEMBERS:

Johnnie Lohrum Jr.-Principal-In-Charge

Ryan Semore-Maintenance Operations Specialist

Jacek Flejsierowicz-3D Visualization

TLC Engineering Solutions-MEP/F

BBM Structural-Structural Engineering

Zev Cohen-Civil/Environmental/Landscape

KMI-Cost Estimating

INNOVATIONS:

The project sits adjacent to a future residential development. For cost efficiency, the project was split into two buildings. The main building is constructed out of block and will serve as the essential facility. The secondary warehouse is a PEMB which will save on costs and construction time. The design aesthetic is warm woods and metal roofs to fit within the surrounding neighborhood. A covered exterior corridor separates the two buildings allowing for field crews to come and go while taking advantage of wash down rooms, showers, mud rooms and break areas without contaminating the clean areas of the main building.

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

DeLand Public Works Utility Administration Building -- DeLand, FL



DESCRIPTION OF PROJECT / FEATURES:

The City of DeLand's new Utility Administration Building is a two story structure housing office space, collaboration areas, fitness room, commercial kitchen and touch down space for the field crew. The main administration building houses office space for multiple departments including Public Works, Engineering, Water & Sewer. The facility is an essential survivable facility with Emergency Operations so the City can maintain operations during any activation.

RELEVANCY:

public works & fleet experience / municipal experience / essential facility / administration offices

SIZE:

24,000 SF

COST:

Original-\$8 million
Final-\$8 million

SCHEDULE:

Original-Oct. 2023
Final-March 2024

PROJECT SCOPE:

Architecture, Interior Design, MEP/F, Security, Comms., Environmental Engineering, Civil Engineering, Structural Engineering, Site & Building Permitting, Estimating & Construction Administration.

*Mr. Lohrum (j12 Architecture) was the Principal-In-Charge on this project while working for another firm.

CLIENT INFORMATION:

City of DeLand, FL
Ray Bahrami
City Engineer
407.312.7193
bahramir@deland.org

TEAM MEMBERS:

Johnnie Lohrum Jr.-Principal-In-Charge
Jacek Flejsierowicz-3D Visualization
TLC Engineering Solutions-MEP/F
BBM Structural-Structural Engineering
Zev Cohen-Civil/Environmental/Landscape

INNOVATIONS:

The facility contains two large training rooms for day-to-day usage that convert to a fully functioning EOC during activation. This multi-use of spaces was a strategy utilized throughout the project to ensure efficiency of space which reduced the cost of the project. The building was designed in a u-shaped form to allow natural light to all areas of the building. The center of the building can be infilled later to provide future growth for the building. Small pockets of work/collaboration space were provided throughout the building to provide different levels of workspace for field crews. The building utilizes sealed concrete floors, tile walls, open ceilings, LED lighting & other durable materials appropriate for both office & field work.

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

Sarasota County Sheriff's Fleet Maint. Facility -- Osprey, FL



DESCRIPTION OF PROJECT / FEATURES:

The current Sheriff's facility was outdated and undersized for the growing needs of the community. WRA was a part of the design team and assisted in the maintenance & operations planning, equipment selection and conceptual design. The facility provides support for all of Sarasota County Sheriff's fleet with spaces such as administration offices, fleet maintenance for light & heavy duty vehicles, make ready bays, vehicle storage and a fueling facility.

PROJECT SCOPE:

Architecture, Interior Design, Systems Design, Equipment Selection, Estimating & Construction Administration.

CLIENT INFORMATION:

Sarasota County Government
Kim Humphrey
Project Manager
941.549.4549
khumphrey@cityofnorthport.com

TEAM MEMBERS:

Ryan Seymore-Maintenance & Operations Specialist
Craig Hossfeld-Fueling & Systems Designer

RELEVANCY:

fleet experience / municipal experience / essential facility / administration offices

SIZE:

63,000 SF

COST:

Original-\$14.5 million
Final-\$14.5 million

SCHEDULE:

Original-Aug. 2020
Final-Aug. 2020

INNOVATIONS:

The project was designed and constructed to meet LEED silver certification standards. The Civil engineer worked with the County on conceptual master planning efforts several years before the project started. This gave the design team a jump start when the final design efforts started. WRA worked closely with the County technicians and shared multiple ways to efficiently layout the fleet bays. Ultimately, two separate fleet bays with a center drive aisle was utilized to optimize work-flow and operational efficiency. Special attention was also paid attention to the vehicle circulation throughout the site with all vehicles moving only in one direction allowing for safe, secure, efficient traffic flow. Cleristery windows were used in all high bay spaces to maximize natural daylight reducing energy costs and improving the work environment.

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

Cambridge Maintenance Facility -- Cambridge, MD



DESCRIPTION OF PROJECT / FEATURES:

The new facilities includes a 26,000 SF maintenance and shop building, a 13,000 SF vehicle storage building, a 10,400 SF crew/equipment storage building, a 4,000 ton salt barn, material storage bins, brine tanks, fuel island, truck wash, and on-site storage for outdoor equipment and materials. The shop has three full-service bays with overhead crane, in-floor truck lifts, welding area, service reels, exhaust system, support equipment and shop chief offices.

RELEVANCY:

public works & fleet experience / municipal experience / essential facility / administration offices

SIZE:

53,400 SF

COST:

Original-\$20 million
Final-\$20 million

SCHEDULE:

Original-2018
Final-2018

PROJECT SCOPE:

Architecture, Interior Design, Systems Design, Equipment Selection, Mechanical, Electrical, Civil Engineering, Estimating & Construction Administration.

CLIENT INFORMATION:

Maryland State Highway Administration
Mike Davis
Project Engineer
443.497.2503
mdavis13@sha.state.md.us

TEAM MEMBERS:

Ryan Seymore-Maintenance & Operations Specialist
Craig Hossfeld-Fueling & Systems Designer
Nicola Anderson-Vehicle Services Designer

INNOVATIONS:

The site is linear and constrained by the Chesapeake Bay Area boundaries, which require close study of how all the functions were to fit on the site. Truck circulation to all functions was critical to make the operation work. The construction was phased to allow the facility to remain operational at all times. The project was designed to LEED Silver certification. The cooling system consisted of a 30-ton air cooled chiller and a dedicated outside air unit designed to provide humidity control and ventilation to occupied spaces. The heating water system consisted of heating and ventilating units served by two condensing type propane gas fired heating water boilers. Infrared heaters provided heat to each shop space. The plumbing system included an oil water separator, compressed air system, and gas fired instantaneous domestic water heaters. WRA supported the commissioning agent during the commissioning process.

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

Ocean City Public Works & Transit Facility -- Ocean City, MD



DESCRIPTION OF PROJECT / FEATURES:

The project includes a 36,000 square foot administration building housing multiple department staff and operations including transportation, purchasing and parts storage, and public works; a 7000 square foot Public Safety Support Building for public safety equipment and vehicles, police storage, emergency response storage, and beach patrol. Fueling and cash handling operations are supported in a 3200 square foot building designed with secured facilities for cash handling operations.

PROJECT SCOPE:

Architecture, Interior Design, Systems Design, Equipment Selection, Mechanical, Electrical, Civil Engineering, Estimating & Construction Administration.

CLIENT INFORMATION:

Ocean City
Hal Adkins
Public Works Director
410.524.7715
hadkins@oceancitymd.gov

TEAM MEMBERS:

Ryan Seymore-Maintenance & Operations Specialist
Craig Hossfeld-Fueling & Systems Designer
Nicola Anderson-Vehicle Services Designer

INNOVATIONS:

A new 41,000 SF Bus Storage Building that houses 70 buses is designed with architectural features and landscaping that provide an enhanced view from an adjacent marina and high-end condominiums. Transit operations were reorganized and optimized for safe and efficient circulation throughout the constrained site. New 4-lane fuel islands, with dispensers and canopies for all vehicle types aligns with new site circulation patterns while accommodating cleaning and maintenance procedures, such as topping off fluids, during the fueling process. Facilities were designed with sustainable features such as cool roofs, daylight harvesting, enhanced HVAC and electrical controls, and pervious pavement. Fire protection to the entire site was re engineered with new service, fire pump building, and new fire protection systems throughout the buildings.

RELEVANCY:

public works & fleet experience / municipal experience / essential facility / administration offices

SIZE:

80,000 SF

COST:

Original-\$25 million
Final-\$27.3 million

SCHEDULE:

Original-July 2020
Final-March 2021

ESSENTIAL PUBLIC SERVICE

3 HISTORY & QUALIFICATIONS

As previously mentioned in the proposal's cover letter, the j12 Architecture offers significant local experience and knowledge of designing and detailing dozens of essential facilities in the state of Florida. This project is about you, your needs and vision and the j12 Architecture team has the passion and desire to help you bring that vision to life with qualifications such as:

- 1. Designers who specialize in Public Works, Transit & Fleet Facilities with a proven process on more than 200 facilities.**
- 2. Master planning expertise.**
- 3. A dedicated and experienced local team who has worked together on projects such as the new Edgewater Public Works Facility, Port Orange Utilities Facility and the DeLand Public Works Facility.**
- 4. Expedited Schedule.**
- 5. Essential facility design experience.**

Below is a listing of just a portion of some of the other projects that our team has worked on:

Florida

Sarasota County Sheriff – Central Fleet Facility Design
Hillsborough County, Tampa – Public Works Facility
Sarasota County DGS, Sarasota – Fueling Facility Design
Edgewater--Public Works Facility
Lake Worth--Public Works Facility
Oakland Park--Public Works Facility
Port Orange--Public Works Facility

California

City of San Gabriel Public Works Facility Design
Imperial Irrigation District – Campus Master Plan
City of San Pablo – Public Works Facility Design
City of Corona – Public Works Facility Design
City of San Diego – Street Department Facility Master Plan
City of Oakland – Public Works Facility Design
City of Burlingame – Public Works Facility Design
City of Beverly Hills – Public Works Facility Design
CALTRANS, Los Angeles – Operations Center Design
City of Moreno Valley – Public Works Facility Master Plan
South Coast Water District – Operations Center

Colorado

Larimer County Road and Bridge Department – Three Road and Bridge Shops Design
City of Fort Collins – Public Works Facility Design
City of Boulder – Public Works Facility Design
City of Loveland – Municipal and School Operations and Maintenance Facility Design
City of Snowmass Village – Public Works Facility Design
Pitkin County – Public Works Facility Design

Pennsylvania

City of Philadelphia Street Department, Philadelphia – Streets Department Maintenance Facility Design
Lower Merion Township – Public Works Facility Design

Texas

Department of Solid Waste Management, Houston – Three Solid Waste Fleet Maintenance Facility Designs
Bexar County Commissioners Court, San Antonio – Public Works Facility Master Plan

Virginia

Fauquier County, Warrenton – Countywide Operations complex master plan
City of Suffolk Public Utilities – Operations Facility Design
City of Suffolk Public Works – Operations Facility Design
King George County – Operations Facility Design
City of Bloomington – Public Works Facility Master Plan
Village of Streamwood – Public Works Facility Master Plan
City of DeKalb – Public Works Facility Design
Village of Barrington – Public Works Facility Master Plan
Village of Shorewood – Public Works Facility Master Plan
City of Chicago – Public Works Facility Design
Village of Sugar Grove – Public Works Facility Design

Maryland

Maryland State Highway Association – Cambridge Yard – Maintenance and Operations Facility Design
City of Baltimore – Central Fleet Maintenance Facility
Massachusetts Turnpike Authority, Boston – Operations and Maintenance Facility Design “the Big Dig”

Minnesota

Minnesota DOT – Rochester Truck Shop Design
Ramsey County Public Works, Arden Hills – Facility
Albert Lea Public Works – Master Plan and First Phase
Cloquet Public Works – Facility Master Plan
Sherburne County – Public Works Facility Design

New Hampshire

City of Keene – Public Works Facility Design

New York

City of New York Mayors Office – Fueling Center Analysis
Department of Sanitation, New York – Manhattan 6/9 Sanitation Maintenance Facility Design
Triborough Bridge Toll Authority, New York – Operations Facility Design
Department of Parks, New York – Central Maintenance

Oregon

Washington County, Hillsboro – Public Works Facility

FINANCIAL &
LEGAL STATUS

4



4 FINANCIAL & LEGAL STATUS

JL2 Architecture (Prime Consultant)
Dun & Bradstreet No: 12-201-2716

JL2 Architecture certifies that the firm is financially stable and has the necessary resources, human and financial, to provide the services at the level required by Bay Laurel.

JL2 Architecture has not had any actions taken by any regulatory agency against or involving the firm or its agents or employees with respect to any work performed in the past five years.

JL2 Architecture has no past or current litigations involving the firm or its agents or employees with respect to any work performed in the past five years.

JL2 Architecture has no past or current litigation or binding arbitration with any client.

JL2 Architecture has not failed to complete any work in accordance with any contract in the last five years.

We have selected the option to provide a letter of good standing from our Financial Institution, credit report, balance sheets and our current asset to liability ratio.....

THESE ITEMS HAVE BEEN PROVIDED IN A SEPARATE SEALED ENVELOPE.



MANAGEMENT &
ORGANIZATIONAL
APPROACH

5

5 MANAGEMENT & APPROACH

Describe your firm's understanding of the project:

We understand that the staff and crew that make up the Bay Laurel Center Community Development District has a critical role in the support and operations of it's essential services.

The high level scope is to design and construct new office space, warehouse space, meeting spaces, equipment storage and fueling stations. However we feel our critical scope will be to understand your needs and how you operate so we can design structures and space that make your jobs more operationally efficient.

Describe what makes your firm uniquely qualified for this project.

JL2 Architecture is uniquely qualified for this project because municipal work is all we do and have a passion for. We have recently completed several projects with "exactly" the same scope as your project. We have a local experienced team that will bring an unparalleled expertise to the table all while making sure your vision is met. While design is important to us, we understand how to design cost effective and operationally efficient facilities that are responsible to the tax payers.

Describe example of innovation solutions in which your firm's involvement on a specific project resulted in cost savings or better solutions.

1. The design aesthetics for a recent municipal project for the City of Deland required a look that would fit within the context of the surrounding downtown area. Due to the low project budget, CMU & brick was not affordable. Originally considered to be a one-story project, the design team created a two-story option that worked operationally on site and would be more cost effective constructed out of tilt wall. The facade for the project is constructed completely out of thin-face brick embedded into the concrete tilt panel. The design team worked to create very specific detailing around the windows, doors, arched openings & roof lines to ensure a traditional brick look was accomplished saving nearly \$300k.

2. On the Edgewater Public Works project, the project site was covered in wetlands. Since LEED accreditation & sustainability was a major goal on the project, we worked closely with the City to develop a phase one & future phased master plan that minimally disturbed any of these areas which also saved on mitigation/stormwater costs. This strategy saved development costs up front but we still permitted the entire site so when the City is ready for future development, they are ready to go.

3. While working on the Warehouse management project for UCF, we used some innovation coordination and scheduling strategies which helped the owner to maintain their budget. **We started the 1-story CMU project as a construction management project and a \$2 million budget.** At the end of the design development phase of the project, we approached the CM noting that several of our other projects under construction, were having difficulty getting block and masons. The CM listened to our concerns and put out an early bid package for the CMU and determined that utilizing block would extend our project schedule and put the project out of budget. After a quick emergency coordination meeting with the CM and owner, we pivoted the design and changed it to a tilt wall building. Using our extensive knowledge of tilt construction and BIM software, we changed all detailing and plans within the original schedule and kept the project under budget. This decision became even more beneficial when the owner decided a month later to add a second floor to the building.

Describe the Engineering team's approach to communication with the District.

While we prefer in-person meetings we do have technology capabilities to assist our team in addressing your needs throughout the design and construction of the project. Some of the tools we successfully use to enhance our process are: Teams, iPhones & iPads, remote document access, BIM software, BlueBeam and Plan Grid. We are also proficient at using owner, architect, contractor user faces such as E-Builder & Procore. From the start of the project Johnnie Lohrum will communicate directly with the District's selected Project Manager. We find that if all communication flows between the two Project Managers, better coordination and efficiency occurs. Of course if there are other times during the project where presentations or communications need to happen, we will take our direction from the District and do whatever is required.



ESSENTIAL PUBLIC SERVICE

5 MANAGEMENT & APPROACH

Explain in concept how your firm will deliver this project on time and within budget / Provide a summary of all procedures to be used to assist in the development of project scheduling, coordination of consultants, quality and cost control.

Our team takes your schedule very seriously and has an excellent track record for maintaining even fast-tracked schedules with changes typically only coming at the request of our clients. **Our project manager, Johnnie Lohrum Jr., will be your primary point-of-contact from your project's inception through construction.** Mr. Lohrum has two decades of experience working with municipal clients and has been the Principal-In-Charge on projects throughout the state of Florida. He has also worked in the surrounding communities on multiple public safety projects over the past several years and will bring this knowledge of your local standards and expectations to your new project. At the onset of the project Mr. Lohrum will issue two types of schedules. The first schedule is developed in concert with all parties that will be involved in the project and is a simple gantt chart denoting all major milestone elements from design thru construction. Our team prefers to have owner/design workshops every two weeks for the duration of the project. This give us enough time to bring updates to the table that are productive and we have found that this is enough time for you to digest and make decisions. The second schedule is a detailed schedule that lists every single meeting we will have for the entirety of the project, including every task we want to accomplish during each of those meetings. Mr. Lohrum will issue a project agenda 1 week in advance of each of those meetings which allows the District to alert the appropriate people that need to attend. Meeting minutes are issued within 3 days of that meeting to document everything including a spreadsheet with a task lists of all items that need to be completed. This schedule is a "living" document that is constantly updated based status and scope of the project.

COST CONTROL

Cost control and keeping your project under budget is an important aspect of providing quality control for your project. Controlling your costs will be about understanding the complete scope and all design components being implemented. During design, getting consensus on all materials and building systems as early as possible will help keep the project on budget. Our team tracks detailed costing numbers for past projects and current projects which will give the County an insight into past and current market trends. Our systems engineers, **TLC Engineering** will look at the life cycle costs for systems can help make sure the District has all options available when making important project decisions. Our cost estimator, KMI in concert with the Construction Manager, will also perform an estimate at every milestone. This is an open book process to be discuss and reviewed with the District & your

selected Construction Manager to help maintain the budget. **KMI is an international Construction Manager with their finger on the pulse of 100's of currently bidding projects around the state. Therefore their estimates are incredibly accurate and can be relied on.**

Describe the strategies, methods and procedures the firm will employ to perform the services.

j|2 Architecture was founded to return to taking care of clients with a personal, dedicated approach that we are committed to with each and every project. **To ensure that your vision is realized, our design team begins each project with a Synergetic Design Process that incorporates input from all project stakeholders.** "We do our homework before showing up on site," prior to the start of the project. This includes reviewing existing documentation and requesting additional information that may be critical to the project. Questionnaires are created and distributed in a logical order (each questionnaire will target the level of information desired). An overview of long-term issues, goals from upper-level staff, and other agency requirements

Tours of similar facilities have proven to be beneficial. Much can be learned regarding the needs and desires of a staff while touring recently completed facilities and dialoguing with peers. While we realize there are a number of issues in common for Operations Facilities across Florida, it also recognizes that each agency and its facility needs are unique and that the most appropriate solution for one agency is often very different for the next. Each agency has very specific requirements and constraints that relate directly to its operational structure and objectives.

PROJECT KICK OFF

An initial project meeting will be held and we believe its important for all stakeholders including the District, elected officials, IT, Facilities, Maintenance and Engineering. It will also be important for a CORE group of users to be established as the decision makers. **This ensures that our team works as a partner and establishes a process allowing decisions to be made during critical meetings keeping the project on schedule.** This initial meeting covers topics such as project management, lines of communication (and other resources access), project milestones schedule, key staff availability for interviews/meetings, review of the work plan, and identification of key issues and goals of the project team representatives. Deliverables are defined in the project work plan and formalized with client input.

This work plan and associated project schedule are used to guide the process and gauge progress. It will also establish appropriate milestones and important presentations to other

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stakeholders and decision makers, if required. The work plan is important to both the client and the consultant team as a communication and accountability tool to aid in keeping the project on track. With numerous project participants and stakeholders it is paramount to keep all parties informed and assure understanding along the way. Meetings will be established on the basis of the entire team's availability but usually occur weekly or bi-weekly throughout the design period.

Our project manager, Johnnie Lohrum Jr., will be your primary point-of-contact from your project's inception through construction. Mr. Lohrum has two decades of experience working with municipal clients and has been the Principal-In-Charge on projects throughout the state of Florida as well as local Public Works projects such as Edgewater, DeLand & Port Orange. He has also worked in the surrounding communities on multiple public safety projects over the past several years and will bring this knowledge of your local standards and expectations to your new project.

MATERIAL STORAGE

One of the factors that ends up driving an important part of the master planning of the site for these kind of projects, is where and what kind of materials you will be storing. During the programming portion of the design process, we like to create a detailed inventory of all materials currently stored or ones that you desire storage for in the future. We track material type, size, quantity and required conditions for storage. This helps us to create a "storage plan" so we are being as efficient as possible with your valuable property. The conditions for storage is critical. We often have clients that request air conditioning for materials that not need it. We take a detailed look at all conditions for storage and help to recommend which materials can be stored under cover, not under air, which helps the project save time and money. We recently used this process on the Volusia County Facilities Management Warehouse project to help coordinate not only exterior materials storage locations, but also materials/racking storage on the interior of their multiple warehouse spaces. This project was a replacement project and our "storage plan" process acted as an added inventory management solution to tracking storage items being transferred from the old facility to the new.

FACILITY SECURITY

An act of terrorism directed toward a municipal facility can be multi-faceted, including chemical, biological or dynamic, such as the use of explosions or the use of traditionally benign "carriers" in unique applications (airplanes, vehicles, etc.). One major criterion for the creation of a facility security system is to think in terms of an integrated system that creates an envelope or perimeter that is supported by

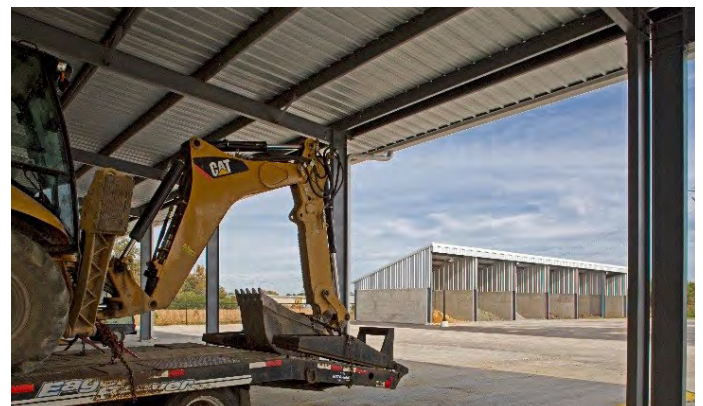
layers of systems. Singular systems can be overcome much easier than those systems which are multi-faceted and interconnected. It is critical to maintain a zone of "controlled approach" relative to vehicles or transported elements that can pose a threat. Video monitoring of the site at its perimeter, security fencing, and intrusion alarm systems are just a few ways in which to provide levels of security.

Typically, most essential buildings should have limited points of access, generally a singular public entry and a separate point of staff access into the facility. Entry to your facilities must be controlled with a variety of systems including: CCTV monitoring, electronic locking devices at doors, and voice communication (push-to-call) capability.

These systems are generally "discrete" in that they are non-obtrusive while providing the necessary security functions. Similarly, all items brought into the building by a visitor can be screened and state-of-the-art technology to accomplish these tasks is readily available. Deliveries of products, supplies, and mail pose unique threats to a facility. Some entities have elected to locate separate facilities to accommodate these functions in order to protect against total building failure from contaminants such as Anthrax or introduced air borne pathogens. CPTED (Crime Prevention Through Environmental Design) principles will be utilized throughout the design of your new facility. There is a clear need to provide separation between public accessible spaces and those functions which are more secure.

LEED® / SUSTAINABILITY

Sustainability is an important issue that our team takes seriously. Our team has been involved in hundreds of sustainable projects certified under programs such as LEED, Green Globes and WELL. **We believe that the most important aspect of sustainability is reducing your energy usage and in turn reducing your costs.** We will work to provide a sustainable project that is certified (if required), energy efficient, cost effective, utilizes appropriate materials but most importantly utilizes "common sense" sustainable strategies.



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CRITICAL CONSIDERATIONS/ESSENTIAL FACILITIES

With extensive experience with similar facilities, our team understands the importance and critical use nature of Utilities & Public Works Facilities, due to their fundamental mission to support the community during events or deteriorated service conditions. **We also try to recommend incorporating some form EOC function within your facility giving you the additional ability of maintaining operations and functionality during major activations.**

The Team's approach is based on a comprehensive evaluation of anticipated needs including: enhanced structural capacity, emergency or redundant power supply, redundant communication and data distribution, back up HVAC, as well as potable water and sanitary conveyance to support the facility occupants for extended periods.

Our team has also been successful in securing grants (FEMA/AARA) including state and federal sources to subsidize enhanced protection or Communication Center functions. In addition, our team's experience includes protection of facilities' from potential terrorist activities including application of FEMA 426 – Reference Manual to Mitigate Potential Terrorist Attacks. This standard addresses critical design features including:

1. Vulnerability Checklist Assessment
2. Security systems
3. Standoff distances for blast protection including adherence to UFC-4-010-02 DoD Minimum Anti-Terrorism Standoff Distances
4. CPTED – Crime Prev. Through Environmental Design
5. HVAC design considerations, including integration of Centers for Disease Control (CDC) and Prevention, NIOSH
 - a. Elevation of fresh air intakes
 - b. Isolate HVAC zones
 - c. HVAC system quick shutoff features
 - d. Ducted air returns
6. Electrical design considerations including:
 - a. Separate and isolated emergency and



- c. Mass notification system
- d. Telecommunications equipment
 - Space must be allocated for communications and information processing equipment.

PROGRAMMING / NEEDS ASSESSMENT

Following the kickoff meeting seminars are held to provide a context for the requirements of the new facility and subsequent staff interviews gaining in-depth knowledge of the project. The j12 Architecture team will use a series of presentations and charrettes to communicate that the user groups support and direction are incorporated into the project. The previously developed questionnaires will be used to assist in gathering important project planning details about the function of every aspect of the facility.

Unique Design Requirements – Utility Facilities

The success of any Utilities facility design begins with an understanding of the day-to-day operations and a well-defined needs assessment. Our team utilizes three techniques to gather the data and information necessary to understand the Utility operations and to develop a comprehensive needs assessment. The first step is to develop and distribute a questionnaire to selected Utility's staff. The questionnaire contains requests for empirical data required to understand operations. Examples of information requested include:

- Hours of operation
- Staff count
- Types of shops required
- Types and quantities of materials stored
- Types and quantities of rolling stock

Our initial space needs analysis will provide square footage protections at multiple milestones such as 5, 10, and 20 years allowing the City to determine the appropriate sized facilities while determining an appropriate budget. This information will be assimilated into a draft space program document to be presented to staff. **Our synergetic design process focuses on the understanding of your day-to-day operations as this will inform and help to set up the basis for a design that enhances your operational efficiency and work-flow.**

PROGRAM VALIDATION

Our team will review and validate the program to confirm there are no desired client revisions through a series of interviews. Following the first round of interviews, we will present its preliminary findings. This provides the team with the opportunity to share with the District the new ideas and concepts that have been generated thus far and will ultimately reveal the direction of the project. The validation process also aids in the understanding of vital project information, leading to confident decision-making.

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Additionally, the validation interviews allow the consultant team to make certain it has accurately heard the client and for both consultant and client to test the information developed. Once this process has been completed, the basis for initial and future space needs, demands on infrastructure, along with the operational requirements, and spatial adjacencies allow for reasonable project costing. We will work closely with your selected Construction Manager at this point, to coordinate project sizing, materials, schedule and budget.

SCHEMATIC DESIGN

Our Civil engineer Kimley-Horn, will work closely with the design team to study all aspects of your site including environmental, utilities and permitting requirements. Early permitting applications and conversations will begin now to help expedite the site development process. **Using this site information will assist in developing a master plan with secure and unsecured zones for public and private use.** During this phase we now have enough technical information to begin visualizing your goals through 3-D imagery, sketches and models. This is a hands on collaborative process done through workshops and charrettes. At the end of this phase we will have developed a master plan, floor plans and building imagery for approval by all necessary parties. Our consultant KMI will also develop the first of several cost estimates in coordination with the District's selected Construction Manager to help establish a cost base line maintaining the District's budget.

SITE ANALYSIS / MASTER PLANNING

We understand that your new Utility Operations Facility is to be located on a pre-determined. Our team will help to evaluate multiple site versions to assist the District in selecting the most appropriate layout that maintains all campus operations. We will help evaluate these sites by evaluating surveys, environmental, utilities, traffic, geotechnical and storm water requirements. At this point in the process we will work with Kimley-Horn and the District, to develop a master plan with secure and unsecured zones for public and private use. Facility entry, along with CPTED design solutions around the building, will bring the necessary site security together with the Space Needs Assessment square footages to develop the actual building area.

DESIGN DEVELOPMENT

When the design concept is finalized we will begin to develop a more detailed set of drawings and specifications. All building systems such as electrical, mechanical, fire and structural will be integrated into the drawings at this point. At this point we will also take the opportunity to meet with the AHJ to collaborate on a courtesy review of the documents. **This initial review will allow the AHJ to issue any major concerns early in the project so it can be addressed without affecting the budget or schedule later on.** Public

Works facilities operate 24-7 and will require materials that accommodate this. All materials selected must be cost effective, maintenance friendly and must last a long time.

CONSTRUCTION DOCUMENTS / BIDDING

Once we reach this phase, the project design should be finalized and the design team is focused on the development of construction details and coordination with the specifications. Many times a 90% construction document set is submitted to allow the District final opportunity to make any necessary changes. **An estimate from our consultant or the selected construction manager will be utilized at this point to verify the project is still on budget while maintaining your vision and goals.** The project will not move into bidding without approval from the owner and other required agencies. Our entire team will participate in the bidding process, acting as an owner's representative by reviewing advertising, pre-bid rfis, addenda and attending any required pre-bid conferences.

As a Florida based firm, we are very familiar with the applicable Florida Building Codes that serve as the cornerstone of our designs. Our local team brings to the table experience with local design preferences and District specific requirements including the local Fire Marshall, AHJ, Life Safety requirements and utilities. The extent of your project's permitting will depend on the specifics of the site (i.e. presence of protected species or vegetation, etc.)

We will also utilize our experience from our hundreds of fleet facility projects nation-wide to develop a set of guidelines for developing a facility plan. We also review owner and union requirements for specific space requirements, for both vehicles and personnel, and ensure that those areas are accounted for during programming. OSHA will dictate many standards of a working facility, including fall protection requirements, emergency showers and PPE, and defining clearly marked workspaces. Building codes, including Mechanical and Electrical, and NFPA also play hugely important roles when evaluating specific activities within the space, including:

- Explosive hazard zones in bus facilities
- Ventilation and vehicle exhaust requirements
- Parts and Tire storage layouts, including fire protection
- Fire protection in painting and bodywork
- Dust Collection
- Fueling facilities
- Flammables storage

As a fleet facility planner, our sole focus is developing these facility types and we are intimately aware of the myriad of code and safety standards that ultimately influence a facility design.

CONSTRUCTION ADMINISTRATION

The design team will remain involved with every aspect of

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the project throughout construction. While we have the capability for off-site electronic meetings, we feel meetings in person are more effective. We will attend construction meetings as necessary to appropriately complete the project. **Our tasks during construction administration typically involve: shop drawing reviews, submittal reviews, rfi reviews, construction quality evaluation, site safety evaluation, payment application reviews, change order reviews and all required close out documents.**

Our team has spent more than a decade working with Law enforcement, municipal and public safety clients. Through this experience we have developed specific protocols for handling critical secure documents. For example, while managing the Daytona Beach International Airport's new Aircraft Rescue and Firefighting Facility (ARFF) for the County of Volusia, Johnnie used several methods for controlling sensitive security information (SSI). Volusia County utilizes their own secure document transfer program called VCBizcom. Mr. Lohrum, had his own secure VCBizcom account in which SSI were transferred electronically. We will also never e-mail SSI documents as attachments.

j|2 architecture also utilizes our own internal secure document transfer program called "share file". The program is an encrypted, completely sure transfer system that allows both the design team and the owner to assign password encrypted files. These files transfers are also typically assigned a short time period for the person receiving the files to download before they are automatically deleted. On occasion a client may have hard copies of important existing documents that can not be scanned or leave the owner's property. When that happens Mr. Lohrum will coordinate with the owner to schedule properly monitored meetings for design team members to review the documents on site.

ADDITIONAL CAPABILITIES

Our entire team utilizes BIM software in the development of our design, construction documents and specifications. We will establish a BIM execution plan with the District at the start of the project to ensure the District, selected contractor and entire team is all on the same page on the level of detailed construction documents that will be prepared. **The type of drawings prepared utilizing BIM are superior in that they are more coordinated, thorough, efficient, contain more information and generally help to save schedule time since drawings can be completed and coordinated faster.** This model can be issued to the contractor at every project milestone helping to increase project productivity and accuracy.

During construction the model can be used for "clash detection" eliminating in the field unforeseen errors which decreases change orders and save tax payer dollars. Other

technology that helps us produce efficient, accurate & detailed documents is: I-phones, I-pads, portable laptops, Revit (BIM), AutoCad, Sketchup, 3-D Virtual software, Adobe Photoshop, In-Design, Excel & Microsoft Office. While we prefer in-person project meetings, on occasion it may be necessary to utilize other Web based communication platforms such as Microsoft Teams. For project reviews and coordination, we will issue a team wide invite to a Bluebeam review session allowing efficient, accurate & real time reviews of the construction documents. **Our knowledge and technical abilities will allow the project to be developed at an increased pace while still maintaining accuracy, quality and the District's vision.**

INSURANCE

6



6 INSURANCE

Proof of Insurance



JL2ARCH-01

ASOSTENUTO

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER JCJ Insurance Agency, LLC 2208 Hillcrest Street Orlando, FL 32803	CONTACT NAME:		
	PHONE [A/C, No, Ext]: (321) 445-1117	FAX [A/C, No]: (321) 445-1076	
	E-MAIL ADDRESS: certs@cj-insurance.com		
INSURED JI2architecture 1678 Kingston Rd Longwood, FL 32750	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Phoenix Insurance Co. (Travelers)		25623
	INSURER B : Travelers Property & Casualty of America		25674
	INSURER C : Beazley Insurance Company, Inc		37540
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		6602W553362	12/21/2024	12/21/2025	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 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		6602W553362	12/21/2024	12/21/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CUP3Y693414	12/21/2024	12/21/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 OTHER \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Professional Liab		C341C2230201	12/21/2023	12/21/2025	Per Claim/Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Professional Architectural Services for the Construction of Utility Field Operations Facility

CERTIFICATE HOLDER	CANCELLATION
Bay Laurel Center Community Development District 8470 SW 79th Street Road, Suite 3 Ocala, FL 34481	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

ACORD 25 (2016/03)

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