



FORT MYERS BEACH FIRE DISTRICT

100 VOORHIS STREET · FORT MYERS BEACH, FLORIDA 33931
MAILING ADDRESS: POST OFFICE BOX 2880 · FORT MYERS BEACH, FLORIDA 33932

NOTICE OF INTENTDED DECISION

Date: February 17, 2021

To: Matthew R. Love, Fire Chief

From: Jane Thompson, Purchase Principal and Request for Qualification Committee Chair

In accordance with the Fort Myers Beach Fire Control District's Internal Competitive Solicitation/Negotiation Policy, I hereby submit the following:

The Request for Qualification (RFQ) Committee has reached a consensus on the top-ranked respondents in the category of Professional Engineer/Site Development Firm. The rankings have been verified and the RFQ Committee submits the following in order of rank:

1. Quattrone & Associates, Inc.
2. Johnson Engineering
3. Cardno

It is the recommendation of the RFQ Committee to proceed in the RFQ process with the firm ranked in first place, Quattrone & Associates, Inc.

Request for Qualifications - Engineer/Site Development Services
 Presentation of Top Three Firms 02/16/2021

Max Points	Johnson Engineering				Quattrone & Associates				Cardno			
	Martin	DiCristofalo	Wirth	Campbell	Martin	DiCristofalo	Wirth	Campbell	Martin	DiCristofalo	Wirth	Campbell
16 Executive summary, experience, presentation		15	14	14		16	13	16		14	14	16
16 Approach to the project		16	15	14		16	14	16		16	13	15
15 Location of headquarters and corporate offices		15	15	15		15	15	15		7	7	7
15 References and past performance		14	12	10		15	13	12		14	13	14
10 Location of all staff and any subcontractors		10	10	10		10	10	10		10	10	10
8 Florida Certified Minority Business		4	4	4		4	4	4		4	4	4
5 Volume of work previously awarded by District		5	5	5		5	5	5		5	5	5
5 Adequacy of personnel		5	5	4		5	4	5		5	4	5
5 Ability of professional personnel		5	4	4		5	4	4		5	4	4
5 Current and projected workload; firms 5 commitment to meeting time and budget		5	4	5		5	4	5		5	5	5
100	-	94	88	85	-	96	86	92	-	85	79	85
			Total:	<u>267</u>			Total:	<u>274</u>			Total:	<u>249</u>

Score Summary	Scores:	Ranking:
Quattrone & Associates	274	1
Johnson Engineering	267	2
Cardno	249	3

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants



FORT MYERS BEACH FIRE CONTROL DISTRICT

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Headquarters Fire Station Facility



January 22, 2021

4:00 P.M.

COPY



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Engineers, Planners & Development Consultants

Executive Summary & Experience



FORT MYERS BEACH FIRE CONTROL DISTRICT

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RFQ Fort Myers Beach Fire Control District



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

CONTRACT AUTHORITY:

Al Quattrone, P.E.
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916
Phone: 239.936.5222
Email: Al@QAIinc.net

STATEMENT OF QUALIFICATIONS:

QAI and/or their staff have completed numerous fire stations over the last 20 years, have done projects in coastal areas, and have worked previously with other municipal agencies including Lee County, City of Fort Myers, and City of Cape Coral.

AVAILABILITY:

Fifteen (15) Full Time Employees, of which, 14 live in Lee County in Lee County.
Business Hours are Monday – Thursday from 7:30 am to 5:30 pm and Friday from 7:30 am to 11:30.
Also available in case of an emergency 24 hours, 7 days a week.

EVIDENCE OF AUTHORIZATION:

Quattrone & Associates, Inc. meets the insurance/bonding requirements and are willing to execute any required standard agreements with Fort Myers Beach Fire Control District. QAI also has all required local, state, and federal licenses, including a FEIN is 72-1522004

STATEMENT OF TRUTHFULNESS:

I hereby certify that the information contained herein is true and accurate.

Thank you for providing us the opportunity to participate.

Sincerely,


Al Quattrone, P.E.
President



FORT MYERS BEACH FIRE CONTROL DISTRICT

100 VOORHIS STREET, FORT MYERS BEACH, FLORIDA 33931
MAILING ADDRESS: POST OFFICE BOX 2850 - FORT MYERS BEACH, FLORIDA 33932

January 22, 2021

Attn: Ms. Jane Thompson
Director of Finance & Administrative Services

Dear Ms. Thompson,
Quattrone & Associates, Inc. (QAI) is pleased to submit this Letter of Interest to provide civil engineering design, permitting, and construction document services for the construction of Fort Myers Beach Fire Control District's new Headquarters Fire Station Facility.

For over 20 years QAI has been providing engineering, planning, and permitting services to both public and private sector clients. Although we are not certified as a minority business, we do have two sub-consultants that do have minority business certificates. We are currently providing engineering services to the San Carlos Fire Department for the construction of their new facility on Oriole Road. We are also under continuing service contracts with Lee County and the City of Fort Myers Housing Authority and are doing a project for the City of Fort Myers.

QAI has extensive experience in site design and permitting for residential, commercial, industrial, and institutional projects. In addition, QAI is very familiar with this property. We were retained by the previous owner to perform due diligence services and to start the rezoning process. We developed a conceptual site plan showing the highest and best commercial uses for the land and as such, understand the development opportunities and constraints of this property. We also have extensive experience in designing and permitting fire stations, both with and without training facilities. Our firm has also done several office buildings/complexes, recreational facilities, and industrial projects which all benefit the needs of this type of project. We have also done several projects in flood plain and coastal areas.

We are a team of professionals with a proven track history in Southwest Florida that can successfully transform any project into reality. Our team is comprised of engineers and support staff who have been working together for years on numerous successful projects. The QAI team specifically assigned to this project is the same one that is currently working on the San Carlos Fire Station.

Our team of professionals will benefit your project in the following ways: Quality Design, Expedience, Responsiveness, and Cost Efficiency.

You can be assured that the lead engineers in our group will manage the project closely and carefully throughout the entire permitting and construction process.



Engineers, Planners & Development Consultants

Approach to the Project



FORT MYERS BEACH FIRE CONTROL DISTRICT

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FIRMS APPROACH TO THE PROJECT

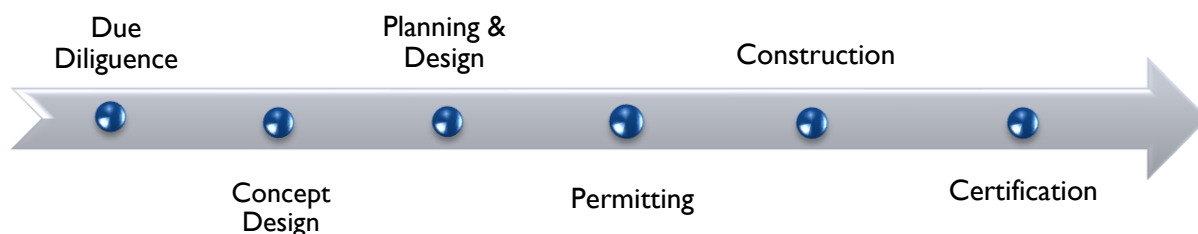
FIRMS PLAN OF APPROACH

QAI's first task will be to gather and evaluate information regarding existing site conditions, surrounding conditions, property constraints, neighborhood constraints, and zoning and permitting requirements. Based on this information, QAI will prepare a draft Site Investigation Report (SIR). QAI will then coordinate and organize a kick-off meeting with the entire design team (QAI, project architect, representatives of the Fort Myers Beach Fire Control District ("District"), project's construction manager (if on-board), and permitting representatives of the Town of Fort Myers Beach. The goal will be to present the findings of our SIR, to identify the needs of the District, project budget, discuss design alternatives, land area needs, access points, environmental constraints (if any), zoning requirements, permitting requirements, and project schedule.

The design plans will be submitted to the District's staff for review at 30%, 60%, and 100%. The information gathered as part of our SIR and from the kick-off meeting will be incorporated into the 30% construction plans. During the review process, soft dig investigations will be performed where needed to evaluate the potential conflicts with existing underground facilities and all preliminary review comments will be implemented within the 60% submittal. The 100% submittal will include construction specifications, final permits, and construction drawings incorporating all 60% review comments from the District and Town of Fort Myers Beach's permit review staff.

PROJECT SCHEDULING

QAI's capability to produce a project schedule with accurate timeframes derives from our excellent working relationship with permitting agencies, coordination with sub-consultants, and the ability to recognize the required components of the development process like surveying, traffic-related concerns, environmental/development permitting, and other key elements. As part of the contract, QAI will also maintain constant contact with the contractors during the project and attend all necessary inspections and testing needed to keep the project on schedule.





PROJECT MANAGEMENT & COORDINATION

QAI acknowledges the importance of the initial management and coordination to establish an efficient design and ultimately avoid any delays or community objections to the project. The key to coordination and project management is communication. Therefore, maintaining a continuous line of communication with the District, sub-consultants, and contractors during the design and construction of the project is a must. QAI will be working closely with the District's staff from initial meetings to the final certification of the project and provide innovative solutions for any unexpected obstacles to keep project delays to a minimum and schedules on time.

SITE SPECIFIC PROJECT APPROACH

Based on the District's Project Description, it is our understanding that this project will be a multiuse facility and will include a replacement fire station, the headquarters for all operations of the Fort Myers Beach Fire Control District, and other community service operations. It is also our understanding that the District believes their project needs will be 25,000 to 35,000 SF of building area, the ability to house sixteen (16) on-duty firefighters and a training area. Based on our prior experience we would estimate the building needs for just the fire station to be 10,000 to 12,000 square feet with the balance of the building going toward administrative offices for the headquarter's and the other community service needs. Therefore, we would estimate the parking needs to be 32 parking spaces for the fire station (based on two shifts of 16 firefighters) and upwards of an additional 40-50 parkings spaces for office needs, for a total of approximately 70-80 parking spaces.

Based on these rough estimates, which we realize will likely change significantly after the design meetings, we have prepared the attached conceptual site development plan. Our initial concerns are that we may need to use the majority of the property to fit a proposed 25,000-35,000 SF building and provide the required number of parking spaces, drainage, and a future training area. This is in part because the FEMA flood elevation for this area is 12.0' NAVD, thereby requiring the building to be set at 13.0' NAVD. The adjacent road is just below 4.0' NAVD. An adequate driveway apron will have to be constructed to get into the fire truck bays. Options to minimize parking needs may include relief from parking requirements and/or shared parking with City Hall.

Therefore, as mentioned, the first goal will be to not only determine the required building size and uses in the building, but to determine a parking needs and access needs to the building. Once these are determined, QAI can then proceed onto producing various conceptual site development plans and evaluating the pros and cons of each plan. Once the plan is finalized, we will then work with architect to finalize the building footprint and then proceed onto engineered site development plans.

Based on our experience with the design of fire station sites and this property, we feel QAI can help achieve the District's goals quicker and more economically.



Engineers, Planners & Development Consultants

Current Workload & Previously Awarded Work by the District



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CURRENT AND PROJECTED WORKLOAD

Current and Projected Workload and Commitment to Meeting Time and Budget Constraints

Quattrone & Associates, Inc. (QAI) has the staffing capacity to complete \$2,200,000 of work per year (\$185,000 per month). QAI currently has \$950,000 in contracted work, some of which is design work not expected to start until after zoning approval and some is post design/construction inspection services (\$255,000). Zoning contingent work and post design/construction services are anticipated to be completed between May and October 2021 (\$43,000/month). QAI is always monitoring existing and anticipated workload before committing to contracting new projects to ensure we meet the goals and timelines of each client. QAI's workload and availability over the next six months are estimated as follows:

Table with 4 columns: Month, Contracted, Availability, Staff Utilization. Rows include January 2021 through June 2021, and a Total 6 Month Projection row.

Therefore, based on current contracted work, QAI can bring on an additional \$415,000 worth of work over the next six months and needs to bring on an average of \$142,000 per month of work between May and October 2021 to meeting a billing goal of \$185,000. Based on the anticipated start-up time for the Fort Myers Beach Fire Control District Project, Although we have no prior work with the district QAI is more than capable of handling this project. Furthermore, since QAI has two engineers expecting to get their PE licenses later this year, QAI is actively recruiting additional Engineer Interns which will further expand our workload ability.

Below is a list of Contracted Projects:

- List of 12 contracted projects with their respective values, such as Bermudez Development - Fairway Villages and Carlton Park (\$58,000) and Capital International - SR 82 Multiple Driveway Connections (\$30,000).



Engineers, Planners & Development Consultants

Engineering Experience



FORT MYERS BEACH FIRE CONTROL DISTRICT

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ENGINEERING EXPERIENCE

QUATTRONE & ASSOCIATES, INC. (QAI) is a multi-disciplinary professional consulting firm located in Fort Myers, Florida. We were founded in 2001, and have been providing civil engineering, land planning, landscape architecture, and development consulting services to clients in Southwest Florida for over twenty (20) years.

Our commissions tend to cover seven areas: civil site design, master site planning, utility design, water management, land entitlements, landscape architecture, and conceptual renderings.

We work throughout the Southwest Florida region and have completed projects in Lee, Collier, Sarasota, Hendry, Charlotte, and Glades County, including most incorporated areas within those municipalities. QAI has designed, engineered, and permitted hundreds of projects in Southwest Florida.

We have established a reputation for responsive service and high-quality plans at a great value, and for leading the way to profitable developments through innovative and proactive solutions for commercial, residential, industrial, and public projects.

QAI has been part of the design-build process on developments working closely with local agencies and fire districts. QAI consults from the conceptual, design, permitting to the construction stage satisfying the needs of the development with a practicable design. QAI is currently working with the City of Fort Myers on roadway remediation projects, including replacing all existing sewer and potable water systems, reconfiguring drainage, adding new sidewalks, and redesigning the roadway.

EXEMPLARY PROJECTS

► **PROJECT NAME: SAN CARLOS FIRE STATION 54**

Summary: QAI was contracted by San Carlos Fire & Rescue Service District to perform site planning, civil engineering, and post design closeout of the fire station located on the west side of Oriole Road, north of Alico Road. The 1.80-acre site design was for an 11,599-sf fire station, future open training tower, parking, landscaping, and dry pretreatment areas. The fire station required a special exception zoning process to allow the fire station use within an agricultural zoning district and the design of off-site infrastructure to be able to access the new building. The infrastructure included two new urban roadways with sidewalks on both sides, stormwater drainage piping, drainage structures, water/force main extension, and a Lee County-owned lift station. This project is currently under construction and plans to be operational in early 2021.

► **PROJECT NAME: LEHIGH ACRES FIRE STATION 106**

Summary: Jason White was contracted by Lehigh Acres Fire Control & Rescue District to perform site planning, civil engineering, and post design closeout of the fire station located at 49th Street West in Lehigh Acres. The 1.45-acre site was designed for a temporary station and a new fire station with the associated fire tank, well for potable water, fire protection, septic system, new parking lots, stormwater calculations, and landscape buffers. He was an essential part of the project throughout the life of the development from the concept plan, permitting, and certification/completion. This project is currently under construction and plans to be operational in 2021.



► **PROJECT NAME: LEHIGH ACRES FIRE STATION 102**

Summary: Jason White was contracted by Lehigh Acres Fire Control & Rescue District to perform site planning, civil engineering, and post design closeout of the fire station located at 44 Homestead Road in Lehigh Acres. The 14.71-acre site has been site planned for future expansion of training facilities and administrative office buildings along with a new fire station with the associated potable/sewer utilities, fire protection, new parking lots, stormwater calculations, and landscape buffers. The development included offsite roadways along with traffic signal for the fire trucks on Homestead Road, a zoning amendment process to allow for the traffic light access and a land swap with the neighboring indigenous property, a FGUA Water and Sewer Permitting, LAMSID Drainage Permitting, and FDEP and South Florida Water Management District. He was an essential part of the project throughout the life of the development from the concept plan, permitting, and certification/completion. This project is currently under construction and plans to be operational in 2021.

► **PROJECT NAME: LEHIGH ACRES FIRE STATION 101**

Summary: Jason White was contracted by Lehigh Acres Fire Control & Rescue District to perform site planning, civil engineering, and post design closeout of the fire station located at 1000 Joel Boulevard in Lehigh Acres. The 1.03-acre site was an active fire station that had been damaged by a hurricane and required to be rebuilt while maintaining an active station through a portable located on-site. The site redesign consisted of a new fire station that was required to have a floor elevation 2 feet higher than the old station with the associated potable/sewer utilities, fire protection, new parking lots, stormwater calculations, and landscape buffers. He was an essential part of the project throughout the life of the development from the concept plan, permitting, and certification/completion. This project plans to be operational in 2020.

► **PROJECT NAME: LEHIGH ACRES FIRE STATION 103**

Summary: Jason White was contracted by Lehigh Acres Fire Control & Rescue District to perform site planning, civil engineering and post design closeout of the fire station located at 308 Gunnery Road South in Lehigh Acres. The 0.60-acre site was an active fire station that had been damaged by a hurricane and required to be rebuilt. The site redesign consisted of a newly remodeled fire station with the associated potable/sewer utilities, fire protection, new parking lots, stormwater calculations, and landscape buffers. He was an essential part of the project throughout the life of the development from the concept plan, permitting, and certification/completion. This project plans to be operational in 2020.

Although more than 5 years have passed since we worked on the below projects, we are pleased to include the following as related examples.

► **PROJECT NAME: SOUTHWEST FLORIDA PUBLIC SERVICE ACADEMY**

Summary: Jason White was nominated by the School District of Lee County to perform site planning, engineering, and post design closeout of the fire and law enforcement training facility located at 4312 Michigan Avenue in Fort Myers. The 16.98-acre site consisted of the remodeling of 13 buildings the associated potable/sewer utilities, fire protection, paving, stormwater calculations, and landscape buffers along with skid pads and fire training areas. He was an essential part of the project throughout the life of the development from the concept plan, permitting, and certification/completion in 2012.



► **PROJECT NAME: DANIELS PARKWAY FIRE STATION**

Summary: QAI was nominated by South Trail Fire Protection & Rescue Service District to perform site planning, engineering, and post design closeout of the fire station located at the southwest corner of Daniels Parkways and Sophomore Lane. The 1.88-acre site consisted of the two-story fire station the associated potable/sewer utilities, fire protection, paving, stormwater calculations, and landscape buffers. The development included a turn lane along Daniels Parkway designated for the fire trucks, a special exception zoning process to allow the fire station use within an agricultural zoning district, a Lee County Board of Commissioners Ordinance amendment to allow additional access along Daniels Parkway, and coordination with the Army Corp of Engineers and South Florida Water Management District for the on-site wetland mitigation. QAI was part throughout the life of the project from the concept plan, planning permitting, construction verification, and certification/completion of construction in 2011.

► **PROJECT NAME: CRYSTAL DRIVE FIREHOUSE**

Summary: QAI was selected by South Trail Fire Protection & Rescue Service District to renovate the existing fire station located at the southeast corner of Crystal Drive and US 41. The total site area consisted of 0.60-acre; the development was approximately expanded in 2008. The proposed development included the reorganization of the fire access to meet the land development code, reconfiguration of the parking to meet the station's need, while implementation of the adjacent building. QAI was able to provide a feasible layout on the small site while minimizing the impact to the existing improvements, and also completed the certification to the permitting agencies at the end of construction.

► **PROJECT NAME: TICE FIRE DEPARTMENT PHASE I & 2**

Summary - Phase 1: QAI was contracted to perform site planning, civil engineering and post design closeout of the fire station located at the northeast corner of Lexington Avenue and Tice Street. The 1.56-acre site consisted of a 13,600 sq. ft. fire station with associated potable/sewer utilities, building fire protection, paving, stormwater calculations, and landscape buffers. QAI assisted the Fire Department and/or their representative with the project site for the most effective layout and was an essential part of the project throughout the life of the development from the concept plan, permitting, and certification/completion. This project was constructed and operational in 2004.

Summary – Phase 2: QAI was contracted once more to design the expansion of the fire station including a 2,400 sq. ft. maintenance building, carports, and reconfigure the entrance of the existing building. The implementation of phase 2 was a rapid process due to the preparation of the original design, which allowed potential expansion. The improvements in phase 2 were constructed and certified approximately in 2008.



Engineers, Planners & Development Consultants

Engineer's Licenses & Business Licenses



FORT MYERS BEACH FIRE CONTROL DISTRICT

100 VOORHIS STREET · FORT MYERS BEACH, FLORIDA 33931
MAILING ADDRESS: POST OFFICE BOX 2880 · FORT MYERS BEACH, FLORIDA 33932



BUSINESS AND PERSONNEL LICENSE

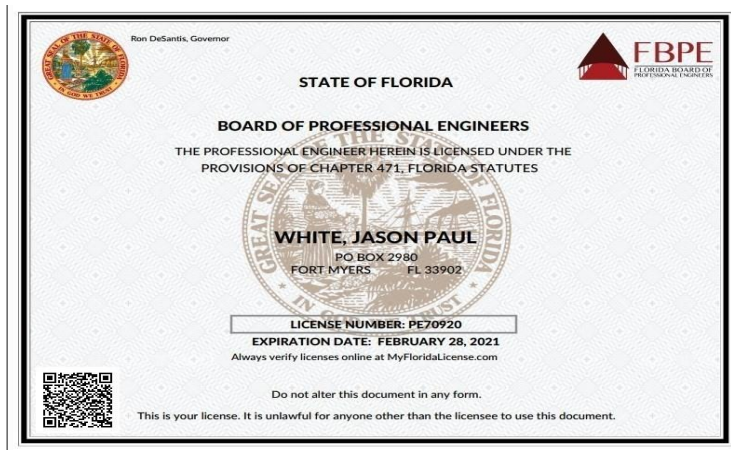
Quattrone & Associates



Alfred Quattrone, P.E.



Jason White, P.





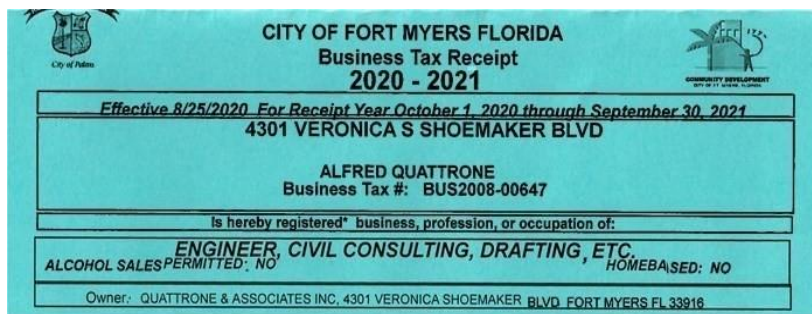
Michelle Salberg, P.E.



Quattrone & Associates Business Tax



Alfred Quattrone, P.E. Business Tax





SUB CONSULTANTS LICENSE

Boylan Environmental Consultants, Inc.





E.F. Gaines Surveying Services, Inc.

CITY OF FORT MYERS FLORIDA
Business Tax Receipt
2020 - 2021

Effective 8/25/2020 For Receipt Year October 1, 2020 through September 30, 2021
 5235 Ramsey Way 10

E F GAINES SURV SVCS INC
 Business Tax #: BUS2006-00302

Is hereby registered* business, profession, or occupation of:

SERVICE ESTABLISHMENT - GENERAL
 ALCOHOL SALES PERMITTED: NO HOMEBASED: NO

Owner: E.F. GAINES SURVEYING SERVICES, INC, 5235 RAMSEY WAY, FORT MYERS FL 33907

*Any violation of applicable chapter of the City Code Of Ordinances will cancel and nullify this receipt

State of Florida

Woman Business Certification

E. F. Gaines Surveying Services, Inc.

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

03/14/2019 to 03/14/2021

Jonathan P. Sattler
 Jonathan P. Sattler, Secretary
 Florida Department of Management Services

office of supplier DIVERSITY

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

2020 - 2021
LEE COUNTY LOCAL BUSINESS TAX RECEIPT

Account Number: 0701285

Account Expires: September 30, 2021

Location:
5235 RAMSEY WAY
FT MYERS FL 33907

E F GAINES SURVEYING SERVICES INC
E F GAINES SURVEYING SERVICES INC
5235 RAMSEY WAY
FT MYERS FL 33907

May engage in the business of:

SITE LICENSE

THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY

Payment Information:

PAID 562162-18-1	08/25/2020 07:23 AM
	\$20.00

Florida Department of Agriculture and Consumer Services
 Division of Consumer Services
 Board of Professional Surveyors and Mappers
 2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No: **LS4576**
 Expiration Date February 28, 2021

Professional Surveyor and Mapper License
 Under the provisions of Chapter 472, Florida Statutes

ELIZABETH F GAINES
 5235 RAMSEY WAY STE 10
 FORT MYERS, FL 33907-2125

Nicole Fried
 NICOLE "NIKKI" FRIED
 COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

TR Transportation Consultants, Inc.

Ron DeSantis, Governor

STATE OF FLORIDA

FBPE
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

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

FELLOWS, REID C.
 9400 IVY BROOK RUN
 #103
 FORT MYERS FL 33913



LICENSE NUMBER: PE61673
EXPIRATION DATE: FEBRUARY 28, 2021
 Always verify licenses online at MyFloridaLicense.com

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Velocity Engineering Services, LLC

Ron DeSantis, Governor
Halsey Beshears, Secretary




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

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



PACITTO, CHRISTOPHER J.
12821 COMMERCE LAKES DRIVE, SUITE 7
FORT MYERS FL 33913

LICENSE NUMBER: PE59445
EXPIRATION DATE: FEBRUARY 28, 2021
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Ron DeSantis, Governor
Halsey Beshears, Secretary




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

THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

VELOCITY ENGINEERING SERVICES, LLC
12821 COMMERCE LAKES DRIVE, SUITE 7
FORT MYERS FL 33913

LICENSE NUMBER: CA30362
EXPIRATION DATE: FEBRUARY 28, 2021
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Detail by Entity Name

Florida Profit Corporation
QUATTRONE AND ASSOCIATES, INC.

Filing Information

Document Number	P01000091955
FEI/EIN Number	72-1522004
Date Filed	09/17/2001
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/17/2002
Event Effective Date	NONE

Principal Address

4301 VERONICA S. SHOEMAKER BLVD.
FORT MYERS, FL 33916

Changed: 01/21/2009

Mailing Address

4301 VERONICA S. SHOEMAKER BLVD.
FORT MYERS, FL 33916

Changed: 01/21/2009

Registered Agent Name & Address

QUATTRONE, ALFRED
4301 VERONICA S. SHOEMAKER BLVD.
FORT MYERS, FL 33916

Address Changed: 01/21/2009

Officer/Director Detail

Name & Address

Title P, T

QUATTRONE, ALFRED
6121 Tidewater Island Circle
FT MYERS, FL 33908

Title S, VP

QUATTRONE, LISA
 6121 Tidewater Island Circle
 FT MYERS, FL 33908

Annual Reports

Report Year	Filed Date
2018	03/28/2018
2019	04/15/2019
2020	01/27/2020

Document Images

01/27/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
02/05/2015 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
03/06/2013 -- ANNUAL REPORT	View image in PDF format
03/05/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
01/21/2009 -- ANNUAL REPORT	View image in PDF format
04/04/2008 -- ANNUAL REPORT	View image in PDF format
02/27/2007 -- ANNUAL REPORT	View image in PDF format
01/04/2006 -- ANNUAL REPORT	View image in PDF format
01/21/2005 -- ANNUAL REPORT	View image in PDF format
03/11/2004 -- ANNUAL REPORT	View image in PDF format
03/12/2003 -- ANNUAL REPORT	View image in PDF format
10/18/2002 -- ANNUAL REPORT	View image in PDF format
10/17/2002 -- Name Change	View image in PDF format
09/17/2001 -- Domestic Profit	View image in PDF format

Company ID Number: 306873

To be accepted as a participant in E-Verify, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 888-464-4218.

Employer **Quattrone and Associates, Inc.**

AI Quattrone

Name (Please Type or Print)

Title

Electronically Signed

Signature

02/24/2010

Date

Department of Homeland Security – Verification Division

USCIS Verification Division

Name (Please Type or Print)

Title

Electronically Signed

Signature

02/24/2010

Date



Engineers, Planners & Development Consultants

Adequate Personnel & Professional Personnel



FORT MYERS BEACH FIRE CONTROL DISTRICT

100 VOORHIS STREET · FORT MYERS BEACH, FLORIDA 33931
MAILING ADDRESS: POST OFFICE BOX 2880 · FORT MYERS BEACH, FLORIDA 33932



ADEQUATE PERSONNEL

PROJECT TEAM MEMBERS ROLES

AL QUATTRONE, P.E.

PROJECT MANAGER

Mr. Quattrone has twenty-four (24) years of hands-on design experience in Southwest Florida, most of those years concentrating on projects in Lee County. His experience includes an extensive range of private and public civil engineering, construction projects, and water resource engineering. He has overseen 6+ fire stations within Lee County he is a problem solver and will be project manager on this project. Mr. Quattrone will be involved in every aspect of this project and will be the point of contact.

RICH BATEWELL III, E.I.

PROJECT ENGINEER

Mr. Batewell is currently working with San Carlos Fire Station on a 1.80-acre site for their new 11,599 sf station, future open training tower, parking, landscaping, and dry pretreatment areas. He also has experience in roadway work, drainage, and utilities. Mr. Batewell will be handling the engineering on this project.

MICHELLE SALBERG, P.E.

SENIOR DRAINAGE ENGINEER

Ms. Salberg has over thirteen (16) years of project management, drain design, and inspection experience in Southwest Florida. She has a strong background in water management design, modeling, and permitting as well as being very familiar with the permitting requirements Ms. Salberg will be leading the team in designing all grades, drainage structures, and drainage piping for this project.

JASON WHITE, P.E.

QUALITY CONTROL & CONSTRUCTION ADMIN.

Mr. White has over 19 years of engineering experience in Southwest Florida. He has designed the civil plans for four new fire stations in Lehigh Acres along with site plans for two additional fire stations in Lehigh Acres. Mr. White will handle value engineering and plan checking for this project. He will also handle the civil engineering construction inspections and coordination on this project.

GARY HOFFMAN

CADD SPECIALIST

Mr. Hoffman has over 30 years of experience with land surveying and 20 years of experience related to civil design with Autodesk products. Mr. Hoffman has personally managed several QAI civil design projects, especially utility projects for the last seven years. Mr. Hoffman will oversee all plans and exhibits for this project.

SHARON HRABAK

DATA AND PERMIT RESEARCH

Mrs. Hrabak has been providing permitting in the civil engineering field for 5 years. In that time, she has experience managing site development permitting and tracking project schedules. Sharon will be collecting existing permit data along with coordinating with existing utility companies for any existing utility locations.

JOSHEPH KELLY II, RLA

LANDSCAPE ARCHITECT

Mr. Kelley has over 25 years of experience in land planning and landscape architecture in the development industry in Southwest Florida. A Fort Myers native, he has a rich history in the region. Josh is an accomplished designer with a true artistic talent which he brings to every project. He has a knack for balancing the importance of site optimization with the added value of an aesthetically pleasing project identity.



GREG STUART, MUP.

PROJECT PLANNING

Mr. Stuart is an acknowledged leading expert in Land Use Planning, Condemnation, and Inverse Condemnation, with over 130 Judicial & Quasi-judicial cases; successfully defend Lee County in a \$74MM inverse condemnations mine case.

CHRISTOPHER J. PACITTO, P.E.

GEOTECH

Mr. Pacitto is an expert in a variety of engineering disciplines and is a licensed professional engineer in 5 states. His experience includes geotechnical & environmental engineering, association services, facilities consulting, building inspections, and materials testing. During his career, he has worked on engineering projects throughout Florida and the southeastern United States as well as in the Caribbean. His projects have included residential communities, commercial facilities, multi-story condominiums, hotels, roadways, and infrastructure projects.

KIMBERLY SCHLACHTA, CSE

ECOLOGIST SPECIALIST

As president of Boylan Environmental Consultants, Inc., Ms. Schlachta is responsible for all management facets of the firm and supervision of all professional and technical staff. The Clientele Ms. Schlachta works with include the private and public sectors.

ELIZABETH F. GAINS, PSM

SURVEY SPECIALIST

Ms. Gaines has more than 30 years of experience in boundary, hydrographic, topographic, and construction surveys with the last 24 years being in direct management of business, personnel, and projects. She has supervised multiple field crews and survey technicians. She has been in responsible charge (division manager) of survey operations for a regional office of an ENR 500 design engineering firm. In 2001 Ms. Gaines established E.F.Gaines Surveying Services.

REID C. FELLOWS, P.E.

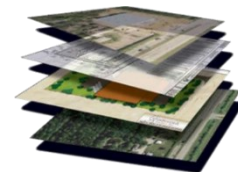
TRAFFIC AND LIGHTING CONSULTANT

Mr. Fellows has over 25 years of experience in the area of traffic and transportation planning. Specifically, Managed and conducted traffic impact studies for various land uses. Land uses analyzed include, but are not limited to, shopping centers, medical buildings, office buildings, residential developments, industrial developments, churches, fast food restaurants, material recovery facilities, hotels, gas stations, and mixed uses. Mr. Fellows has significant experience in preparing street lighting plans, according to criteria set forth by the Florida Department of Transportation, as well as, AASHTO and ANSI/IESNA RP-8-00. Experience includes both pedestrian level lighting, pole mounted and bridge deck mounted streetlights, conducting photometric calculations, coordinating service point design, and conductor wire determinations.

KEY PERSONNEL

The size and makeup of the project team are as follows:

- Mr. Al Quattrone, P.E.** President, and Project Manager
- Mr. Rich Batewell III, E.I.** Project Engineer
- Ms. Michelle Salberg, P.E.** Senior Engineer
- Mr. Jason White, P.E.** Quality Control & Construction Admin.
- Mr. Gary Hoffman** Senior CADD Designer/GIS Specialist
- Ms. Sharon Hrabak** Permitting Manager
- Mr. Joseph Kelley II, RLA.** Project Landscape Architect
- Mr. Greg Stuart, MUP** Project Planner
- Mr. Christopher J. Pacitto, P.E.** Geotechnical
- Ms. Elizabeth F. Gaines, PSM** Project Surveyor
- Ms. Kimberly Schlachta, CSE** Environmental Consultant
- Mr. Reid C. Fellows, P.E.** Project Traffic and Lighting Consultant





ALFRED J. QUATTRONE, P.E. | President | Project Manager



Business Owner

Owned Quattrone & Associates, Inc. (QAI)
Since 2000

Registrations

Professional Engineer,
Florida, No. 52741

Academic Achievements

B.S. University of Florida,
Civil Engineering

Areas of Specialization

- Project Manager
- Construction Estimates
- Site Efficiencies
- Economic Evaluations
- QA/QC on Deliverables
- Civil Design
- Site Planning
- Value Engineering
- Water Management
- Drainage Analysis
- Drainage Modeling
- Drainage Design

HIGHLIGHTS OF EXPERIENCE

Mr. Quattrone has over 24-years of hands-on design experience in Southwest Florida. Mr. Quattrone's experience includes an extensive range of civil engineering design and construction projects and water resource engineering. Mr. Quattrone will serve as Project Manager point of contact. He will continue to lend his professional experience and apply his skills while ensuring that the team continues to provide the highest quality service and product.

AL'S PROJECT PORTFOLIO INCLUDES:

- ▶ **Cleveland Grove Neighborhood Utility Improvements:** QAI was selected by the City of Fort Myers to work together on 1,450 linear feet of roadway to be improved. QAI's design scope included the design of the roadway, stormwater system, sidewalks, potable water and sewer system along the Patrick Avenue, Turner Street & Kentucky Avenue.
- ▶ **Daniels Place, Project Manager:** Responsible for the overall project management of a 45-acre mixed use development which included site planning, rezoning, subdivision design, master utility system design, permitting and project closeout.
- ▶ **Renaissance Preserve, Project Manager:** Renaissance Preserve was a 400-unit multifamily residential subdivision for the Housing Authority of the City of Fort Myers. The project involved the complete restoration of an existing affordable housing community.
- ▶ **Marsh Point, Project Manager:** Marsh Point was a 218-unit single-family residential subdivision for the Housing Authority of the City of Fort Myers. The project included flood plain compensation, complete infrastructure design and permitting with multiple agencies.
- ▶ **Town Lake, Project Manager, Lead Civil Design:** Design of the primary and secondary water management system for Town Lakes Subdivision. A joint venture between the developer and the East County Water Control District (ECWCD).
- ▶ **Lake Flora, Project Manager, Lead Civil Design:** Prepared the construction plans, specifications, and contract documents for Lake Flora Water Management System, a 45,000-cubic yard lake excavation and wetland mitigation project.



JASON WHITE, P.E. | Quality Control & Construction Admin



QAI Sub-Consultant

Since 2011

Business Owner

Owned Exceptional Engineering Inc. (EEI) Since 2004

Registrations

Professional Engineer, Florida, No. 70920
FDOT TTC Cert. #32234

Academic Achievements

B.S. Florida State University
Civil Engineering

Areas of Specialization

- Project Management
- Land Development
- Water and Sewer Distribution
- Stormwater Management
- QA/QC on Deliverables
- Civil Design
- FDEP, SFWMD & ACOE Permitting
- Dewatering Design and Permitting
- Maintenance Traffic & MOT Design
- Bid Specification Preparation
- Construction Inspections

HIGHLIGHTS OF EXPERIENCE

Jason has over 19 years of experience in Southwest Florida. Jason has extensive experience in paving, grading and drainage plans, calculations, utilities, and site related infrastructure. Mr. White has managed the design and construction of projects such as 4 Fire Stations in Lehigh Acres, Site Planning for 2 future fire stations in Lehigh Acres, 3 LEED Certified Elementary Schools in Charlotte County, 9 Schools in Lee County, over 5 drainage studies for government agencies, over 70 public and private utility design projects in Southwest Florida.

JASON'S PROJECT PORTFOLIO INCLUDES:

- ▶ **Project Manager, Lead Civil Design:** Lehigh Acres Fire Station 101 design and permitting project for the Lehigh Acres Fire Department. Fire Station 101 was a project that included complete site redesign, water, and sewer design along with associated drainage design, permitting and specification preparation for the bidding of the project. This project was designed for a completely new fire station while leaving the existing temporary trailer setup in operation during construction.
- ▶ **Project Manager, Lead Civil Design:** Lehigh Acres Fire Station 103 design and permitting project for the Lehigh Acres Fire Department. Fire Station 103 was a project that included complete site redesign, water, and sewer design along with associated drainage design, permitting and specification preparation for the bidding of the project.
- ▶ **Project Manager, Lead MOT & Dewatering Design:** Estero Boulevard Improvements Segments 1 through 5 completed the Maintenance of Traffic along with the dewatering design and permitting for each phase of the road project on Fort Myers Beach.
- ▶ **Project Manager, Lead Civil Design:** Fuccillo Kia of Port Charlotte Complex, a 77-acre commercial park with a 42-acre car dealership, located in Charlotte County, Florida. The project consisted of 4,325 feet of water main design inside US 41 ROW and Hillsborough Blvd. ROW, a Charlotte County Lift Station design along with 1,100 feet of 6" force main inside public ROW, 1,650 feet of 8" gravity sewer, 2,850 feet of 6" irrigation main inside public ROW along with permitting and construction inspection services. All utilities were owned by Charlotte County Utilities.
- ▶ **Project Manager, Lead Civil Design:** Lehigh Acres Fire Station 102 design and permitting project for the Lehigh Acres Fire Department. Fire Station 102 is a project that included complete site design, water, and sewer design along with associated drainage design, road design, permitting and specification preparation for the bidding of the 15-acre project.



MICHELLE SALBERG, P.E. | Senior Project Drainage



7 Years with QAI

Registrations

Professional Engineer,
Florida, No. 70375

Academic Achievements

B.S. University of Florida Civil
Engineering

Areas of Specialization

- Project Management
- Land Development
- Site Efficiencies
- Stormwater Management
- QA/QC on Deliverables
- Civil Design
- Construction Inspections
- Best Management Practices
- Stormwater Design
- Stormwater Modeling
- Drainage Permitting

HIGHLIGHTS OF EXPERIENCE

Ms. Salberg has over 16-years of hands-on design experience in Southwest Florida. Her experience includes civil engineering design and water resource engineering. She serves as Project Manager and provides extensive and high-quality service in her work. She can coordinate a project from start to finish by their projected deadlines.

MICHELLE'S PROJECT PORTFOLIO INCLUDES:

- ▶ **Project Manager, Lead Civil Design:** Goodwill store in Lehigh Acres for Goodwill Industries of Southwest Florida Inc.: A 20,686 SF donation facility, Ms. Salberg designed the site drainage, utility system and landscaping.
- ▶ **Project Manager, Lead Civil Design:** Headpinz Entertainment Center in Fort Myers. Design and permitting of the site, surface water management system, site utilities and landscaping for a 50,000-sf family entertainment center.
- ▶ **Project Manager, Lead Civil Design:** Watercrest Senior Living Facility in Collier County. Design and permitting of the site, surface water management system and utilities for a 115,000 sf, 130-unit assisted living facility.
- ▶ **Project Manager, Lead Civil Design:** Design and permitting of 3 assisted living facility projects for Bright Oaks Group. Completed design and permitting for sites in Naples, City of Fort Myers, and Hillsborough County. Responsible for all aspects of civil site design including layout, surface water management and utilities as well as value engineering.
- ▶ **Project Manager, Lead Civil Design:** Design and permitting of several 7- Eleven convenience stores with fuel pump sites in City of Fort Myers, Lee County and City of Cape Coral. Responsible for all aspects of the civil site design including layout, surface water management, utility, and landscape design as well as construction inspection services and value engineering.
- ▶ **Municipal Expertise:** Permitting packages and compliance with land development code requirements for numerous municipalities including Lee County, Collier County, Sarasota County, Manatee County, Hillsborough County, Charlotte County, City of Fort Myers, City of Naples & City of Cape Coral. Proficient in drainage modeling and preparing surface water management calculations to comply with regulatory requirements of SFWMD, SWFWMD and FDOT
- ▶ **Landscape Expertise:** Manages Landscape designs and environmental permitting with Lee County, City of Cape Coral and City of Fort Myers Codes.



RICH BATEWELL, III, E.I. | Project Engineer



3 Years with QAI

Academic Achievements

B.S. Florida Gulf Coast University
Civil Engineering
Florida E.I. No. 1100020125

Areas of Specialization

- Project Management
- Land Development
- Civil Design
- Utility Design
-
- Site Efficiencies
- Stormwater Management
- Hydraulic Modeling
- Best Management Practices
- Construction Inspections
- Cascade / ICPR 3 & 4
Stormwater Calculations
- Trip Generations and
Traffic Impact Statements
- Concurrency
- Construction Observations

HIGHLIGHTS OF EXPERIENCE

Mr. Batewell has five years of engineering experience with private developments, municipal project's, and construction observations. His involvement included work relating to roadway, utility, and site design along with hydraulic modeling. Mr. Batewell's project experience is briefly noted below.

RICH'S PROJECT PORTFOLIO INCLUDES:

- ▶ **San Carlos Fire Station, Lee County:** Project Engineer / CEI Services responsible for a 1.80-acre site for a 11,599-sf fire station, future open training tower, parking, landscaping, and dry pretreatment areas. Also, two new two-lane urban roadways with sidewalks on both sides of the roadway including drainage piping, drainage structures, water main extension, force main extension, and a Lee County lift station.
- ▶ **Skyplex Blvd. Daniels Parkway to Chamberlin Parkway:** CEI Services for the new four-lane urban roadway with bike lanes and sidewalks on both sides of the roadway between Chamberlin Parkway and the eastern entrance of Jet Blue Park on Daniels Parkway. The selected new curvilinear roadway alignment was approximately 2,500' in length and included over one mile of drainage piping from 12" to 36" with 63 drainage structures and over 200' of concrete box culverts.
- ▶ **Sunshine Boulevard & 8th Street SW Intersection, LCDOT:** Mr. Batewell assisted with this multifaceted project included existing intersection analysis as well as proposed design concepts/analysis for the intersection. Many intersection concepts were developed and analyzed to determine the correct configuration for the project. Design and development of a 4-way signalized intersection was ultimately the preferred design. It included incorporating left and right turn movements for the North & South bound travel ways as well as analyzing access to side streets North & South of the intersection. The design included both an on-street bike lane as well as sidewalks through the corridor.
- ▶ **US 41 Utility Replacement from Victoria Avenue to Winkler Avenue, City of Fort Myers:** Mr. Batewell is provided CEI services for the utility design relocation within the FDOT R/W between Winkler Ave. and Victoria Ave. on US 41 for this 2 mile heavily congested corridor. Included a preliminary alternative design analysis for the existing 2" & 12" WM's and 8" sanitary gravity main systems. Extensive existing utilities were located in the tight R/W which was located immediately adjacent to the back of the sidewalk on each side. Existing facilities needed to be maintained while the new utilities were installed.
- ▶ **Center for Hope, Lee County:** Design Engineer / CEI Services responsible for the 46.5-acre multi-use development featuring a large Hope Hospice care center with assisted and independent living facilities and complementing 90,000 sf administration, 109,000 sf of commercial uses, 70,000 sf of medical/general office and several commercial/retail out-parcels. Utilities include the design of a 6' diameter Lee County Lift Station with hydraulic modeling to serve the project, 1,775 lf of 6" force main, 2,600 lf of 8" gravity main, 2,500 lf of 12" water main and 5,700 lf of drainage pipe up to 60" in diameter. Offsite improvements include two northbound right turn lanes on Metro Parkway and an eastbound left turn lane on Six Mile Cypress Parkway.



GARY HOFFMAN | Senior CADD Designer



8 Years with QAI

Certifications

LEED AP, 2009

Areas of Specialization

- AutoCAD
- Civil 3D
- Development Orders
- GIS Analyst
 - Build-out Studies
 - Proliferation Analysis
 - Site Selection
- Map Exhibits
- Light Detection Ranging
- Lighting Plans

Specialized Skills

- Extensive software knowledge

HIGHLIGHTS OF EXPERIENCE

Mr. Hoffman brings 20 years of experience with ACAD with his background in surveying. His skills extend beyond CAD drafting producing As-built Plans, performing site inspections, and advancing in Civil 3D design. Mr. Hoffman works diligently on utility close-out as-builts for the City of Fort Myers and Lee COUNTY Utilities (LCU).

GARY'S ROLES AND SKILLS:

- ▶ **Engineering Technician:** Works with high quality production and efficiency in AutoCAD (ACAD) and has an extended skill set in Civil3D.
- ▶ **Utility As-built:** Completed many as-built plans for municipal approval in the construction process within deadlines.
- ▶ **ACAD Standards:** Has led QAI into a new level of Civil 3D efficiencies.
- ▶ **Development Orders/Site Plan Approvals:** Has been involved in ACAD line work for all projects that have been completed by QAI since early 2013.

PROJECT PORTFOLIO:

- ▶ **Peppertree Pointe:** Managed all redlines for all phases of the Peppertree Pointe construction of a 32-lot residential subdivision. The project is now under utility review with Lee County.
- ▶ **Parker Lane Development:** Managed all utility construction plans using Civil 3D software.
- ▶ **Cleveland Grove Neighborhood Utility Improvements:** Managed all Utility and Drainage Construction plans using Civil 3D Software.



SHARON HRABAK | Permitting Manager



5 Years with QAI

Areas of Specialization

- Preparing all permit application packages for both site construction and city zoning/planning cases.
- Utility Permitting Applications
- Easement vacations
- FAA Tall Structures Permits
- FAA Obstruction Evaluation Permits
- Design and implementation of permit tracking software
- Environmental Resource Permits
- Water Use Permits (irrigation)
- Site Construction Permitting
- NOI Applications
- Certificate to Dig Permitting

HIGHLIGHTS OF EXPERIENCE

Mrs. Hrabak has been performing permitting in the civil engineering field for 5 years. In that time, she has experience managing site development permitting and tracking project schedules. Sharon has assisted in the development of state-of-the-art permit tracking software unique to Quattrone & Associates, Inc. insuring project permits are submitted on- time and that deadlines are met internally as well as in the field by the general contractors.

SHARON'S ROLES AND SKILLS:

Permitting experience and proficient with permits for all municipalities in the southwestern Florida region and with the major agencies such as SFWMD, SWFWMD, LAMSID, FDOT, FAA, FGUA, HRS and DEP.

- ▶ **Site Construction:** Permitting for all municipalities in Southwest Florida.
- ▶ **Zoning:** Assists with the zoning/planning cases for Lee County, The City of Fort Myers and the City of Cape Coral including narratives, presentation materials and hearings
- ▶ **Utilities:** Permitting for multiple agencies including Lee County Utilities, Bonita Springs Utilities, CFM Utilities, FGUA, HRS, and DEP.
- ▶ **Timeline Manager:** Facilitating the acquisition of Federal, State, and local permits, monitoring and reports project status, contracts management & preparation and public information.
- ▶ **Municipal Expertise:** Permit application packages for the municipalities of Collier County, Sarasota County, Lee County, Charlotte County, City of Fort Myers, City of Naples, City of Cape Coral, City of Port Charlotte, and City of LaBelle.
- ▶ **Federal/Other:** Prepared permit application packages for SFWMD, SWFWMD, ECWCD, FDOT, FAA Tall Structures and Obstruction Evaluation permits.



JOSEPH KELLEY II, RLA | LANDSCAPE ARCHITECT AND LAND PLANNER



QAI Sub-Consultant

Since 2008

Registrations

Landscape Architecture
Since 2001

Academic Achievements

A.A. Edison College
Fine Arts, 1982

B.S. University of Florida
Agricultural Economics, 1985

Areas of Specialization

- Project Manager
- Conceptualization
 - Visualization
 - Artistic Rendering
- Site Design
 - Master Planning
 - Yield Analysis
 - Golf Course Routing
 - Integrated Open Space
- Project Identity
 - Entry Features
 - Streetscaping
 - Community Atmosphere
- Landscape Architecture
 - Amenity Design
 - Planting Plans
 - Permitting

Other Skills

- Graphic Design and hand rendering

HIGHLIGHTS OF EXPERIENCE

Mr. Kelley has over 25 years of experience in land planning and landscape architecture in the development industry in Southwest Florida. A Fort Myers native, he has a rich history in the region. Josh is an accomplished designer with a true artistic talent which he brings to every project. He has a knack for balancing the importance of site optimization with the added value of an aesthetically pleasing project identity.

Joseph's PROJECT PORTFOLIO INCLUDES:

- ▶ **Lee County Parks and Recreation** Amenity and Landscape Designer for Parks in Lee County: River Hall Park, Lakes Park, and Bowman's Beach Linear Park.
- ▶ **Charlotte County Parks and Recreation:** Amenity and Landscape Designer for various Parks in Charlotte County including Rotunda Park and Veterans Park.
- ▶ **Collier County Department of Transportation:** Planting Plan Designer for the Vanderbilt Beach Road Extension.
- ▶ **Lee County Department of Transportation:** Planting Plan Designer for the College Parkway Median Project.
- ▶ **Estero Boulevard Redevelopment:** Re-configuring Estero Blvd and San Carlos Blvd intersection along with re-development of the Fort Myers Beach Downtown district including landscape and irrigation renovation design, construction documents, and services during construction.
- ▶ **Red Sox Site Selection:** Master Planned and hand-rendered site plans for Freeman and Alico Lakes Red Sox proposals for shortlisting presentations.
- ▶ **Old San Carlos Boulevard Redevelopment:** As an addition to the Estero Boulevard project, private investors renovated Old San Carlos Boulevard including landscaping, irrigation, and decorative pavers.



CURRENT RESPONSIBILITIES

As president of Boylan Environmental Consultants, Inc., Ms. Schlachta is responsible for all management facets of the firm and supervision of all professional and technical staff. The Clientele Ms. Schlachta works with include the private and public sectors.

RELEVANT EXPERIENCE

Since 1998, Ms. Schlachta has managed projects, conducted fieldwork, and produced reports and applications for environmental land use planning, permitting and development. These projects include due diligence assessments for land acquisition purposes, assistance with environmental land planning, coordination on permitting and mitigation design for wetlands and wildlife, and compliance monitoring of projects during and after construction.

PROJECT EXPERIENCE

- Gum Swamp Farms – SFWMD Permitting/Modifications, FLUCFCS Mapping, Management Plan, Monitoring (2012-2020)
- Palmona Park Water Quality Improvements – SFWMD and Corps Permitting, Restoration Plan, Pre-Con Surveys (2012-2015)
- SWFIA – Terminal Access Roads – Skyplex Blvd, and Terminal Access Road Widening – Species Survey, Permitting (2012-2016)
- Airglades Airport Wetland Monitoring (2012-2016)
- Bob Janes Hydrological Improvements (Central Fields) - Assessment-Design, SFWMD and Corps Permitting, Wildlife issues (Aug 2015-2017)
- Vanderbilt Reserve -SFWMD and Corps Permitting, Compliance (2015-2020)
- University Village: Gopher Tortoise Permitting and Relocation (2016)
- Portofino Vineyards: Local Development Order, Gopher Tortoise Permitting (2016-2019)
- 1326 SW 5th Ave – Bald Eagle Monitoring and Reporting (2016-2017)
- Canterfield Village – Wildlife Survey, Tortoise permitting Compliance and Restoration Plan, Monitoring (2016-2020)
- Hancock Bridge Water Main Improvements – Species Survey and SFWMD Permitting (2017)
- Colonial Treeline – Environmental Assessment (2017)
- Enbrook: Zoning and Permitting (2018-2020)
- WMB Composting Facility – SFWMD Permitting (2018-2019)
- Vectorspace - Wildlife Survey (2019)
- 2460 53rd St. -Vero – Environmental Assessment (2019)
- Palm Bay – Jupiter Blvd. – Species Survey (2019)
- Super Towers – Restoration Plan – Preserve Assessment/Summary (2019-2020)

Kimberly Schlachta, CSE President

Experience:

- 22+ Years

Education:

- Auburn University, BS 1997

Professional Affiliations:

- Florida Association of Environmental Professionals
- National Association of Environmental Professionals
- Society of Wetland Scientists
- Ecological Society of America
- Soils and Water Conservation Society
- Association of Southeastern Biologists
- The Wildlife Society - Florida

Certification:

- Certified Senior Ecologist -Ecological Society of America
- FWC-Authorized Gopher Tortoise Agent (GTA-20-00047)

Areas of Expertise:

- Vegetation and Habitat Mapping utilizing ACAD, GPS
- Corps and State Wetland Delineation
- Impact Assessment
- Wildlife Surveys and Relocations
- Gopher Tortoise Surveys, Bucket Trapping, Excavation & Relocation
- Wildlife Habitat Management Planning and Permitting
- Habitat Restoration and Mitigation Design
- Environmental Land Use Permitting and Rezoning
- Local, State and Federal Environmental Permitting
- Post Permit Compliance and Monitoring
- Planning and Management of Gopher Tortoise

Contact Information:

Boylan Environmental Consultants
8140 College Parkway, Suite 104-1
Fort Myers, Florida 33919
Telephone: (239) 418-0671
Fax: (239) 790-5309
Email: kims@boylanenv.com
Web: www.boylanenv.com

Elizabeth F. Gaines, PSM

Principal Surveyor/Project Manager



Professional Qualifications

1988 / Professional Surveyor & Mapper
(FL License No. 4576)

Years of Experience

35 years

Professional Affiliations

Florida Surveying and Mapping Society

Education

University of Florida, AA
University of Florida,
Coursework in Surveying
University of South Florida,
Coursework in Geography

Summary

Ms. Gaines has more than 30 years of experience in boundary, hydrographic, topographic and construction surveys with the last 24 years being in direct management of business, personnel and projects. She has supervised multiple field crews and survey technicians. She has been in responsible charge (division manager) of survey operations for a regional office of an *ENR 500* design engineering firm. In 2001 Ms. Gaines established E.F.Gaines Surveying Services.

Ms. Gaines' professional experience includes managing a wide variety of surveying projects throughout southwest Florida. She has performed boundary, topographic, route, mean high water, erosion control line surveys and coordinated construction layout projects. The types of projects she has provided these services for include: roadway and utility design projects; projects involving designs for schools, parks, municipal buildings and airports; stormwater management maps and studies.

Relevant Project Experience

- **City of Fort Myers Fire Station No. 7** – Prepare a Boundary Survey of a 2.76 acre vacant parcel of land located at 11030 Six Mile Cypress Parkway for proposed Fire Station (2018)
- **Naples Fire & Rescue Station and Headquarters** – Prepare Boundary and Topographic Surveys for the existing and future building sites (2016)
- **Immokalee Water & Sewer District Maintenance Building** - Prepare a Topographic Survey (including location of underground utilities) for the design of the new maintenance building (2018)
- **Immokalee Water & Sewer District Flood Audit** – Prepare FEMA Elevation Certificates for six District Buildings (2017)
- **Lee Tran Administration, Operation and Maintenance Facility** - Provide a 3200 linear foot Route Survey to facilitate the engineering design of an off-site drainage connection (2012)
- **Lee Tran Bus Shelter Design** - Provided Topographic Surveying Services for 84 proposed bus shelter sites throughout Lee County (2009-2015)

RÉSUMÉ

REID C. FELLOWS, P.E.
Vice President

EXPERIENCE

Traffic Impact Studies:

Managed and conducted traffic impact studies for various land uses. Land uses analyzed include, but are not limited to, shopping centers, medical buildings, office buildings, residential developments, industrial developments, churches, fast food restaurants, material recovery facilities, hotels, gas stations and mixed uses. Determined projected site traffic volumes using ITE Trip Generation Manual, conducted capacity analyses of critical intersections using the Highway Capacity Software (HCS) and recommended appropriate geometric improvements to accommodate development, as well as, non-development traffic. Evaluations of development plans in terms of traffic circulation to safely accommodate existing and proposed development traffic were conducted. Further responsibilities include geometric design, parking, signing and striping recommendations for proposed and surrounding roadways. Accepted as an expert witness in transportation and testified before Planning Commissions, Zoning Boards, Village Boards, and City Councils, as well as, neighborhood and local organizations.

Traffic Signal Systems:

Performed and assisted in the coordination of closed-looped signal systems in the Chicago Metropolitan area, City of St. Louis and Lee County, Florida. Responsibilities include analyzing data and optimizing signal timings using PETRA, TURNS, SIGNAL 2000, HCS, T/S PP Draft, PASSER II-90, PASSER III and SYNCHRO/Sim-Traffic computer programs. Additional responsibilities consist of determining benefits of coordinated signal systems including vehicle emissions, fuel consumption, travel time and delay by incorporating MVRAP and PC Travel and the Environmental Protection Agency's vehicle and engine emission modeling software, MOBILE 6. Familiar with ECONOLITE, EAGLE, PEEK and TRACONEX controller features.

Traffic Signal Design:

Performed the design and review of traffic signals throughout Lee and Collier County, FL and the Greater Chicagoland, IL area. These responsibilities included signal warrants, traffic signal plans, Emergency Vehicle Preemption, Railroad Preemption, Traffic Signal Interconnect plans, contract specifications, and cost estimates. Provided construction observation, layout and final inspection. Performed Resident Engineer work on signal construction projects for quality control, quantities and differing site conditions of traffic signal installations including: controller cabinet foundations, span/mast arm installations, video detection devices, handholes/pull boxes and conduit locations

Street Lighting Design:

Mr. Fellows has significant experience in preparing street lighting plans, pursuant to criteria set forth by the Florida Department of Transportation, as well as, AASHTO and ANSI/IESNA RP-8-00. Experience includes both pedestrian level lighting, pole mounted and bridge deck mounted street lights, conducting photometric calculations, coordinating service point design and conductor wire determinations. Recent projects completed and/or currently under design include the Livingston Road Street Lighting, Metro Parkway Extension, Summerlin Road and Three Oaks Parkway Street Lighting.

Traffic Control Justification

Studies: Performed traffic signal and stop sign justification studies for private developments as well as for public streets and local roadways. Conducted sight distance studies to determine the safest location of driveways and gap studies to determine the safety and efficiency of existing and proposed traffic control devices.

Parking Studies:

Conducted parking surveys to determine supply and demand of existing and proposed developments. Analyzed access, parking and circulation for regional shopping centers, office buildings and other uses. Conducted and supervised origin/destination studies to determine vehicle travel characteristics through and around existing developments.

PROFESSIONAL POSITIONS

TR Transportation Consultants, Inc.
Vice President
May 2006 – Present

Metro Transportation Group Inc.
Sr. Design Engineer
2001 – April 2006

Sr. Transportation Consultant
2000 - 2001

Transportation Consultant
1995 - 2000

EDUCATION

Valparaiso University
Valparaiso, Indiana
Bachelor of Science - Civil Engineering

LICENSES

Professional Engineer, Florida

AFFILIATIONS

American Society of Civil Engineers,
Member

Institute of Transportation Engineers,
Associate Member

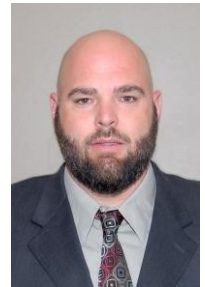
International Municipal Signal
Association, (IMSA) Member
Certifications include:

- Work Zone Specialist
- Traffic Signal Inspector
- Traffic Signal Electrician II



Professional Resume of: Christopher J. Pacitto, P.E.

Mr. Pacitto began his professional career in sales, financing & repair of automobiles while in high school and college. After graduating college in 1998 he moved to southwest Florida where he has been practicing engineering ever since. During this time, Mr. Pacitto advanced quickly through the ranks of two engineering companies before founding Velocity Engineering Services, LLC in 2013.



Mr. Pacitto is recognized as an expert in a variety of engineering disciplines and is a Licensed Professional Engineer in 5 states. His experience includes geotechnical & environmental engineering, association services, facilities consulting, building inspections, and materials testing. During his career, he has worked on engineering projects throughout Florida and the southeastern United States as well as in the Caribbean. His projects have included residential communities, commercial facilities, multi-story condominiums, hotels, roadway and infrastructure projects, industrial facilities, educational facilities, hospitals, sports stadiums, government facilities, airports, and marine ports.

LICENSES & AWARDS

- Licensed Professional Engineer in Florida, Louisiana, Mississippi, Alabama & Texas
- 2011 “40 Under 40” Award Winner – Gulf Coast Business Review



PROFESSIONAL EXPERIENCE

- 2013 - Present: Velocity Engineering Services, LLC, Fort Myers, FL – Owner & President**
- 2004 – 2013: GFA International, Inc., Fort Myers, FL – Vice President & Branch Manager**
- 1998 – 2004: ASC geosciences, Inc., Fort Myers, FL - Project Manager**
- 1990 – 1998: Park Auto Sales, Norton, MA – Sales, Financing & Mechanic**

EDUCATION

Bachelor of Science in Civil Engineering, Worcester Polytechnic Institute, Worcester, MA, 1998

PUBLICATIONS

Designed, Dynamically Load Tested and Installed Pile Foundation in Southwest Florida – A Case History by Christopher J. Pacitto, E.I., Hiram F. Murati, P.E., and Dharendra S. Saxena, P.E. was included in the proceedings of the Ninth International Conference on Piling and Deep Foundations in Nice France, June 3rd through 5th, 2002.

PROFESSIONAL ASSOCIATIONS

- American Concrete Institute (ACI), Florida Gulf Chapter – Officer & Director, 2001-2012
- American Society of Civil Engineers (ASCE), SWFL Branch – Officer, 2012-2017
- Real Estate Investment Society (REIS) of Southwest Florida – Director, 2016-2017
- Florida Engineering Society (FES)
- Construction Specifications Institute (CSI)
- Member of Community Owners & Managers Association (COMA)
- Community Associations Institute (CAI)



Engineers, Planners & Development Consultants

References



FORT MYERS BEACH FIRE CONTROL DISTRICT

100 VOORHIS STREET - FORT MYERS BEACH, FLORIDA 33931
MAILING ADDRESS: POST OFFICE BOX 2880 - FORT MYERS BEACH, FLORIDA 33932



REFERENCES

Quattrone & Associates, Inc., has always strived by providing great customer service to our clients. Throughout the years we have established an outstanding rapport with many of our customers in both the public and private sector. Below is a list of a few of our clients, that we have worked with on projects:

- ▶ **Contact Name:** Allan Freeman, Freeman Group
Address: 13891 Jetport Loop Rd, Suite 9 Fort Myers, FL 33913
Phone Number: 239.267.8888
Email Address: alan_c_freeman@yahoo.com

- ▶ **Contact Name:** Robert Brown, GMC Contracting Solutions, Inc.
Address: 16100 Lee Road, Suite 101, Fort Myers, FL 33912
Phone Number: 239.334.8800
Email Address: rbrown@gcmcontracting.com

- ▶ **Contact Name:** Chief David Cambareri
Address: 19591 Ben Hill Griffin Parkway, Miromar Lakes, FL 33913
Phone Number: 239.267.7525
Email Address: cambareri@sancarlosfire.org

- ▶ **Contact Name:** Guy Paparella
Address: 11790-A Metro Parkway, Fort Myers, FL 33912
Phone Number: 239.603.7236
Email Address: gspaparella@gmail.com

- ▶ **Contact Name:** Pat Hayes
Address: 7370 College Parkway Suite 310, Fort Myers, FL 33907
Phone Number: 239.851.4717
Email Address: phfilland@yahoo.com



Engineers, Planners & Development Consultants

Public Entity Crimes Affidavit



FORT MYERS BEACH FIRE CONTROL DISTRICT

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FORT MYERS BEACH FIRE CONTROL DISTRICT
REQUEST FOR QUALIFICATIONS APPLICATION - REQUIRED FORM

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the Fort Myers Beach Fire Control District
by Al Quattrone-President


[print individual's name and title]

for Quattrone & Associates, Inc.

[print name of entity submitting sworn statement]

whose business address is

4301 Veronica Shoemaker Blvd.

Fort Myers, FL 33916

and (if applicable) its Federal Employer Identification Number (FEIN) is 72-1522004

(If the entity has no FEIN, include the Social Security Number of the individual

signing this sworn statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)9g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, including, but not limited to, any bid or contract for goods and services to be provided to any public entity or an agency or political subdivision of any other state or of the United States involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand than an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime.

The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who

has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. [Indicate which statement applies.]

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [attach a copy of the final order]

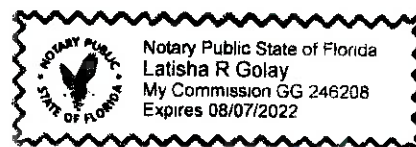
I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

BEFORE ME, the undersigned authority, personally appeared Alfred Quattrone to me well known and known by me to be the person described herein and who executed the foregoing Affidavit and acknowledged to and before me that Alfred Quattrone executed said Affidavit for the purpose therein expressed.

WITNESS, my hand and official seal this 22 day of January, 2021.

My Commission Expires: 08/07/2022

Latisha R. Golay
Notary Public State of Florida at Large





FORT MYERS BEACH FIRE CONTROL DISTRICT

100 VOORHIS STREET · FORT MYERS BEACH, FLORIDA 33931
MAILING ADDRESS: POST OFFICE BOX 2880 · FORT MYERS BEACH, FLORIDA 33932

AFFIDAVIT OF FLORIDA CERTIFIED MINORITY BUSINESS

BEFORE ME, the undersigned authority, personally appeared Alfred Quattrone, who is authorized to act on behalf of Quattrone & Associates, Inc. (Business), attests that:

____ Respondent is a Certified Minority Business with the State of Florida Office of Supplier Diversity. Certificate is attached and made part of this affidavit.

____ Respondent has applied for Minority Business status and awaiting confirmation. Proof of application is attached and made part of this affidavit.

X Respondent partners with two or more Minority Businesses. Business partners certificates are attached and made part of this affidavit.


Signature

State of FL)

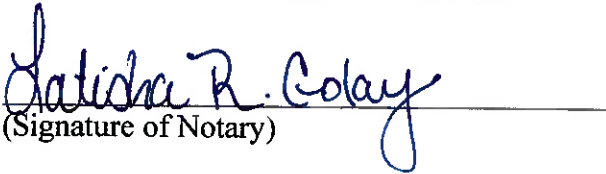
County of LEE)

Sworn to and subscribed before me this 22 day of January, 2021.

X Personally Known

____ Produced Identification

Type and # of ID _____


(Signature of Notary)

Latisha R. Golay
(Name of Notary Stamped, or Printed)

