



Public-Private Partnership Proposal for the Martin County

# NEW OPERATIONS FACILITY

February 6, 2026



**FLORIDA  
DEVELOPMENT  
SOLUTIONS**

**Ajax**  
**Remnant**  
CONSTRUCTION

**spieze**

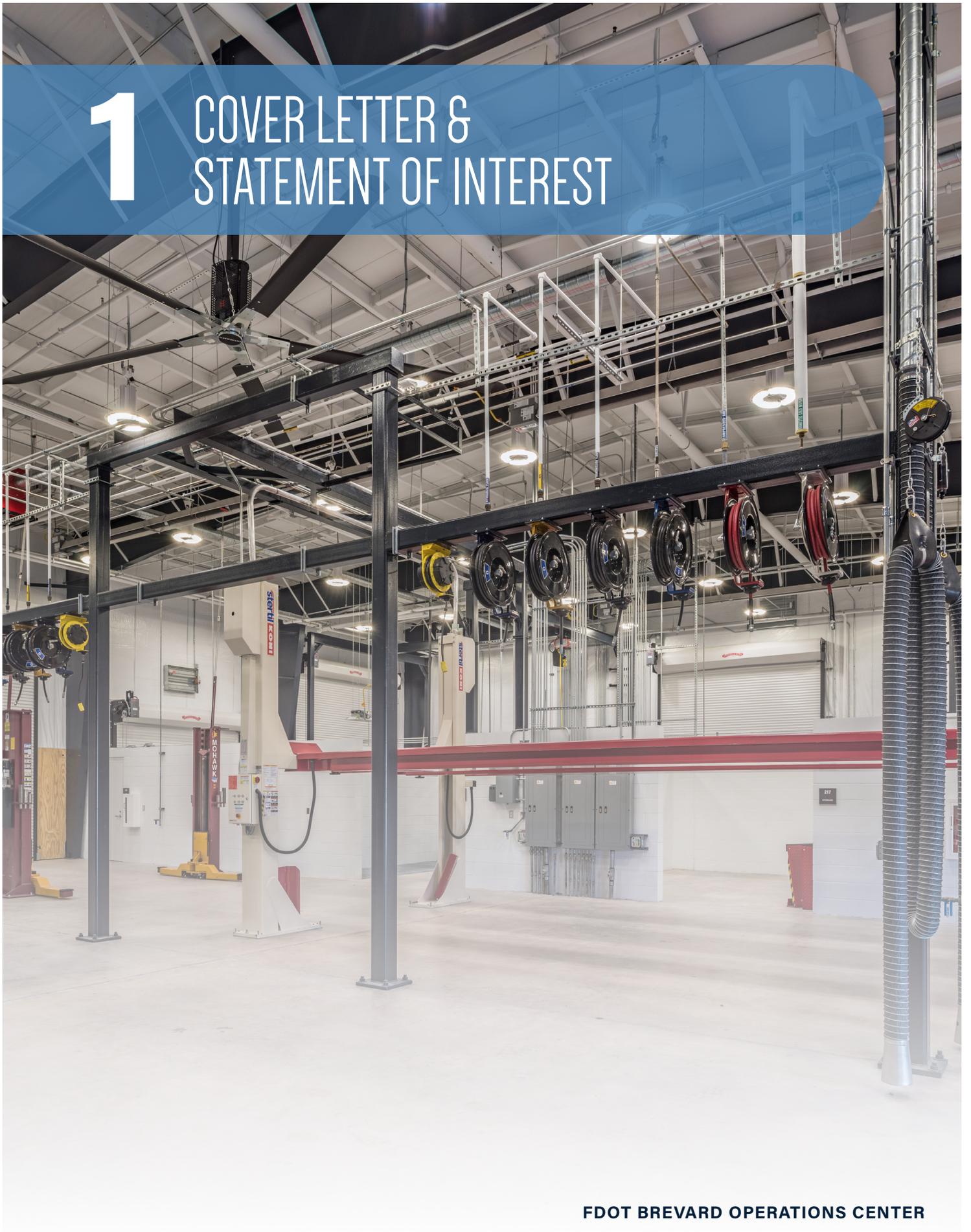


# Table of Contents

- 1. **COVER LETTER & STATEMENT OF INTEREST** ..... pg 4
- 2. **RELEVANT EXPERIENCE** ..... pg 7
- 3. **KEY PERSONNEL** ..... pg 35
- 4. **FIRM QUALIFICATIONS & APPROACH** ..... pg 54
- 5. **FINANCIAL STRENGTH & STABILITY** ..... pg 85
- 6. **FORMS & DOCUMENTATION** ..... pg 133

# 1

# COVER LETTER & STATEMENT OF INTEREST





January 27, 2026

Martin County Board of County Commissioners  
Attn: Purchasing Division  
2401 SE Monterey Road, Stuart, FL 34996

**TOM IAROSSI**  
Executive Director  
iarossi.tom@floridadevelopmentsolutions.com  
(813) 436-6521

CONTACT

Members of the Board and County Staff:

Florida Development Solutions, LLC ("FDS"), together with our delivery partners Ajax Building Company, Remnant Construction, and Spiezle Architecture (including its Treasure Coast practice, Tony Donadio Architects), respectfully submits this Unsolicited Public-Private Partnership (P3) Proposal for the development of a new Martin County Operations Facility.

This proposal is intentionally grounded in the County's previously completed programming and site planning efforts prepared by CPZ, and it is structured to offer a more operationally precise, financially flexible, and locally anchored alternative within the context of the County's current evaluation environment. Rather than re-inventing the program, our team has focused on translating the County's established program into a delivery solution that is operationally sound, defensible under long-term performance metrics, and aligned with how Martin County evaluates and advances P3 projects. The result is a proposal that reflects not only what the facility should be, but how it must function day-to-day and perform over its full lifecycle.

The proposed Operations Facility campus is fundamentally an operational asset—not an office building. It must support daily field operations, fleet and equipment maintenance, trades and workshops, outdoor laydown and stormwater staging, and emergency response during severe weather events. Our approach begins with this operational reality. Each programmed component including General Services trades, Parks and Recreation workshops and laydown, vehicle maintenance and repair, and the extensive Field Operations and Stormwater yard has been validated against real-world use, safety requirements, circulation efficiency, and durability expectations appropriate for Operations Facility functions.

FDS serves as the developer and P3 lead, providing unified accountability across programming validation, design, construction, and financing. Ajax Building Company serves as lead general contractor, bringing deep experience in public works, infrastructure, fleet, and operations-driven facilities that closely mirror Martin County's needs. Remnant Construction participates as the minority and local partner, reinforcing local workforce utilization, subcontractor participation, and Treasure Coast continuity to further drive the economic benefit of this exciting project to the local community. Spiezle Architecture, together with Tony Donadio Architects, provides a rare combination of national public-sector expertise and local permitting, zoning, and operational familiarity within Martin County.

Consistent with the intent of Section 255.065, Florida Statutes, and in recognition of the County's active evaluation timeline, this unsolicited proposal is structured to preserve County flexibility rather than prescribe a single outcome. With our team, multiple delivery and financing pathways may be evaluated including lease-purchase, certificates of participation, or hybrid approaches that allow the County to select the structure that best aligns with its fiscal priorities, capital planning objectives, and risk tolerance. Importantly, the County retains full ownership, operational control, and long-term governance of the facility.

Our P3 delivery strategy emphasizes:

- **Operational efficiency driven by CPZ-based programming and real-world Operations Facility workflows**
- **Predictable cost and schedule performance through integrated design-build leadership**
- **Meaningful risk transfer related to construction cost, schedule, and coordination**
- **Durability and resilience appropriate for fleet, stormwater, and emergency response functions**
- **Local participation and economic impact through Martin County-based design and construction partners**
- **Flexibility to adapt or expand facilities as County service demands evolve**

Martin County has demonstrated in the past a preference for solutions that are practical, defensible, operationally validated, and aligned with long-term value. This unsolicited proposal has been intentionally structured to reflect those same evaluation priorities while leveraging the County's prior investment in programming and planning.

The FDS team appreciates the opportunity to present this solution and stands ready to work collaboratively with County staff and the Board to validate assumptions, refine delivery options, and advance a Operations Facility that serves Martin County reliably for decades to come.

Respectfully submitted,

Tom Iarossi, Executive Director  
Florida Development Solutions, LLC  
iarossi.tom@floridadevelopmentsolutions.com  
(813) 436-6521



# Locally Focused

As a Treasure Coast based firm, Remnant and our team are invested in our Martin County community.



The  
Treasure  
Coast is  
where we  
live, work,  
and play.

## ST. LUCIE COUNTY TAX RECEIPT

		<b>2025 - 2026</b> <b>St. Lucie County Local Business Tax Receipt</b>	
P.O. Box 308, Fort Pierce, FL 34954 tcslc.com			
Facilities or machines #	Rooms #	Seats #	Employees #5
Type of business 1500 BUILDING CONTRACTOR (CONSTRUCTION MANAGEMENT)		Receipt #1023045	
DBA name Remnant Construction, LLC		Business: Brandon Robert Nobile	
Mailing address: Remnant Construction, LLC 201 S 2nd St, Ste 100 Fort Pierce, FL 34950		Business location: 201 S 2nd St, Ste 100 Fort Pierce, FL 34950	
*GOOD FOR THIS LOCATION ONLY*			
RENEWAL		City of Fort Pierce	CBC1261746
Original tax:	\$12.35	2410-806-0008-000/5	L17000236597
Penalty:			
Collection cost:			
Total:	\$12.35	Paid 07/09/2025 12.35	0000-20250709-146474

As a local Construction Manager focused on growing our local trade market the FDS, Ajax, Remnant, Spieze team strive to reinvest our dollars here. With offices in Fort Pierce and West Palm Beach, this team works tirelessly to ensure our projects are built by our local businesses, ensuring our tax dollars stay local.

**80% of all payments to vendors going to local businesses.**

# 2

## RELEVANT PROJECT EXPERIENCE



OUC ST. CLOUD OPERATIONS AND MAINTENANCE FACILITY



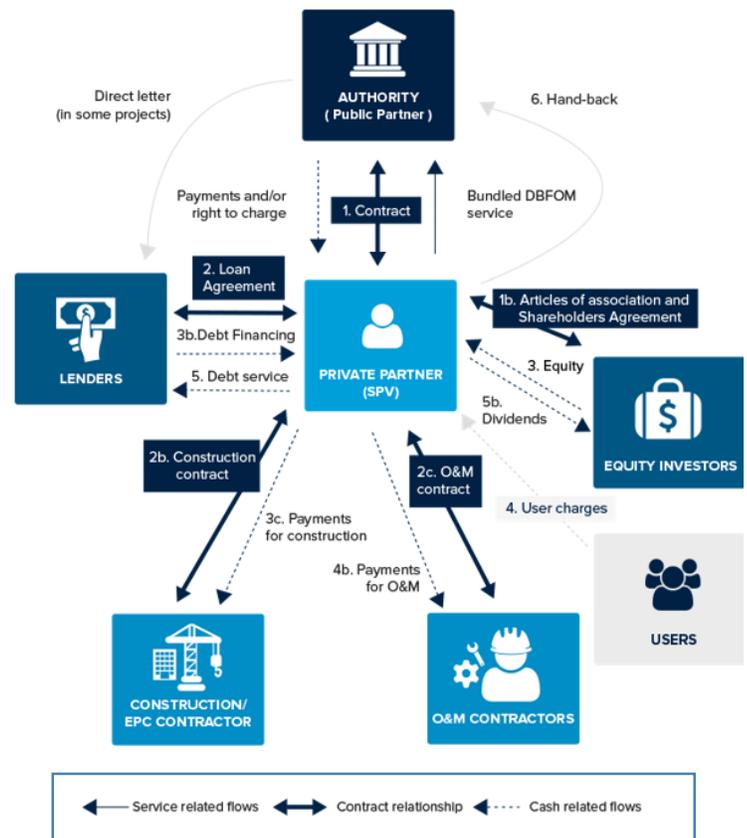
# P3 Understanding and Expertise

## WORKING WITH A PUBLIC, PRIVATE, PARTNERSHIPS

Florida Development Solutions demonstrates a deep understanding of Public-Private Partnership (P3) delivery by uniting experienced construction project managers to provide high-speed, risk-free turnkey facilities for communities. Specializing in innovative P3 models, the firm delivers fast, efficient solutions with certainty for government agencies, special districts, educational institutions, and community leaders. This approach minimizes risks while ensuring timely, high-quality outcomes tailored to public sector needs.

## DEVELOPMENT MIX

A successful P3 project requires a balanced development mix of key components that leverage the strengths of both public and private sectors. This “mix” typically integrates expertise, resources, and responsibilities across several core areas to ensure efficient delivery, risk management, and long-term value.



### Essential Components

- 1. Strong Partnership and Collaboration** — Build mutual trust, open communication, and alignment between public and private entities. Successful Public-Private Partnerships thrive on personal relationships and shared goals, fostering proactive problem-solving.
- 2. Appropriate Risk Allocation** — Transfer risks (e.g., design, construction, financing, operations) to the party best equipped to manage them. This often shifts cost overruns and delays to the private sector, protecting public funds while incentivizing efficiency.
- 3. Private Financing and Investment** — Access private capital to fund upfront costs, spreading expenses over the asset's lifecycle. Models like Design-Build-Finance-Operate-Maintain (DBFOM) enable accelerated delivery without straining public budgets.
- 4. Integrated Design and Construction Expertise** — Combine innovative design (e.g., from architects) with construction management to minimize errors, scope changes, and delays. Private-sector innovation often leads to higher-quality, sustainable outcomes.
- 5. Operations and Maintenance (O&M) Involvement** — Include long-term private responsibility for O&M to ensure lifecycle efficiency and asset longevity, with dedicated funds for upkeep.
- 6. Clear Governance and Accountability** — Define roles, performance metrics, and decision-making processes upfront. Enabling legislation, transparent procurement, and stakeholder engagement are critical for feasibility and public support.
- 7. Value for Money and Feasibility Assessment** — Conduct thorough analysis to confirm P3 superiority over traditional methods, focusing on complexity, market interest, and long-term sustainability.



## OPERATING STRUCTURE

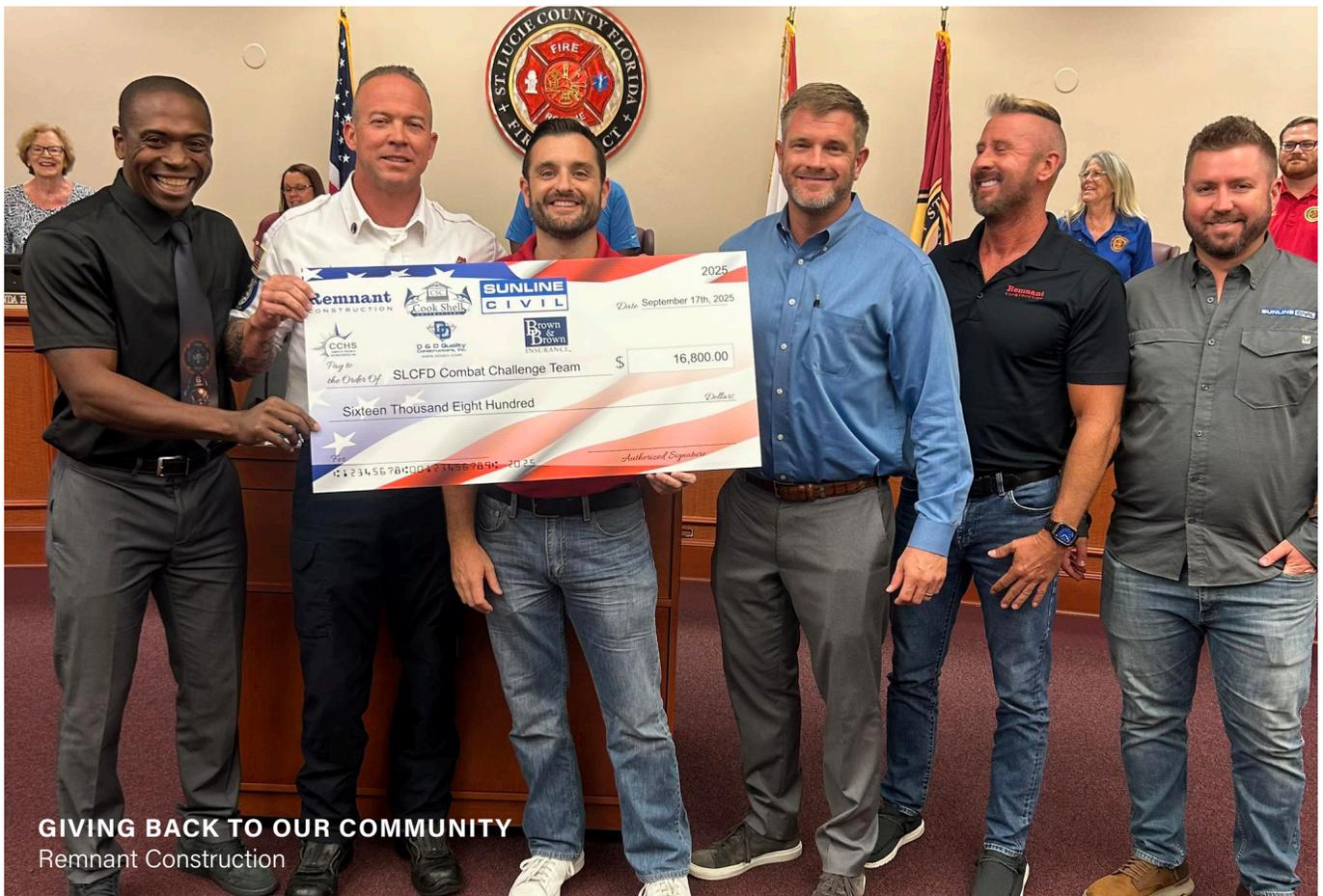
Florida Development Solutions offers innovative models like Design-Build, Design-Build-Finance, and cost-reducing prototypes to streamline design, construction, and financing processes. This practice minimizes risks and ensures faster, high-quality outcomes for community infrastructure projects, prioritizing client satisfaction and long-term sustainability. This mix accelerates project delivery, spurs innovation, reduces public risk, and delivers high-quality infrastructure, as seen in successful models worldwide. The exact blend varies by project scale, type, and jurisdiction, but balancing these elements is key to success.

## SUSTAINABLE BUILDING PRACTICES

Our team adopts sustainable building practices focused on resource efficiency and waste reduction. While emphasizing quality, timelines, and client relationships, the company aligns with industry trends by incorporating recycled and reclaimed materials where feasible, minimizing environmental impact during commercial projects. This includes prioritizing durable, low-waste methods in construction by reusing remnants from demolition or sourcing upcycled components, our team reduces landfill contributions and energy consumption. These practices promote long-term sustainability, lower costs, and support eco-friendly outcomes without compromising structural integrity or project delivery.

## COMMUNITY ENGAGEMENT

Beyond Public-Private Partnership services, this team is deeply rooted in the Treasure Coast community, participating in various initiatives and organizations that promote sustainable development and community engagement. Their involvement underscores a commitment not only to design excellence but also to community enrichment and environmental stewardship. This dedication and investment in our clients has made us your trusted team.



**GIVING BACK TO OUR COMMUNITY**  
Remnant Construction



# Relevant Experience

## EXPERIENCE WITH COUNTY GOVERNMENT INFRASTRUCTURE

The proposed Martin County Operations Facility is a county-operated, general-purpose government asset that supports essential services including fleet maintenance, field deployment, infrastructure repair, stormwater operations, and emergency response. Facilities of this nature differ fundamentally from single-mission or program-specific buildings in their operational demands, delivery risks, and long-term performance requirements.

The FDS team brings direct experience delivering county government infrastructure for public owners throughout Florida, including facilities governed by Boards of County Commissioners and other county-level authorities. This experience includes working within county budgeting processes, annual appropriation frameworks, public procurement requirements, and the political and operational oversight structures unique to county government. These projects require a delivery approach that balances operational continuity, fiscal stewardship, and public accountability conditions that directly align with Martin County's Operations Facility program.

### **PUBLIC WORKS AND OPERATIONS-DRIVEN FACILITIES**

Operations Facility campuses function as industrial and logistical environments, not as vertical civic or instructional buildings. They are defined by continuous operations, heavy equipment movement, outdoor yard activity, material staging, and the need to remain operational during emergency events. The FDS team's experience includes the delivery of operations-driven facilities where durability, constructability, safety, and uptime are the primary measures of success.

Across comparable projects, the team has delivered facilities supporting fleet services, maintenance and repair operations, centralized support functions, and field operations environments that must perform reliably on a daily basis. These facilities require early coordination between operations staff, designers, and constructors to ensure that workflows, adjacencies, and site circulation reflect real-world use. This operational focus directly informs the team's approach to program validation, design development, construction sequencing, and long-term performance for the Martin County Operations Facility.

### **DELIVERY OF GENERAL-PURPOSE GOVERNMENT FACILITIES**

Unlike single-purpose facilities designed to support a narrow user group or mission, general-purpose government facilities must accommodate multiple departments, evolving service demands, and long service lives. The proposed Operations Facility campus will serve as a shared operational backbone for multiple County divisions, requiring flexibility, resilience, and the ability to adapt over time.

The FDS team's experience delivering general-purpose government facilities includes projects where diverse operational functions are consolidated into a single campus to improve efficiency, coordination, and service delivery. These projects required careful planning of site layout, circulation, and building relationships to ensure that different operational groups could function independently while benefiting from shared infrastructure and centralized management. This experience directly translates to the County's objective of consolidating Public Works, fleet, parks support, stormwater, and field operations into a cohesive and efficient campus.

### **FLEET, MAINTENANCE, AND FIELD OPERATIONS ENVIRONMENTS**

Fleet maintenance, trades and workshops, and field operations are core components of Operations Facility infrastructure and represent some of the most technically demanding aspects of government facility delivery. These environments require specialized structural systems, clear spans, high-bay spaces, robust floor and pavement sections, and safe separation between personnel and equipment.



The FDS team has delivered facilities that support fleet maintenance and repair, trades operations, equipment storage, and field deployment for public owners. These projects required close attention to operational workflows, safety protocols, material handling, and lifecycle durability. Experience in these environments informs decisions related to bay sizing, circulation, equipment access, yard configuration, and future expansion capability for the Martin County facility.

**COUNTY-OPERATED FACILITIES SUPPORTING ESSENTIAL GOVERNMENT SERVICES**

Operations facilities support essential government services that must remain operational regardless of weather events, emergencies, or changing service demands. As such, they are fundamentally different from facilities whose use is episodic or schedule-based. Reliability, resilience, and maintainability are critical performance metrics.

The FDS team’s experience includes working with county-operated facilities where continuity of service and emergency readiness are paramount. This background informs the team’s approach to site planning, infrastructure resilience, and delivery sequencing, ensuring that the Martin County Operations Facility campus is positioned to support both daily operations and heightened demands during emergency conditions.

**RELEVANCE TO THE MARTIN COUNTY OPERATIONS FACILITY PROGRAM**

The Martin County Operations Facility is not an instructional charter school, institutional, or program-specific building. It is a county-operated, operations-driven infrastructure asset that must support fleet, maintenance, field operations, and emergency response over decades of service. Experience delivering this category of facility is directly relevant to constructability, risk allocation, pricing certainty, and long-term operational performance.

The FDS team’s experience aligns with these requirements and provides Martin County with confidence that the proposed P3 delivery approach is grounded in real-world public works operations rather than adaptation from unrelated facility types.



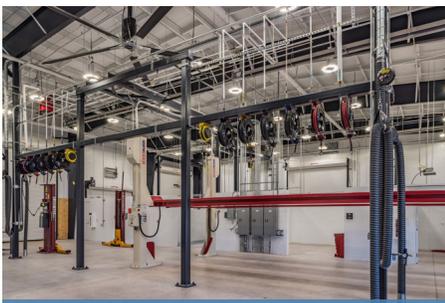
MANATEE COUNTY SHERIFF'S OFFICE  
FLEET SERVICES FACILITY



OCPS PINE HILLS BUSSING COMPOUND



OUC ST. CLOUD OPERATIONS &  
MAINTENANCE FACILITY



FDOT BREVARD OPERATIONS CENTER



FORT WALTON BEACH NEW FIELD OFFICE COMPLEX



PINELLAS TECHNICAL COLLEGE



# Best Practices

## FOR FLEET & MAINTENANCE

### HIRING THE RIGHT TEAM HELPS YOU AVOID COSTLY MISTAKES

- ☑ Ensure adequate space around lifts with large mass hanging off the back axle
- ☑ Verify height of the vehicle for possible conflict with exhaust fans, plumbing pipes, etc.
- ☑ Ensure good details for heights of plumbing/electrical racks. Best overhead instead of mounted to the floor
- ☑ Clearly mark flow of traffic in bay for exhaust fans and hoses for air/gas/oil as it affects the placement of equipment
- ☑ Cross check plans with cut sheets to verify all power/pneumatic/data requirements are met
- ☑ Need very detailed drawings to verify control station for lifts to confirm facing the correct way
- ☑ Owner to verify forklift radius/approach for the dock levelers due to concerns about turning radius/clearance

See several examples of this team's relevant experience on the following pages.





## MARTIN COUNTY NEW OPERATIONS FACILITY



In review of the program for the operations facility, our team has identified the key component of the construction program to be the specialized functions of the Fleet Maintenance center. Fleet maintenance facilities are critical to the successful function and service for public entities. With our experience with fleet, maintenance and public works projects, we have built working relationships with specialty contractors and vendors that are essential to these types of buildings. The coordination of the installations are paramount to the success of a fleet facility. Some of these suppliers and subcontractors that we are experienced with include, but not limited to the following:

### **AUTOMOTIVE DEVELOPMENT GROUP**

- Vehicle Lifts (Parallelogram & Post Lifts)
- Vehicle Fluid Management Systems
- Vehicle Maintenance Equipment (tire changers, works benches, jacks, tire balancers, compressors, etc.)
- Vehicle Hose Reels
- Vehicle Carbon Monoxide Detection Systems

### **PETROLEUM EQUIPMENT COMPANY**

- Fuel Management Systems
- Fuel Dispensers
- Fuel Tanks
- Fuel Monitoring Systems

### **DYNAFIRE**

- Bi Directional Amplification (BDA) System
- BDA Turnkey System

### **DUBOIS FLEET WASH SYSTEMS**

### **WESTMATIC**

### **J. HERBERT CORPORATION**



# SUMTER COUNTY EDUCATIONAL SUPPORT CENTER



*Highlighted Experience*

**P3**  
PROJECT DELIVERY

PUBLIC PROJECT

FAST TRACK D/B

OPERATIONS CENTER

FLEET MAINTENANCE

**SCOPE**

This project consists of a new Educational Support Center to include a vehicle Maintenance Area, Facility Storage, Metal & Wood Fabrication Shops, and Administrative Offices. The scope also includes adding a fueling station, bus wash, covered parking areas, and all site improvements aspects over a 15-acre greenfield site including stormwater conveyance systems, force main, lift station, and 233 new surface parking spaces.

**LOCATION**

Sumterville, FL

**OWNER**

Sumter County Schools  
Educational Support  
Services

**VALUE** \$25M

**SCHEDULE**

Completed 12/25

**TEAM INVOLVEMENT**

\* Personal Experience  
of Tom Iarossi and  
John O'Grady (Florida  
Development Solutions)  
Steve Siegel  
Anthony Donadio  
Tony Canata

**TEAM EXPERTISE -**  
*finance, design,  
construct & operate*  
**TEAM EXPERIENCE**





# CAPE CORAL JAYCEE PARK NORTH LAWN & BAND SHELL



*Highlighted Experience*



**SCOPE**

The planned renovations include waterfront enhancements; playground revitalization; new picnic and gathering areas; more family-friendly amenities including a 5,000 SF splash pad, beach volleyball courts, corn hole lanes and ping pong tables; pathway improvements; landscaping and green space; and parking and accessibility upgrades. The parking area has been redesigned to improve traffic flow, safety and convenience for visitors. ADA-compliant features have also been incorporated to ensure greater accessibility for individuals with disabilities.

The two playgrounds will be fully upgraded with modern, safe equipment. The main playground will feature 5,000 SF of interactive play areas, with 40 inclusive elements for accessibility. Shade sails will provide full coverage, ensuring a safe, comfortable environment for all children.

These renovations will transform Jaycee Park into a more modern, functional, and enjoyable destination, offering improved spaces for recreation, relaxation, and community gatherings. The park's updated amenities will make it an even more attractive sport for both locals and visitors alike.

**LOCATION**  
Cape Coral, FL

**OWNER**  
City of Cape Coral

**VALUE** \$20M

**SCHEDULE**  
Completed Est. 07/26

**TEAM INVOLVEMENT**  
\* Personal Experience of Tom Iarossi and John O'Grady

**TEAM EXPERIENCE**





# POLK COUNTY NEW POINCIANA HIGH SCHOOL



**SCOPE**

This exciting three-story tilt-up project includes innovative technology and lab spaces with integrated security features to create a truly 21st century high school facility. This school design includes classrooms, labs, maker spaces, collaborative learning spaces, a gymnasium, a cafeteria, new baseball stadium, new administration spaces, music and art suites, bus loop, parent traffic loop, and a central energy plant.



**TEAM EXPERIENCE**



**LOCATION**  
Poinciana, FL

**OWNER**  
Polk County Public Schools

**VALUE** \$187M

**SCHEDULE**  
Completed Est. 05/28

**TEAM INVOLVEMENT**  
\* Personal Experience of Tom Iarossi and John O'Grady



# OUC ST. CLOUD OPERATIONS & MAINTENANCE FACILITY



## Highlighted Experience



### SCOPE

The Orlando Utilities Commission (OUC) needed a new joint use facility to better serve Orlando and parts of both Orange and Osceola counties, from one central hub. This multi-phase operations center totals approximately 77,605 SF. Facility operations included front of house for public access, administrative offices, a parking deck, field personnel dispatch, a warehouse/maintenance building, fleet maintenance, fueling island, truck docks, a covered pole barn, pole layout area, open storage area, emergency staging laydown areas, and potential solar farm & substation. The site houses space for City of St Cloud utility and facilities departments. Phase 1 included 120,650 cubic yards of dirt moved with 96,780 cubic yards being imported for the building pads, 15,500 cubic yards of concrete, 642 tons of steel, and 65.3 miles of wire.

### GREEN CONSTRUCTION TECHNIQUES

The project pursued a net-zero carbon footprint utilizing green construction techniques such as: Roof, covered walkway and façade building integrated photovoltaic (BIPV) systems, Sunshade systems to reduce the building’s heat load, Vehicle electric charging stations, High efficiency HVAC, electrical and plumbing systems, LEED Gold building certification, Recycled content was used to create a reef system for sustaining marine life, and FitWel and WELL Building Certification.

### LOCATION

Orlando, FL

### OWNER

Orlando Utilities Commission

### VALUE

\$66M

### SCHEDULE

Completed 05/24

### TEAM INVOLVEMENT

Jay Smith, Tim Sewell, Rick Guerra, Cranston Harris, David Neeley, Jeff Stephenson, Sean Akvan, Marc Reeves, and Amy Bitterling

### TEAM EXPERIENCE





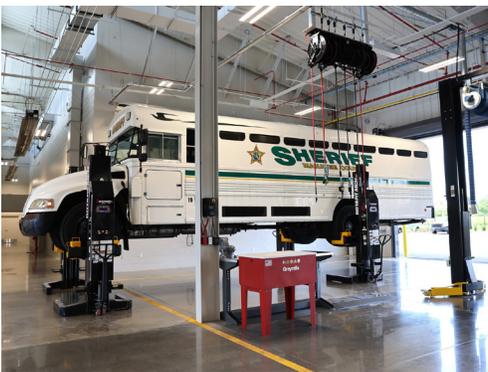
# MANATEE COUNTY SHERIFF'S OFFICE FLEET SERVICES FACILITY

## Highlighted Experience



### SCOPE

The overall project site utilized approximately 40.89 acres of green field zoned PD-I and PD-PI, which is located within 'X' and 'AE' flood zones. The scope of work provided for the assembly of an approximate 27,435/SF structure intended to house administration and vehicle maintenance operations. Of the total space, 4,075/SF was allocated towards administration and 23,360/SF dedicated to a new maintenance facility.



The building envelope of structure utilized masonry bearing walls and pre-engineered metal building with standing seam and TPO roof systems. The exterior finish of the structure was a combined effort of STUCCO and metal wall panels. In addition, a truck wash, parking surfaces, and various forms of landscaping were also installed. The existing public utilities was extended into a project site for means of satisfying all utility provisions.

### LOCATION

Palmetto, FL

### OWNER

Manatee County

### VALUE

\$18M

### SCHEDULE

Completed 05/25

### TEAM INVOLVEMENT

Jay Smith, Tim Sewell, Larry Goodbread, Rick Guerra, Brian Ward, Jeff Stephenson, Sean Akvan, and Marc Reeves

### TEAM EXPERIENCE





# FDOT BREVARD OPERATIONS CENTER



*Highlighted Experience*



## SCOPE

The Florida Department of Transportation Cocoa-Brevard Operations Center was a two phase project. Phase I work included demolition of select existing facility components that were inside the Phase I construction footprint.

Phase I components included a new Administration Building with state of the art conference / meeting rooms, Vehicle Repair Shop and Warehouse, Crew Building, Equipment and Hay Storage Building, Material Storage Bins, and a Vehicle Wash building. The Administration Building was a PEMB structure with an Architectural CMU exterior wall system. The Vehicle Repair Shop / Warehouse and Crew building are enclosed PEMB buildings. The Equipment & Hay Storage and Vehicle Wash Buildings are open PEMB units with three (3) sided walls on the Hay & Equipment Storage Building. Renovations to the existing fuel canopy and fuel tanks were completed as part of the project. Portions of the site were developed in Phase I such as the storm water retention system, water and sanitary sewer services, gas service and heavy equipment access roads and parking areas.

Phase II was demolition of the remaining existing facility. After demolition, the remaining access roads and the new staff parking lot and FDOT light vehicle parking lots were constructed. Also included in Phase II was the completion of the storm water retention system, site lighting, site fencing, and landscaping.

**LOCATION**  
Cocoa, FL

**OWNER**  
Florida Department of Transportation

**VALUE**  
\$19M \*adjusted for today's dollars

**SCHEDULE**  
Completed 11/17

**TEAM INVOLVEMENT**  
Jay Smith, Tim Scheller, Jeff Stephenson, Sean Akvan, Marc Reeves, and Amy Bitterling

## TEAM EXPERIENCE





# PASCO COUNTY WIREGRASS RANCH SPORTS COMPLEX



*Highlighted Experience*



**SCOPE**

This new facility consists of a new 100,000 SF PEMB indoor sports arena with 230' clear span and 70,000 SF of wood flooring for the primary use of volleyball, basketball, dance, cheerleading, and other indoor sports. The 70,000 SF hardwood floor area is able to accommodate eight (8) full size basketball courts which can convert to sixteen (16) volleyball courts, as well as dedicated cheerleading and gymnastics area, a multipurpose area, 360 degree viewing mezzanine, fitness center, team meeting and coach's area, sports medicine office, quick service food and beverage, an event lawn (equivalent to two official soccer fields), maintenance facilities and parking areas.

This project also involved 80 acres of heavy civil improvements to a previously unoccupied property, 12 retention ponds and water, storm, sewer and reclaim infrastructure for the project's main building as well as future expansion. Special features include a 230ft span PEMB which required 3 cranes to install. 2 to hold up the main bents and 1 to raise the purlins. Also, immense overhead sports equipment, all electrically powered to move up and down independently to any customization of sports events at each gym.



**LOCATION**  
Wesley Chapel, FL

**OWNER**  
Pasco County

**VALUE**  
\$26.3M

**SCHEDULE**  
Completed 01/21

**TEAM INVOLVEMENT**  
Jay Smith, Jeff Stephenson, Sean Akvan, and Marc Reeves

**TEAM EXPERIENCE**





# ST. PETERSBURG SOUTHWEST OPERATIONS & MAINTENANCE FACILITY

## Highlighted Experience



### SCOPE

The project consists of the new Operations and Maintenance building at the Southwest Water Reclamation Facility (WRF). This will be a three-story building consisting of approximately 15,000 gross square feet and will house functions such as multi-purpose rooms, bunk room, offices, work room, staff lounge, laboratory, SCADA room, group locker rooms, etc. The building will have occupied spaces on the upper two floors, and an enclosed repair/maintenance garage area on the ground floor. The project is targeting LEED Gold certification and includes a solar array.



### LOCATION

St. Petersburg, FL

### OWNER

City of St. Petersburg

### VALUE

\$17M

### SCHEDULE

est. 08/27

### TEAM INVOLVEMENT

Jay Smith, Tim Sewell, Rick Guerra, Jeff Stephenson, Sean Akvan, and Marc Reeves



### TEAM EXPERIENCE





# VOLUSIA COUNTY MOSQUITO CONTROL SERVICE CENTER & HANGAR



## Highlighted Experience



- ADMINISTRATION / SHOP BUILDING
- MOSQUITO CONTROL
- VEHICLE WASH & FUELING
- PUBLIC PROJECT

### SCOPE

The scope of this project includes building a larger campus by expanding the land westward, based on the report masterplan, replacing the existing buildings with new and providing new ancillary facilities. Construction will include new tilt-wall buildings, metal buildings and related site improvements. Key buildings will be hurricane hardened. Facilities at the campus include an administration/shop building, chemical storage building, secure storage building, centrally located helicopter hangar and landing pad, vehicle wash building, vehicle fueling station and chicken coop. The construction, demolition and occupancy will be phased with the Administration Building & Shop Building, to be located at westward expanded site, being the first new buildings to be constructed. The existing Volusia County Mosquito Control will remain operational during construction.

**LOCATION**  
New Smyrna Beach, FL

**OWNER**  
Volusia County

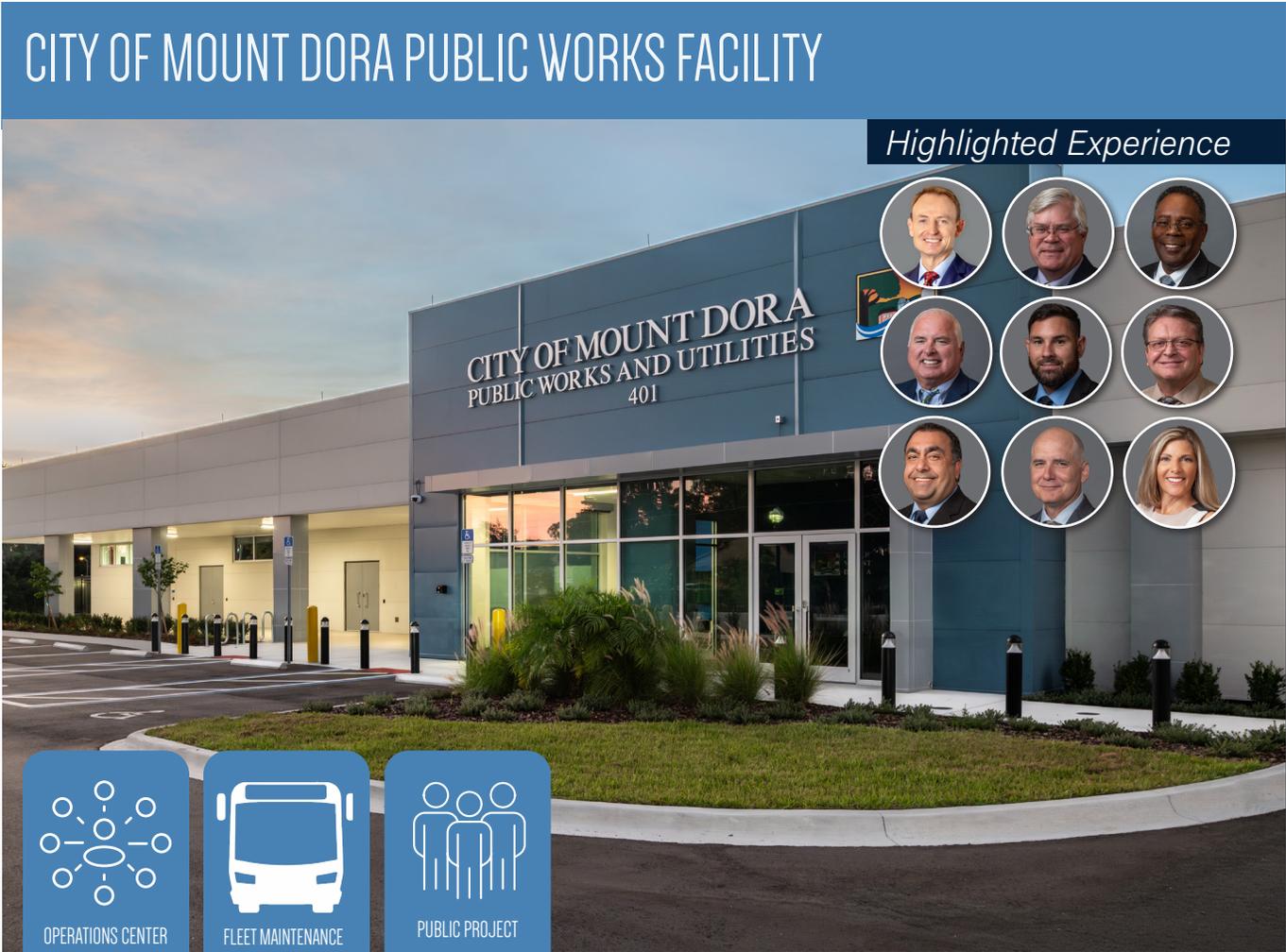
**VALUE**  
\$25M

**SCHEDULE**  
est. 06/28

**TEAM INVOLVEMENT**  
Jay Smith, Jeff Stephenson, Sean Akvan, Marc Reeves, and Amy Bitterling

### TEAM EXPERIENCE





OPERATIONS CENTER

FLEET MAINTENANCE

PUBLIC PROJECT

**SCOPE**

The City of Mount Dora has selected Ajax to be the Construction Manager for their new Public Works Facility. The facility includes front of house operations, offices and administration, public access and egress, back of house operations, inventory warehouse / maintenance area, loading bay, covered storage buildings for rolling assets and inventory, sign shop, saw shop, carpentry shop, meter shop as well as a material laydown area. A special component to this project was the TrueGrid Paving, which is a permeable pavement.

**UNIQUE COMPARABLE ASPECTS**

- Administration/Office Space
- Conference Spaces
- Fueling Facilities
- Fleet Maintenance Areas
- Covered Storage
- Crew Shop Areas
- Wash Bay
- Central Parts / Warehouse
- Equipment Storage
- Fleet Vehicle Parking/Storage
- Fabrication Shop and Storage
- Back up Generator

**TEAM EXPERIENCE**



**LOCATION**

Mount Dora, FL

**OWNER**

City of Mount Dora

**VALUE**

\$23.9M

**SCHEDULE**

Completed 04/25

**TEAM INVOLVEMENT**

Jay Smith, Tim Sewell, Cranston Harris, Rick Guerra, Tim Scheller, Jeff Stephenson, Sean Akvan, Marc Reeves, and Amy Bitterling



# VOLUSIA COUNTY PUBLIC WORKS COMPLEX



## Highlighted Experience



### SCOPE

Volusia County consolidated multiple Public Works divisions, located in numerous locations throughout the County, into a structurally secure, and centrally located complex in Volusia County. The previous structures were outdated and needed to be replaced by a new facility constructed to withstand hurricane force winds, as well as protect personnel and equipment staged for post emergency response.

The project consisted of 5 buildings: Administration Center, Wash Rack, Ancillary Building 1, Ancillary Building 2 and tack storage. The wash rack was a pre-engineered metal open canopy founded on conventional spread footings. Ancillary Buildings 1 and 2 are partially enclosed pre-engineered metal buildings with split faced block, exterior wainscoting, and metal panel exterior founded on conventional spread footings. The Operations Building is a fully enclosed preengineered metal building founded on conventional spread footings with a site cast concrete tilt wall exterior. Utilities consisted of a sanitary lift station, domestic water, fire lines, storm and sanitary sewer underground to service the Volusia County Public Works NE Services Facility. All site exterior improvements were included.

### TEAM EXPERIENCE



**LOCATION**  
Deland, FL

**OWNER**  
Volusia County

**VALUE**  
\$9.2M

**SCHEDULE**  
Completed 12/20

**TEAM INVOLVEMENT**  
Jay Smith, Tim Scheller, Jeff Stephenson, Sean Akvan, Marc Reeves, and Amy Bitterling



# CITY OF FORT WALTON BEACH FIELD OFFICE COMPLEX

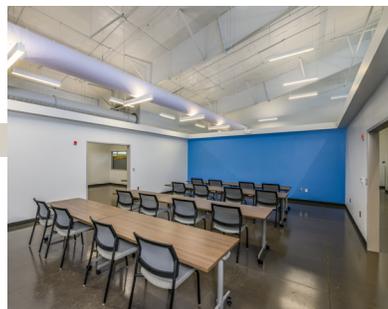
## Highlighted Experience



### SCOPE

The new Field Office Complex totals 62,000 gross square feet and is located on an nine acre site with a 25,000 SF Administration Building, two 12,500 SF Fleet Services, and Vehicle Storage Pre-Engineered Metal Buildings. The project involved re-routing a public street and demolition of a previous recreational facility owned by the City. Emergency Preparedness was the focus of special components of the project. The entire facility is on a 400 kw diesel emergency generator and a two compartment, 8000 gallon above ground fuel station. The Fleet Services Building includes oil change pit, heavy-duty vehicle lifts, and a 2000 lb bridge crane, oil and other fluids distribution systems, that run on compressed air, and vehicle cleaning facility with a steam pressure washer. It has 120 standard car spaces and can accommodate 36 garbage trucks.

Green components include day-lighting for most of the office areas is provided with glass over half the exterior wall, and clear story windows on North side, above. Lighting controls to dim or reduce light base on the amount of day-lighting, clinical systems.



### TEAM EXPERIENCE



### LOCATION

Fort Walton Beach, FL

### OWNER

City of Fort Walton Beach

### VALUE

\$11.8M

### SCHEDULE

Completed 03/20

### TEAM INVOLVEMENT

Jay Smith, Jeff Stephenson, Sean Akvan, Marc Reeves, and Amy Bitterling



# CHARLOTTE COUNTY SCHOOLS MAINTENANCE & OPERATIONS FACILITY

*Highlighted Experience*



**SCOPE**

The Charlotte County Punta Gorda Center Project was divided into two phases. Phase 1 included the replacement of the existing 12,000 SF warehouse and print shop building. The replacement facility was built on an adjacent parking lot area located West of the existing building. Phase 2 included the replacement of the existing Operations and Maintenance building with the construction of a multi-use building.

Phase 1 constructed a warehouse facility is a rigid frame metal building that is 30ft wide and 400ft long with three truck wells and a drive up ramp for truck/hoist access into the warehouse. New cooler/freezers were built to match the same square footage as the original five structures. All structures needed site work to meet current FEMA and SWFWMD jurisdictional requirements, as well as any pragmatic needs developed by the replacement project. At completion of the new warehouse facility, the existing occupants, equipment and stored goods were relocated into the new warehouse facility and then the old facility was torn down and converted to a parking and trucking area. To minimize downtime of the facility, all of work was scheduled and phased so as to seamlessly accomplish all project goals will keeping the Punta Gorda Center facilities totally operational at all times.

**LOCATION**

Punta Gorda, FL

**OWNER**

Charlotte County Schools

**VALUE**

\$11.1M \*adjusted to today's dollars\*

**SCHEDULE**

Completed 01/13

**TEAM INVOLVEMENT**

Jay Smith, Jeff Stephenson, and Marc Reeves



**TEAM EXPERIENCE**





# ORANGE COUNTY PUBLIC SCHOOLS PINE HILLS BUSSING COMPOUND



*Highlighted Experience*



## SCOPE

This design-build project consisted of new and replacement facilities for OCPS Fleet/Bus Maintenance, new North Learning Community Offices and new satellite Northwest Area Maintenance Offices on the existing 97-acre site. Major elements of the project included design and construction of a new Fleet Maintenance Facility of approximately 70,000 gross square feet, which houses and facilitates the ongoing maintenance and operation of the OCPS vehicle fleet for this area of the school district.

The Fleet Maintenance Facility includes fleet maintenance offices, a garage, bus wash facilities, fueling facilities, and a drivers' lounge. While the parking at the facility accommodates 400 buses. Design and construction of a new North Learning Community Office Building of approximately 17,300 gross square feet now houses the North Area Superintendent's offices and support functions. It included design and construction of a new satellite maintenance office of approximately 5,300 gross square feet for OCPS Northwest Area Maintenance offices and support functions. The existing facilities remained in operation during construction of the new facility. General scope items within the site package include, but aren't limited to: new bus and vehicle parking areas, assessment, demolition, improvement and/or expansion of existing parking areas, underground utilities, storm water drainage system, landscaping, irrigation, and site lighting.

Sustainability practices in design (natural daylighting strategies, adaptive reuse of existing structure) helped reduce waste, materials use, and environmental impact compared to new build alternatives.

**LOCATION**  
Orlando, FL

**OWNER**  
Orange County  
Public Schools

**VALUE**  
\$24.6M

**SCHEDULE**  
Completed 04/20

**TEAM INVOLVEMENT**  
Jay Smith, Cranston Harris,  
Jeff Stephenson, Sean  
Akvan, Marc Reeves and  
Amy Bitterling

## TEAM EXPERIENCE





# INNOVATION SQUARE MEDICAL OFFICE BUILDING



## Highlighted Experience



### SCOPE

Remnant Construction is proud to lead the development of a cutting-edge, two-story, 32,000 FT medical and professional office building. This state-of-the-art facility is a cornerstone of the expanding Tradition Health Park—a visionary healthcare and research district anchored by the Cleveland Clinic Tradition Hospital.

Designed for flexibility and functionality, the building features a 16,000 SF footprint with customizable tenant spaces ranging from as small as 1,500 SF to full-floor opportunities. It is engineered to support a wide range of medical and professional services with no medical use restrictions, making it ideal for specialty practices, diagnostic centers, administrative offices, and wellness providers. The building includes two passenger elevators for seamless access, impact-resistant hurricane-glass windows throughout, two unisex common-area bathrooms on each floor, 24/7 secure entry via a key fob system, and a generous 4/1,000 parking ratio with ample on-site spaces.

Strategically located within Tradition Health Park’s growing ecosystem, this project delivers modern, efficient, and adaptable space to meet the evolving needs of healthcare providers and professional tenants.

### LOCATION

Tradition, FL

### OWNER

Cleveland Clinic / Bray Realty

### ARCHITECT

Claren Architects

### VALUE \$6.5M

### SCHEDULE

Completed 12/25

### TEAM INVOLVEMENT

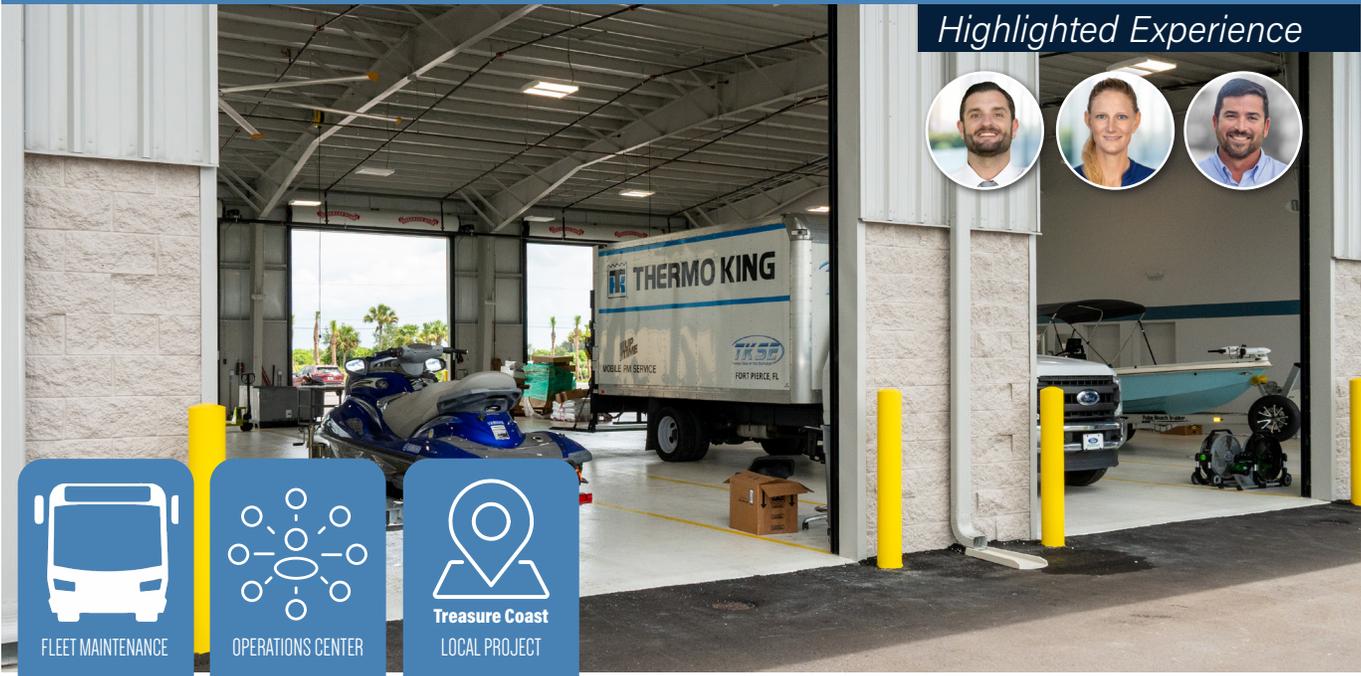
- Brandon Nobile - Project Director
- Brian Garcia - Sr. Project Manager
- Erin O’Brien - Preconstruction Manager
- Patrick Garcia - Project Manager
- Cleveland Williams - Superintendent

## TEAM EXPERIENCE





# THERMO KING MAINTENANCE FACILITY



## Highlighted Experience



### SCOPE

Remnant Construction proudly delivered a state-of-the-art facility addition for Thermo King in Fort Pierce, enhancing their operational capacity in one of the region's key transportation hubs. This strategic expansion supports Thermo King's position as the world leader in transport temperature control systems for trucks, trailers, buses, and rail cars. The project included modernized service bays, expanded parts storage, and upgraded administrative spaces, all designed to streamline workflows and accommodate growing demand for their innovative solutions.

Thermo King also manufactures auxiliary power units that dramatically reduce engine idling, promoting fuel efficiency and environmental sustainability. As part as Thermo King's unmatched nationwide dealer network, the Fort Pierce location provides expert factory-trained service when and where you need it, along with a complete line of genuine and competitive parts. This addition ensures the team can continue to trust us to get you back on the road quickly and keep you up and running.

### LOCATION

Fort Pierce, FL

### OWNER

ThermoKing

### ARCHITECT

Scott Baruch  
Haley Ward

### VALUE \$5M

### SCHEDULE

Completed 9/25

### TEAM INVOLVEMENT

Brandon Nobile -  
Project Director  
Brian Garcia -  
Sr. Project Manager  
Erin O'Brien -  
Preconstruction Manager

## TEAM EXPERIENCE





# JRTC TRAINING COMPLEX



*Highlighted Experience*



## SCOPE

Remnant lead the comprehensive 20,000 SF renovation of the Brooklyn and LA Wings at the JRTC Training Complex. The project delivered a fully renovated, code-compliant facility optimized for training operations, user comfort, and long-term durability. Completed on schedule and within budget, the project reflects Remnant Construction's commitment to quality craftsmanship, safety, and client collaboration. The project scope included full demolition of existing interior elements followed by new construction and fit-out across key functional areas including the lobby, restrooms, common areas, offices, and training rooms.

The renovations to the Jackie Robinson Training Complex in Vero Beach, FL—updating historic player housing and amenities named for the Dodgers' Brooklyn and Los Angeles eras—mirror Martin County's New Operations Facility. Both emphasize modernizing infrastructure for efficient, hands-on operations: JRTC enhancements improve athlete accommodations, training gyms, and fields for youth development and events, akin to the facility's integration of public works trades like carpentry, vehicle maintenance, and park management. They advance community welfare, skill-building in specialized sectors, and sustainable public service through upgraded, functional spaces.

## LOCATION

Indian River, FL

## OWNER

VeroTown, LLC

## ARCHITECT

N/A

## VALUE \$1.4M

## SCHEDULE

Completed 12/25

## TEAM INVOLVEMENT

- Brandon Nobile - Project Director
- Brian Garcia - Sr. Project Manager
- Erin O'Brien - Preconstruction Manager

## TEAM EXPERIENCE





TRAINING CENTER

Treasure Coast  
LOCAL PROJECT

PUBLIC PROJECT

**SCOPE** As part of a joint-venture, Remnant is constructing two new high schools in Port St. Lucie. This includes the replacement of the existing Westwood High School and the addition of a new Legacy High School (DDD). As the same prototype, both are 251,270 SF with 2,000 student stations, an Administration building, 61 classrooms, 20 labs, have a state-of-the art 750-seat Auditorium/Theater, a 1,332-seat Gymnasium, new sports fields and an 858-seat Cafeteria.

The CTE programs at Legacy High School (focusing on allied health, biomedical sciences, nursing, logistics, and hospitality) and Fort Pierce Westwood Academy (emphasizing criminal justice, public safety telecommunications, and JROTC) share key similarities with Martin County's proposed New Operations Facility. Both prioritize hands-on, technical training for real-world applications: CTE offers industry certifications and work-based learning in service-oriented fields like health, logistics, and safety, mirroring the facility's operational focus on trades (carpentry, plumbing, vehicle maintenance), mosquito control, traffic management, and park upkeep. They foster career readiness in public sector roles, supporting community infrastructure and growth through skilled, practical education and operations.

**LOCATION**

Port St. Lucie, FL

**OWNER** St. Lucie County School District

**ARCHITECT**

SchenkelShultz  
Haley Ward  
Lucido Design  
Terracon

**VALUE**

Legacy HS - \$93.5M  
Westwood HS - \$101.5M

**SCHEDULE** Completed

Legacy HS - 05/25  
Westwood HS - 12/25

**TEAM INVOLVEMENT**

Brandon Nobile - Project Director, Brian Garcia - Sr. Project Manager, Erin O'Brien - Preconstruction Manager, Joe Mayew - Superintendent, Randy Shurr - Superintendent

**TEAM EXPERIENCE**



**SCOPE**

In SLC’s booming Tradition area, surging emergency calls demanded faster response. Remnant Construction answered with St. Lucie County Fire Station #20 opened September 2025. Partnering with Wannemacher Jensen Architects, Remnant built a modern, single-story facility on 2.5 acres. Expansive apparatus bays ensure rapid deployment, while dorms, a full kitchen, fitness areas, and tech-equipped command centers support 25 firefighters. Construction navigated Florida’s climate with hurricane-rated materials, energy-efficient systems, and sustainable stormwater design. Local sourcing kept the project on track despite supply challenges.

The SLC Fire Station #20 featuring three apparatus bays, advanced air filtration, and accommodations for growing emergency needs—parallels Martin County’s proposed New Operations Facility as both are modern public infrastructure builds addressing rapid regional expansion. The fire station enhances safety response, while the facility consolidates Public Works, General Services (vehicle maintenance, trades like carpentry/plumbing), and mosquito control for efficient operations. They promote community resilience through specialized, sustainable spaces for essential services.

**LOCATION**

Port St. Lucie, FL

**OWNER**

St. Lucie County Fire District

**ARCHITECT**

Wannemacher Jensen Architects  
Haley Ward

**VALUE**

\$6.2M

**SCHEDULE**

Completed 9/25 (4 weeks ahead of schedule)

**TEAM INVOLVEMENT**

Brandon Nobile - Project Director  
Brian Garcia - Sr. Project Manager  
Erin O’Brien - Preconstruction Manager

**TEAM EXPERIENCE**





# JACKSON TOWNSHIP SCHOOLS NEW TRANSPORTATION FACILITY

*Highlighted Experience*



**SCOPE**

Spiezle assisted the District with the design and construction of a transportation building on the existing Jackson Liberty High School property in Jackson Township, NJ. The one-story building is 8,899 SF and includes a 5-bay bus garage, three offices, a lounge to accommodate 12 people, a storage room, mezzanine, and multi-stall bathrooms. The building also has parking to accommodate 75 buses and 80 employees, as well as a fueling station with above ground diesel and gas fuel pumps with key pad secure access.

**LOCATION**

Jackson, NJ

**OWNER**

Jackson Township Board of Education

**TEAM INVOLVEMENT**

Steve Siegel

**TEAM EXPERIENCE**





# STAFFORD TOWNSHIP SCHOOLS TRANSPORTATION BUILDING

*Highlighted Experience*



**SCOPE**

Spiezele worked with the District to complete a new transportation building at Oxycocius School. The old transportation building was demolished and the new, one-story, 4,400 SF transportation building is currently being constructed in its place. This new building includes a three-bay, pull in bus garage, offices for administrative staff, and multi-stall bathrooms.

**LOCATION**

Stafford, CT

**OWNER**

Stafford Township Board of Education

**TEAM INVOLVEMENT**

Steve Siegel

**TEAM EXPERIENCE**



# 3 KEY PERSONNEL



MANATEE COUNTY SHERIFF'S FLEET MAINTENANCE FACILITY



# Team Roles



**FLORIDA  
DEVELOPMENT  
SOLUTIONS**

## **FLORIDA DEVELOPMENT SOLUTIONS, LLC** DEVELOPER

Florida Development Solutions, LLC is a premier development firm specializing in Public-Private Partnership (P3) development, consulting, and construction opportunities.

Our mission is to provide innovative and alternative delivery solutions tailored to meet the diverse needs of our clients across the state of Florida. In doing so, we deliver exceptional value by implementing our knowledge and expertise to bridge the gap between the public and private sectors, ensuring successful project outcomes for our clientele.



## **AJAX BUILDING COMPANY, LLC** BUILDER

Ajax will serve as the prime role for the Design Build / General Contracting duties.

Ajax was born in 1958 on a simple handshake when the late J.B. "Block" Smith agreed to construct a small building for his friend in Tallahassee. Today, the third generation and namesake of Block, Jay Smith, leads Ajax with the same core values he learned from his grandfather. While Ajax has grown over the years, the integrity of that first handshake from Block resonates in each of Ajax's projects. Whether it is a new building or renovations, our owners can expect the same unwavering commitment to ensure their goals are met with an honest and open book approach. 90% of Ajax's experience is providing construction management at risk services to public sector clients. As a result, we understand the need to stay in budget and complete projects on time.



## **REMNANT CONSTRUCTION, LLC** BUILDER

Remnant Construction, based in Fort Pierce, will serve a support role to Ajax for general contracting and design-build services. Their involvement ensures the participation of local subcontractors and vendors, while navigating local jurisdictions for permitting and review.

Established in 2017, Remnant brings unmatched service to the Treasure Coast construction market. Comprising professionals with over 100 years of combined experience, the team offers a full range of proven preconstruction, construction, and closeout services, designed to deliver projects on time and under budget. Remnant's core mission—prioritizing clients' interests—has fostered exceptional loyalty from project inception through closeout.



## **SPIEZLE ARCHITECTURAL GROUP** ARCHITECT

This Spiezle team brings local expertise with proven experience in Martin County and the Treasure Coast. This familiarity guarantees the ability to accurately incorporate county design criteria into the final design of this project.

Spiezle is 100% employee-owned and has been providing architectural services for government clients since our founding in 1954. Our firm has five office locations along the East Coast, with the primary office providing services for this project located in Vero Beach, FL with support from our Maitland, FL office. On November 1, 2021, Donadio & Associates, Architects, P.A, a Vero Beach-based architectural firm, merged with Spiezle. Now a Principal at Spiezle, Anthony Donadio brings 40 years of architectural experience to government clients throughout the State of Florida. That experience is now augmented with a supporting team that is just as deeply seasoned in municipal design. The benefits of our history and that of our colleague subconsultants will be most advantageous for St. Lucie County. Rest assured that the leadership team proposed for this project are available locally to develop and deliver this exciting project with the majority of this personnel working full-time in our Vero Beach, FL office.



# Organizational Chart



## NEW OPERATIONS FACILITY



**FLORIDA  
DEVELOPMENT  
SOLUTIONS**

**Tom Iarossi**

PRESIDENT / EXECUTIVE DIRECTOR

**John O'Grady**

DIR. PUBLIC-PRIVATE PARTNERSHIPS



**Steve Siegel**

PRINCIPAL IN CHARGE

**Tony Donadio**

PRINCIPAL  
PROGRAMMING & DESIGN

**Tony Catana**

ASSOC. PRINCIPAL  
PROJECT MANAGER

**Chris Doi**

DIRECTOR OF QUALITY CONTROL

**John Wright**

PRINCIPAL SUSTAINABILITY

### ENGINEERING TEAM



**Cranston Harris**

PROJECT EXECUTIVE

### ONSITE TEAM

**Brian Ward**

PROJECT MANAGER

**Tim Scheller**

SR. SUPERINTENDENT

**Randy Shurr**

PROJECT MANAGER

**Joe Mayhew**

SUPERINTENDENT

### EXECUTIVE SUPPORT

**Jay Smith**

PRESIDENT

**Brandon Nobile**

CHIEF EXECUTIVE OFFICER

**Brian Garcia**

CHIEF OPERATING OFFICER

**Larry Goodbread**

DIR. PRECONSTRUCTION

**Marshall Quarles**

QUALITY CONTROL MGR.



# Team Structure & Alignment

## MARTIN COUNTY NEW OPERATIONS FACILITY

The Florida Development Solutions (“FDS”) team has been deliberately structured to provide Martin County with a unified, operations-focused partnership capable of delivering a complex Operations Facility with reliability, transparency, and long-term value. Each core partner, FDS (Developer and P3 Lead), Ajax Building Company (Lead General Contractor), Remnant Construction (Minority and Local Partner), and Spiezle Architecture, together with its Treasure Coast practice Tony Donadio Architects (Architect of Record) contributes specialized expertise directly aligned with the County’s Public Works, fleet, stormwater, and field operations program as established through the County’s prior CPZ programming effort.

FDS serves as the developer and P3 integrator, providing a disciplined governance structure that aligns operational requirements, design decision-making, construction delivery, and financing strategy under a single point of accountability. This role is central to successful P3 delivery, particularly for an operations-driven facility where cost, schedule, and long-term performance must be managed holistically rather than in silos. FDS’s experience delivering public-sector infrastructure through design-build and P3 frameworks ensures that the County’s programmatic intent is preserved while construction risk, coordination risk, and schedule exposure are appropriately transferred away from the County.

Ajax Building Company serves as the lead general contractor, bringing deep and directly relevant experience in public works, infrastructure, fleet, and industrial-scale operational facilities. Ajax’s core business aligns closely with the realities of Operations Facility delivery - heavy-duty structures, maintenance and repair environments, outdoor yard integration, utility coordination, and construction sequencing that must accommodate active operations. This experience materially reduces delivery risk and ensures that constructability, durability, and lifecycle performance are embedded in the project from the outset, rather than addressed reactively during construction.

Remnant Construction participates in partnership with Ajax and as the local delivery partner, reinforcing Martin County workforce participation, local subcontractor engagement, and continuity on the Treasure Coast. Remnant’s presence strengthens field-level execution, logistics coordination, and community alignment while complementing Ajax’s large-scale construction capabilities. Their established relationships with local trades and suppliers enhance schedule reliability and help retain economic benefit within Martin County, an important consideration for a long-term public investment of this nature.

Spiezle Architecture, together with Tony Donadio Architects, provides architectural leadership that balances national public-sector facility expertise with deep local knowledge of Martin County’s regulatory environment, permitting processes, and operational culture. This combined design

team brings substantial experience with operations facilities, maintenance environments, and infrastructure-support buildings where function, circulation, and durability drive design decisions. Tony Donadio Architects’ longstanding presence on the Treasure Coast enhances coordination with local agencies and expedites entitlement and permitting, while Spiezle’s national platform ensures that best practices in public-sector operations, resilience, and lifecycle design are fully integrated.

What distinguishes this team is not only the strength of its individual firms, but the intentional alignment of roles, responsibilities, and decision-making authority. FDS provides centralized governance and County interface; Ajax leads construction planning and execution; Remnant reinforces local delivery capacity; and Spiezle/Donadio ensures that design solutions are both operationally sound, in line with Martin County design criteria, and locally responsive. This structure eliminates fragmentation, shortens feedback loops, and ensures that operational requirements identified through CPZ’s programming are carried consistently from concept through construction and into long-term facility performance.

Collectively, the FDS | Ajax | Remnant | Spiezle team brings a depth of experience specifically suited to Operations Facility delivery (fleet maintenance, trades and workshops, outdoor laydown, stormwater operations, and emergency response infrastructure) rather than adapting expertise from unrelated facility types. The team and its experience is proven and has been assembled not simply to meet procedural requirements, but to reflect how Martin County’s Operations Facility actually operates and how this facility will be used every day for decades.

In total, this team offers Martin County a purpose-built P3 partnership that combines operational realism, construction credibility, local presence, and disciplined governance. The alignment of these partners positions the County to advance a Operations Facility that is durable, efficient, defensible, and responsive to both current operational demands and future service needs all while preserving County ownership, control, and long-term flexibility.



# TOM IAROSSI

PRESIDENT / EXECUTIVE DIRECTOR



**CREDENTIALS** Tom brings decades of construction experience, from managing residential crews to leading commercial divisions for national firms. With a Master's in Building Construction, he now applies a collaborative, operations-informed approach to development. Focused on transparency and accountability, Tom bridges public- and private-sector strengths to deliver streamlined, goal-driven project solutions.

**LICENSES**  
 Certified Building Contractor - Florida  
 First Aid & CPR Certified  
 OSHA 30 Hour

**EDUCATION**  
 BS, Business Marketing  
 MS, Building Construction

**YEARS EXPERIENCE**  
 31

EXPERIENCE MATTERS



COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE



P3 SPECIALIST



FINANCIAL SOLUTION PROVIDER



PROVEN LEADER



READY TO GET STARTED

## RECENT P3 PROJECT SAMPLING

**Sumter County Schools, P3 Educational Support Center (Sumterville, FL) \$25M \***

This 47,494 SF project consists of a new Educational Support Center to include a Vehicle Maintenance Area, Facility Storage, Metal & Wood Fabrication Shops, and Administrative Offices. The scope also includes adding a fueling station, bus wash, covered parking areas, and all site improvements aspects over a 15-acre greenfield site including stormwater conveyance systems, force main, lift station, and 233 new surface parking spaces.

**Polk County Schools P3 New Poinciana High School (Poinciana, FL) \$187M \***

This 200,000 SF, three-story tilt-up project includes innovative technology and lab spaces with integrated security features to create a truly 21st century high school facility. This school design includes classrooms, labs, maker spaces, collaborative learning spaces, a gymnasium, a cafeteria, new baseball stadium, new administration spaces, music and art suites, bus loop, parent traffic loop, and a central energy plant.

**Lee County Schools P3 Cafferata K8 (Cape Coral, FL) \$100M \***

This 141,500 GSF prototype school was designed for 1,500 students with a high-performance envelope targeting an EUI of 25 or less and .20 CFM per envelope SF. Flexible, reconfigurable learning spaces support individualized education. Ultimately our design and team was utilized to establish the preconstruction and P3 engagement activities for this first of its kind project for the state and serves as another example of a successful ongoing public sector P3 engagement.

**City of Cape Coral, P3 Jaycee Park Reno (Cape Coral, FL) \$20M \***

This project for planned renovations includes waterfront enhancements; playground revitalization; new picnic and gathering areas; more family-friendly amenities including a 5,000 SF splash pad, beach volleyball courts, corn hole lanes and ping pong tables; pathway improvements; landscaping and green space; and parking and accessibility upgrades. The parking area has been redesigned to improve traffic flow, safety and convenience for visitors. ADA-compliant features have also been incorporated to ensure greater accessibility for individuals with disabilities.

**ADDITIONAL PROJECT EXPERIENCE**

**City of Lakeland - New Administration Building Water Department (Lakeland, FL) \$12M \***

**City of Punta Gorda Shell Creek Administration Building and WTP Addition (Punta Gorda, FL) \$24M \***

**Hillsborough County NW Hillsborough WW Consolidation Program and Administration / Operations Building (Tampa, FL) \$187M \***

**City of Cape Coral New Operations / Maintenance Building (Utilities Dept) (Cape Coral, FL) \$16M \***

**Charlotte County New Transit Facility (Port Charlotte, FL) \$5M \***

**Brightline Vehicle Maintenance Facility (Orlando, FL) \$100M \***

**SDOC Transportation East Facility (St Cloud, FL) \$36M \***

**Tampa Bay Water Warehouse Replacement (Land O Lakes, FL) \$2M \***



**FLORIDA DEVELOPMENT SOLUTIONS**

\* indicates personal experience of Tom Iarossi



# JOHN O'GRADY

## MANAGING DIRECTOR / PUBLIC SAFETY ADVISOR



**CREDENTIALS** With over 32 years of, servant leader, government experience in multi-disciplinary management positions, John has transitioned from the public to the private sector. John is at the forefront of many governments' projects. In addition to serving as Community Liaison Project Lead for several government infrastructure projects John works with government entities as a Subject Matter Expert (SME) for community needs assessments and planning. John's passion is rooted in developing relationships that accomplish targeted project goals and exceed the client's expectations. His repeated success in building consensus and providing solutions for his clients exemplifies his commitment to the Public-Private partnership process. He starts with listening and gaining an understanding in what the "needs and wants" are as well as the "expectation and goals" of his client. John's strength is having that government experience and being able to imagine project solutions through the eyes of his client. He then will put the best team together to begin a collaborative process where he taps into the combined capabilities of both the public and private sectors to achieve project delivery success

**REGISTRATION & LICENSES**  
 CPTED  
 Public Safety (Fire and Law Enforcement) Accreditation

**EDUCATION**  
 BS, Criminology

**YEARS EXPERIENCE**  
**33**

### EXPERIENCE MATTERS



**PUBLIC SAFETY ADVISOR**



**COMMUNITY LIAISON**



**FINANCIAL SOLUTION PROVIDER**



**PROVEN LEADER**



**READY TO GET STARTED**

## RECENT P3 PROJECT SAMPLING

### Sumter County Schools, P3 Educational Support Center (Sumterville, FL) \$25M \*

This 47,494 SF project consists of a new Educational Support Center to include a Vehicle Maintenance Area, Facility Storage, Metal & Wood Fabrication Shops, and Administrative Offices. The scope also includes adding a fueling station, bus wash, covered parking areas, and all site improvements aspects over a 15-acre greenfield site including stormwater conveyance systems, force main, lift station, and 233 new surface parking spaces.

### Polk County Schools P3 New Poinciana High School (Poinciana, FL) \$187M \*

This 200,000 SF, three-story tilt-up project includes innovative technology and lab spaces with integrated security features to create a truly 21st century high school facility. This school design includes classrooms, labs, maker spaces, collaborative learning spaces, a gymnasium, a cafeteria, new baseball stadium, new administration spaces, music and art suites, bus loop, parent traffic loop, and a central energy plant.

### Lee County Schools P3 Cafferata K8 (Cape Coral, FL) \$100M \*

This 141,500 GSF prototype school was designed for 1,500 students with a high-performance envelope targeting an EUI of 25 or less and .20 CFM per envelope SF. Flexible, reconfigurable learning spaces support individualized education. Ultimately our design and team was utilized

to establish the preconstruction and P3 engagement activities for this first of its kind project for the state and serves as another example of a successful ongoing public sector P3 engagement.

### City of Cape Coral, P3 Jaycee Park Reno (Cape Coral, FL) \$20M \*

This project for planned renovations includes waterfront enhancements; playground revitalization; new picnic and gathering areas; more family-friendly amenities including a 5,000 SF splash pad, beach volleyball courts, corn hole lanes and ping pong tables; pathway improvements; landscaping and green space; and parking and accessibility upgrades. The parking area has been redesigned to improve traffic flow, safety and convenience for visitors. ADA-compliant features have also been incorporated to ensure greater accessibility for individuals with disabilities.

### ADDITIONAL PROJECT EXPERIENCE

#### 3 Fire Stations (Mount Dora, FL) \$30M \*

Fire Station #1 and #22 (Clay County, FL) \$23M \*

Orange City Police Headquarters (Orange City, FL) \$18M \*

Police Department Firearm Training Facility (Orlando, FL) \$11M \*

Law Enforcement Training Center (Ocoee, FL) \$12M \*



**FLORIDA DEVELOPMENT SOLUTIONS**

\* indicates personal experience of John O'Grady



# JAY SMITH

## PRESIDENT / EXECUTIVE SUPPORT



**CREDENTIALS** As the President of Ajax, Jay serves as the Principal-in-Charge for many of our projects. He is also the namesake of his grandfather and Ajax's founder, "Block" Smith. Jay grew up in the construction industry and has worked with Ajax his entire career. Jay will be an active participant throughout the entire process and will be particularly active during the preconstruction phase. Jay is always accessible and has the ability and authority to make quick decisions to ensure there are no delays.

**YEARS EXPERIENCE**  
36

**AFFILIATIONS**  
Past Chair, Board of Directors  
Greater Tallahassee Chamber of Commerce  
FAMU School of Architecture & Engineering Technology Advisory Board, University of Georgia Parents Leadership Council

**EDUCATION**  
BS, Business Administration

### EXPERIENCE MATTERS



**PUBLIC WORKS EXPERT**



**COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE**



**OCCUPIED SITES**



**PROVEN LEADER**



**READY TO GET STARTED**

## RECENT PUBLIC WORKS/GOVERNMENT SAMPLING

### Orlando Utilities Commission, St. Cloud Operations & Maintenance Facility (Orlando, FL)

The Orlando Utilities Commission (OUC) has successfully completed its new, multi-phase joint-use facility, now serving Orlando and parts of both Orange and Osceola counties from one central hub. This impressive operations center spans approximately 77,605 square feet. This state-of-the-art facility is a comprehensive operational hub. It features a welcoming front-of-house area for public access, modern administrative offices, and a spacious parking deck. Essential for daily operations, it includes efficient field personnel dispatch, a robust warehouse and maintenance building, and a dedicated area for fleet maintenance, complete with a fueling island and truck docks. The site also boasts practical outdoor infrastructure, such as a covered pole barn, a designated pole layout area, and extensive open and emergency staging storage areas. The project successfully integrated a solar farm and substation, underscoring OUC's commitment to renewable energy.

### FDOT Brevard Operations Center (Cocoa, FL)

The project consist of 4 single story building structures totaling 42,449 SF, included Administration Building, Vehicle Repair Shop, Equipment Storage Building, Vehicle Wash Station, and renovation to the fuel pumping station. The project also includes related site improvements including multiple building demolition, .5 acre retaining pond, and 40,000 SF paved concrete pad parking lot.

### Manatee County, Sheriff's Office Fleet Services Facility (Palmetto, FL)

The scope of work provided for the assembly of an approximate 27,435/ SF structure intended to house administration and vehicle maintenance operations. Of the total space, 4,075/SF was allocated towards administration and 23,360/SF dedicated to a new maintenance facility.

The building envelope of structure utilized masonry bearing walls and pre-engineered metal building with standing seam and TPO roof systems. The exterior finish of the structure was a combined effort of STUCCO and metal wall panels. In addition, a truck wash, parking surfaces, and various forms of landscaping were also installed. The existing public utilities was extended into a project site for means of satisfying all utility provisions.

### Volusia County Public Works Complex (Deland, FL)

The project consists of 5 buildings: An administrative hardened building for operations, 2 Ancillary buildings for storage, wash rack building structure to wash trucks, tack storage structure and equipment and covered parking areas. The project was surrounded by vinyl coated fence with barbed wire above and two controlled gates on 65' wide and the other 45' wide. Project also has a laydown area for road materials and rock storage and heavy equipment parking areas.

### ADDITIONAL PROJECT EXPERIENCE

Volusia County - Mosquito Control Service Center (New Smyrna Beach, FL) \$25M

Monroe County Schools - Transportation and Internal Services Facility (Key West, FL) \$13.8M

City of Fort Walton Beach - Field Office Complex (Fort Walton Beach, FL) \$11.8M

Orange County Public Schools - Pine Hills Bussing Compound (Orlando, FL) \$24.6M

City of Mount Dora - Public Works Facility (Mount Dora, FL) \$23.9M

Charlotte County Schools - Maintenance & Operations Facility (Punta Gorda, FL) \$7.9M

Metwest Int'l Mixed Use Class Office Bldg (Tampa, FL) \$63M \*

\* indicates personal experience of Jay Smith





# LARRY GOODBREAD

## DIRECTOR OF PRECONSTRUCTION



**CREDENTIALS** Larry will kick off the project by conducting coordination meetings with the owner, design team, Ajax and any stakeholders with this project. From developing a Policy & Procedures Manual assigning each team member responsibilities to overseeing constructability reviews and design phase estimating, Larry will ensure the tone of this project to be delivered on time and in budget is established early.

**LICENSES**  
Certified General Contractor FL

**EDUCATION**  
BS, Construction Management

**YEARS EXPERIENCE**  
**22**

### EXPERIENCE MATTERS



**PUBLIC WORKS  
EXPERT**



**COUNTY GOV'T/PUBLIC  
SECTOR EXPERIENCE**



**OCCUPIED SITES**



**PROVEN LEADER**



**READY TO  
GET STARTED**

## RECENT PUBLIC WORKS /GOVERNMENT SAMPLING

**Manatee County, Sheriff's Office Fleet Services Facility (Palmetto, FL)**  
The scope of work provided for the assembly of an approximate 27,435/SF structure intended to house administration and vehicle maintenance operations. Of the total space, 4,075/SF was allocated towards administration and 23,360/SF dedicated to a new maintenance facility. The building envelope of structure utilized masonry bearing walls and pre-engineered metal building with standing seam and TPO roof systems. The exterior finish of the structure was a combined effort of STUCCO and metal wall panels. In addition, a truck wash, parking surfaces, and various forms of landscaping were also installed. The existing public utilities was extended into a project site for means of satisfying all utility provisions.

**City of St. Petersburg, Southwest Water Reclamation Facility Operations & Maintenance Building (St. Petersburg, FL)**  
The project consists of the new Operations and Maintenance building at the Southwest Water Reclamation Facility (WRF). This will be a three-story building consisting of approximately 15,000 gross square feet and will house functions such as multi-purpose rooms, bunk room, offices, work room, staff lounge, laboratory, SCADA room, group locker rooms, etc. The building will have occupied spaces on the upper two floors, and an enclosed repair/maintenance garage area on the ground floor.

**Charlotte County Schools, West Transportation Administration Building (Englewood, FL)**  
This project consists of the removal of the existing portable to be replaced by a new 1,586 SF block 1 story multi use workshop & office. The existing parking will remain.

**Hardee County Emergency Operations Center (Wauchula, FL)**  
This project involves the construction of a new single story Emergency Operations Center. The \$9.5 million facility is being funded with a state grant from the Florida Division of Emergency Management to replace the current building. The exterior walls will be constructed with 12-inch cast-in-place concrete and rated to withstand winds from a Category 5 hurricane. The new facility will include a situation room, two breakout rooms, a public lobby, press room, administrative offices, workspaces, restrooms, logistics storage, radio area and a GIS space. An emergency generator will also be installed on site to fully power the facility once electrical services are cut due to an approaching storm.

**Florida Department of Agriculture & Consumer Services Conner Complex New Office (Tallahassee, FL)**  
This project consists of a brand new five story 254,000 SF office facility for the Florida Department of Agriculture located on their current Conner Complex campus in Tallahassee, Florida. The new energy efficient facility will support numerous department divisions and provide an optimal physical environment for the efficient operation of critical mission objectives and diverse program functions. Special use spaces include law enforcement evidence rooms, an audio/visual recording studio, a test kitchen, training and conferencing space, and an IT data center. There will also be a 315,00 SF precast parking garage structure for approximately 900 vehicles. The site development portion will include new entrance driveways, retaining walls, landscaped areas, landscaped areas, site utilities, and surface parking for approximately 200 vehicles.

### ADDITIONAL PROJECT EXPERIENCE

- City of North Port - Public Services Facility (North Port, FL) \$10M
- City of Clearwater - City Hall (Clearwater, FL) \$28M
- City of St. Cloud - Public Safety Complex (St. Cloud, FL) \$131M
- City of Groveland - Fire Station #3 (Groveland, FL) \$10.5M





# MARSHALL QUARLES

## QUALITY CONTROL MANAGER



**CREDENTIALS** Marshall is responsible for ensuring Ajax is meeting quality performance standards on each of our projects. He works closely with project teams to develop a tailored plan for meeting the quality guidelines set by the contract documents, tracks and reports on progress, and assists with any project-specific quality concerns.

**LICENSES**  
LEED Green Associate  
American Hospital Association Healthcare Constructor

**EDUCATION**  
BS, Civil Engineering

**YEARS EXPERIENCE**  
**11**

### EXPERIENCE MATTERS



**PUBLIC WORKS EXPERT**



**COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE**



**TREASURE COAST RELATIONSHIPS**



**PROVEN LEADER**



**READY TO GET STARTED**

## RECENT PUBLIC WORKS/GOVERNMENT SAMPLING

### Monroe County Schools - Transportation and Internal Services Facility (Key West, FL)

This project consisted of the demolition of an existing two-story building as well as restoration of the "brownfield" site which is adjacent to a residential area to accommodate a new Transportation and Internal Services Facility. The new 22,382 SF facility boasts a garage with three full bus and white fleet service bays, 13 bus spaces, 12 vehicle spaces, two bus lifts and a bus wash. In addition, a fueling station with underground fuel storage was also constructed. Aside from vehicle maintenance and fueling, the facility includes a two-story warehouse complete with loading docks as well as offices and conference areas for Monroe County School District transportation and purchasing staff. The new building is elevated to address potential storm surge in Key West / Stock Island and includes keyless, secure entry to motorized property gates and building entries as well as a distributed antenna system to boost radio signals for first responders in the event of an emergency.

### Hardee County Emergency Operations Center (Wauchula, FL)

This project involves the construction of a new single story Emergency Operations Center. The \$9.5 million facility is being funded with a state grant from the Florida Division of Emergency Management to replace the current building. The exterior walls will be constructed with 12-inch cast-in-place concrete and rated to withstand winds from a Category 5 hurricane. The new facility will include a situation room, two breakout rooms, a public lobby, press room, administrative offices, workspaces, restrooms, logistics storage, radio area and a GIS space. An emergency generator will also be installed on site to fully power the facility once electrical services are cut due to an approaching storm.

### Monroe County Emergency Operations Center (Key West, FL)

This project consisted of the brand-new construction of a 25,799 SF, two story building hurricane hardened, federally funded Emergency Operations Center, located on the west end of Marathon Airport property. The elevated two-story cast in place concrete structure (over parking) serves the Sheriff's 911 Call Center, the Fire Rescue Administration, and other Emergency Management Facilities. As designed, the building provides near absolute life safety protection against hurricane wind speeds to serve the first responders, emergency managers, and other disaster staff that must remain behind in the event of a hurricane impacting Monroe County. This building was designed to meet and/or exceed FEMA's requirements for a "safe room" and thus will be designed to meet the FEMA P-361 Design and Construction for Community Safe Room's guidance to provide "near-absolute protection," as well as ICC 500 standards. The building structure includes precast concrete beams and columns with a site-cast panel system and the roof was designed as cast-in-place concrete that meets all standards for shelters.

### ADDITIONAL PROJECT EXPERIENCE

- City of North Port - Public Services Facility (North Port, FL) \$10M
- Okeechobee County - Jail Expansion, Phase 2 (Okeechobee, FL) \$17M
- City of North Port - Emergency Operations Center (North Port, FL) \$12M
- Hardee County - Fire Station #1 (Wauchula, FL) \$7M
- Pasco County Fire Station #19 (New Port Richey, FL) \$15.4M
- Pasco County - Wiregrass Ranch Sports Campus (New Port Richey, FL) \$26M
- Pasco County Fire Station #2 (Okeechobee, FL) \$11.8M





# CRANSTON HARRIS

## PROJECT EXECUTIVE



**CREDENTIALS** Cranston brings over three decades of project management experience implementing strategies for a stress free project delivery. He has extensive experience in the Public Works, Government, Healthcare, K-12, Higher Education, and Commercial sectors. He is responsible for ensuring all of Ajax's resources are available to assist each of our project teams in the region. His expertise in construction methods and insight of labor and material trends will help the team manage the subcontractor and procurement processes.

**YEARS EXPERIENCE**  
32

**LICENSES**  
LEED Green Associate  
Associated Builders and Contractors  
Florida GC #CGC1505719  
ASHE Healthcare

**EDUCATION**  
BS, Construction Engineering  
Technology

**MILITARY SERVICE**  
U.S. Army

### EXPERIENCE MATTERS



**PUBLIC WORKS  
EXPERT**



**COUNTY GOV'T/PUBLIC  
SECTOR EXPERIENCE**



**OCCUPIED SITES**



**PROVEN LEADER**



**READY TO  
GET STARTED**

## RECENT PUBLIC WORKS/ GOVERNMENT SAMPLING

### Orlando Utilities Commission, St. Cloud Operations & Maintenance Facility (Orlando, FL)

The Orlando Utilities Commission (OUC) has successfully completed its new, multi-phase joint-use facility, now serving Orlando and parts of both Orange and Osceola counties from one central hub. This impressive operations center spans approximately 77,605 square feet. This state-of-the-art facility is a comprehensive operational hub. It features a welcoming front-of-house area for public access, modern administrative offices, and a spacious parking deck. Essential for daily operations, it includes efficient field personnel dispatch, a robust warehouse and maintenance building, and a dedicated area for fleet maintenance, complete with a fueling island and truck docks. The site also boasts practical outdoor infrastructure, such as a covered pole barn, a designated pole layout area, and extensive open and emergency staging storage areas. The project successfully integrated a solar farm and substation, underscoring OUC's commitment to renewable energy.

### City of Mount Dora, Public Works Facility (Mount Dora, FL)

The City of Mount Dora selected Ajax to be the Construction Manager for their new Public Works Facility. The facility included front of house operations, offices and administration, public access and egress, back of house operations, inventory warehouse / maintenance area, loading bay, covered storage buildings for rolling assets and inventory, sign shop, saw shop, carpentry shop, meter shop as well as a material laydown area. A special component to this project was the TrueGrid Paving, which is a permeable pavement.

### Orange County Public Schools, Pine Hills Bussing Compound (Orlando, FL)

This project consisted of new and replacement facilities for OCPS Fleet/ Bus Maintenance, new North Learning Community Offices and new satellite Northwest Area Maintenance Offices on the existing 97-acre site. Major elements of the project included design and construction of a new Fleet Maintenance Facility of approximately 70,000 gross square feet, which houses and facilitates the ongoing maintenance and operation of the OCPS vehicle fleet for this area of the school district. The Fleet Maintenance Facility includes fleet maintenance offices, a garage, bus wash facilities, fueling facilities, and a drivers' lounge. While the parking at the facility accommodates 400 buses. Design and construction of a new North Learning Community Office Building of approximately 17,300 gross square feet now houses the North Area Superintendent's offices and support functions. It included design and construction of a new satellite maintenance office of approximately 5,300 gross square feet for OCPS Northwest Area Maintenance offices and support functions. The existing facilities remained in operation during construction of the new facility.

### ADDITIONAL PROJECT EXPERIENCE

Sumter County - Service Center & Central Fire Training Complex (Sumterville, FL) \$34.1M

City of St. Cloud - Public Safety Complex (St. Cloud, FL) \$131M

Brevard County - Emergency Operations Center (Rockledge, FL) \$21.9M

City of Groveland - Fire Station #3 (Groveland, FL) \$10.5M

Sumter County - Sheriff's Training Building and Firing Range (Sumterville, FL) \$9.6M

Sumter County - Sheriff's Training Facility (Sumterville, FL) \$6.7M

Pasco County Fire Station #2 (Okeechobee, FL) \$11.8M





# BRIAN WARD

## PROJECT MANAGER



**CREDENTIALS** Brian will be on the project site 100% of the time responsible for all on-site project management from pre-bid through punchlist completion. He will develop cost and scheduling initiatives and monitor the success of those initiatives as well as daily monitoring the project. Brian will also be responsible for all on-site activities, including cost control analysis, scheduling, materials procurement, subcontractor pre-qualification and management, local participation programs, structure analysis, and quality assurance, as well as the Owner Direct Purchase Program.

**YEARS EXPERIENCE**

41

**LICENSES**

OSHA 30  
LEED AP

**EDUCATION**

BS, Civil Engineering Technology

**EXPERIENCE MATTERS**



PUBLIC WORKS  
EXPERT



COUNTY GOV'T/PUBLIC  
SECTOR EXPERIENCE



OCCUPIED SITES



PROVEN LEADER



READY TO  
GET STARTED

## RECENT PUBLIC WORKS/GOVERNMENT SAMPLING

**Manatee County, Sheriff's Office Fleet Services Facility (Palmetto, FL)**

The scope of work provided for the assembly of an approximate 27,435/SF structure intended to house administration and vehicle maintenance operations. Of the total space, 4,075/SF was allocated towards administration and 23,360/SF dedicated to a new maintenance facility.

The building envelope of structure utilized masonry bearing walls and pre-engineered metal building with standing seam and TPO roof systems. The exterior finish of the structure was a combined effort of STUCCO and metal wall panels. In addition, a truck wash, parking surfaces, and various forms of landscaping were also installed. The existing public utilities was extended into a project site for means of satisfying all utility provisions.

**Hardee County, Emergency Operations Center (Wauchula, FL)**

This project involves the construction of a new single story Emergency Operations Center. The \$9.5 million facility is being funded with a state grant from the Florida Division of Emergency Management to replace the current building. The exterior walls will be constructed with 12-inch cast-in-place concrete and rated to withstand winds from a Category 5 hurricane. The new facility will include a situation room, two breakout rooms, a public lobby, press room, administrative offices, workspaces, restrooms, logistics storage, radio area and a GIS space. An emergency generator will also be installed on site to fully power the facility once electrical services are cut due to an approaching storm.

**ADDITIONAL PROJECT EXPERIENCE**

Pinellas County Schools - Lakewood High School (St. Petersburg, FL) \$20.7M

Cleveland Clinic & University Hospitals - Various Projects (Cleveland, OH) \$18M \*

City of Cleveland - Cleveland Food Bank (Cleveland, OH) \$26M \*

Akron City Schools - Various Projects (Akron, OH) \$800M \*

City of Cleveland - Cleveland Museum of Art (Cleveland, OH) \$132M \*

West Salem School District Various Projects (West Salem, WI) \$42M \*

Oberlin College - New Dorms (Oberlin, OH) \$12M \*



\* indicates personal experience of Brian Ward



# TIM SCHELLER

## SENIOR SUPERINTENDENT



### CREDENTIALS

Tim's primary function will be to coordinate and supervise all onsite subcontractor activities but he will also be involved in key elements of the preconstruction process. During preconstruction Tim will assist with the development of the detailed project schedule scope clarifications for the bid packages and the constructability reviews for each phase of design. During construction he will oversee the total construction effort to ensure that the project is constructed in accordance with programmed design budget and schedule.

### LICENSES

OSHA 30  
Bloodborne Pathogens  
Stormwater Inspector

### MILITARY SERVICE

U.S. Marines

### YEARS EXPERIENCE

21

### EXPERIENCE MATTERS



**PUBLIC WORKS  
EXPERT**



**COUNTY GOV'T/PUBLIC  
SECTOR EXPERIENCE**



**OCCUPIED SITES**



**PROVEN LEADER**



**READY TO  
GET STARTED**

## RECENT PUBLIC WORKS/GOVERNMENT SAMPLING

### Florida Department of Transportation, Brevard Operations Center (Cocoa, FL)

The project consist of 4 single story building structures totaling 42,449 SF, included Administration Building, Vehicle Repair Shop, Equipment Storage Building, Vehicle Wash Station, and renovation to the fuel pumping station. The project also includes related site improvements including multiple building demolition, .5 acre retaining pond, and 40,000 SF paved concrete pad parking lot.

### Volusia County Public Works Complex (Deland, FL)

The project consists of 5 buildings: An administrative hardened building for operations, 2 Ancillary buildings for storage, wash rack building structure to wash trucks, tack storage structure and equipment and covered parking areas. The project was surrounded by vinyl coated fence with barbed wire above and two controlled gates on 65' wide and the other 45' wide. Project also has a laydown area for road materials and rock storage and heavy equipment parking areas.

### City of Mount Dora, Public Works Facility (Mount Dora, FL)

The City of Mount Dora selected Ajax to be the Construction Manager for their new Public Works Facility. The facility included front of house operations, offices and administration, public access and egress, back of house operations, inventory warehouse / maintenance area, loading bay, covered storage buildings for rolling assets and inventory, sign shop, saw shop, carpentry shop, meter shop as well as a material laydown area. A special component to this project was the TrueGrid Paving, which is a permeable pavement.

### Florida Department of Agriculture & Consumer Services Conner Complex New Office (Tallahassee, FL)

This project consists of a brand new five story 254,000 SF office facility for the Florida Department of Agriculture located on their current Conner Complex campus in Tallahassee, Florida. The new energy efficient facility will support numerous department divisions and provide an optimal physical environment for the efficient operation of critical mission objectives and diverse program functions. Special use spaces include law enforcement evidence rooms, an audio/visual recording studio, a test kitchen, training and conferencing space, and an IT data center. There will also be a 315,000 SF precast parking garage structure for approximately 900 vehicles. The site development portion will include new entrance driveways, retaining walls, hardscaped areas, landscaped areas, site utilities, and surface parking for approximately 200 vehicles.

### ADDITIONAL PROJECT EXPERIENCE

Brevard County - Emergency Operations Center (Rockledge, FL) \$21.9M

Volusia County - Sheriff's Evidence Facility (Daytona Beach, FL) \$12M

University of Florida - Public Safety & Centrex Building (Gainesville, FL) \$21.5M

UF Health Shands Hospital - IT Tower (Gainesville, FL) \$5.3M





# BRANDON NOBILE CBC, LEED AP

## CHIEF EXECUTIVE OFFICER



**CREDENTIALS** Brandon is an accomplished construction professional, in the industry since 2007. His experience spans all phases of commercial new construction, renovation, demolition, and site restoration. Proficient in estimating, scheduling, project budgeting, contract development, project management, safety coordination, and subcontractor relationships his involvement in this project ensures this project's success.

**CITY OF RESIDENCE** Fort Pierce, FL

**LICENSES** Certified Building Contractor, State of Florida License # CBC1261746

**YEARS WITH FIRM**  
8

**YEARS EXPERIENCE**  
18

**EDUCATION** AS in Building Construction Technology - IRSC

**COMMUNITY INVOLVEMENT**

Ft. Pierce Housing Authority - Commissioner  
 St. Lucie Education Foundation - Vice/ Immediate Past Chair  
 St. Lucie County Cultural Alliance - Chair  
 Guardians for New Futures - Chair  
 United Against Poverty - Corporate Board Member  
 Economic Dev. Council - Exec. Board Member  
 Chamber of Commerce - Board Member  
 Ft. Pierce Contractor Licensing Board - Member  
 Treasure Coast Center for Economic & Educational Development (TCCEED) - Vice Chair

**EXPERIENCE MATTERS**



COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE



LOCAL TREASURE COAST RELATIONSHIPS



OCCUPIED SITES



PROVEN LEADER



READY TO GET STARTED

## RECENT PROJECT SAMPLING

- SLPS Legacy High School (DDD)
- SLPS Westwood High School
- Innovation Square Medical Office Building
- SLPS Samuel S. Gaines K-8 Academy
- SLPS Lincoln Park Academy
- Harbor Chase Assisted Living and Memory Care
- PBC Health Dept. Administration Building
- OCPS Lockhart Elementary School
- College Preparatory Academy of the Treasure Coast
- Tradition Innovation Retail Center (Core and Shell)
- SDIRC Dodgertown Elementary School Minor Security Upgrade
- SDIRC Gifford Middle School Admin. Lobby
- SDIRC Oslo Middle School POE
- SDIRC Jimmy Graves Sports Complex Track & Field Facility
- SDIRC Vero Beach High School POE
- SDIRC Sebastian River High School POE
- SLPS Allapattah Flats K-8 Chilled Water Line
- SLPS CA Moore Elementary School CAVS Upgrades
- SLPS Centennial High School Kitchen and Serving Line
- SLPS Dan McCarty Middle School CAVS Upgrades
- SLPS Dan McCarty Middle School Exterior Painting
- SLPS Garden City Elementary CAVS Upgrades
- SLPS Lakewood Park Chiller Replace/Thermal Storage
- SLPS LPA Auditorium Theatrical Equipment Upgrades
- SLPS Port St. Lucie High School Hybrid Relocation
- SLPS Saint Lucie Elementary School CAVS Upgrades
- SLPS Weatherbee Elementary School CAVS Upgrades
- SLPS Winterlakes Site Restoration

- FAU Biomedical Marine Research Relocation to Lab 1
- FAU Building 71, Dean's Suite Reno
- FAU Continuing CM Services Contract
- FAU Dormitory Apartment Renovation
- FAU Fish Room Renovation
- FAU Fume Hood Additions
- FAU Harbor Branch Dorm/Resident Hall Renovations
- FAU HBOI Aquaculture South & Saltwater Tanks
- FAU HBOI Lab Marine One Chiller Replacement
- FAU Johnson Ed Center Reno/HVAC Replacement
- FAU Research Facility Expansion MC-19
- FAU Research Renovation MC-17
- Heise House Water Damage Remediation
- IRSC "N" Bldg - Lab Fan Replacement
- IRSC 1st & 2nd Floor "H" Remodel
- IRSC Adult Learning Center Carpet Replace
- IRSC Baseball Drainage Project
- IRSC Building R Renovation and Envelope Replacement
- IRSC CALC Building Gutter/Downspout Replace
- IRSC Chastain Campus BTU Install
- IRSC Chiller Replacement (Inside)
- IRSC H Building 3rd Floor Renovation
- IRSC Kight Building Repair
- IRSC L Building Library Renovation
- IRSC Massey Campus Signage Renovation
- IRSC McAlpin Lighting/Sound Improvements
- IRSC McAlpin Sound and Lighting Replacement
- IRSC Media Room
- IRSC P Building Referee Locker Rooms
- IRSC Physical Plant Plumbing/Floor Repair
- IRSC Pool Deck Canopy Structure
- IRSC PS7 Security Updates (Shooting Range)
- IRSC River Hammock Dorm Attic Insulation





# BRIAN GARCIA

## CHIEF OPERATING OFFICER



**CREDENTIALS** Brian is a dedicated and resourceful operations professional who has spent his career focusing on K-12 clients across the Treasure Coast. He will be the primary contact and provides oversight and support to the team through design, budget evaluation, value engineering, writing scopes, procuring bids, subcontractor negotiations, contract development, project management, safety coordination, permitting, and compliance. His involvement is key to each project's success.

**EDUCATION**

Brian has completed specific construction industry training from recognized leaders such as: PSMJ, Primavera/ Oracle, as well as courses related to Building Construction, Construction Management, Safety (OSHA), Project Planning & Scheduling, and LEED/Green Building principles.

**CITY OF RESIDENCE** Port St. Lucie, FL

**YEARS WITH FIRM**

8

**YEARS EXPERIENCE**

35

**EXPERIENCE MATTERS**



COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE



LOCAL TREASURE COAST RELATIONSHIPS



OCCUPIED SITES



PROVEN LEADER



READY TO GET STARTED

## RECENT PROJECT SAMPLING

- SLPS Legacy High School (DDD) | \$93.5M
- SLPS Westwood High School | \$101.5M
- SLPS Samuel S. Gaines K-8 Academy | \$37.7M \*
- Harbor Chase Assisted Living and Memory Care | \$22.5M \*
- PBC Health Dept. Administration Building | \$20.5M \*
- SLPS Lincoln Park Academy | \$20.3M \*
- OCPS Lockhart Elementary School | \$13M \*
- BCPS Coconut Palms Elementary School | Miramar, FL | \$13.8M \*
- BCPS Parkside Elementary School | Coral Springs, FL | \$11.1M \*
- BCPS Everglades Elementary School | Weston, FL | \$9.9M \*
- BCPS Gator Run Elementary School | Weston, FL | \$9.7M \*
- College Preparatory Academy of the Treasure Coast | \$8M \*
- Tradition Innovation Retail Center (Core and Shell) | \$2.1M
- PBSC Physical Education Center | Boca Raton, FL | \$4.1M \*
- SDPBC Forest Hill ES | Palm Springs, FL | \$10.8M \*
- SDPBC Glades Central HS | Belle Glade, FL | \$27.7MM \*
- SDPBC Indian Ridge/Turning Points Acad. | Palm Beach, FL | \$23.7M \*
- SDPBC Pierce Hammock ES | West Palm Beach, FL | \$12.8M \*
- SDPBC Roosevelt MS | West Palm Beach, FL | \$15.6M \*
- SDIRC Dodgertown Elementary School Minor Security Upgrade | \$187K
- SDIRC Gifford Middle School Admin. Lobby | \$106K
- SDIRC Oslo Middle School POE | \$419K
- SDIRC Jimmy Graves Sports Complex Track & Field Facility | \$3.4M
- SDIRC Vero Beach High School POE | \$391K
- SDIRC Sebastian River High School POE | \$687K
- SLPS CA Moore ES | CAVS Upgrades | St. Lucie, FL | \$392K
- SLPS CA Moore Walk-In Cooler Replacement | St. Lucie, FL | \$110K
- SLPS Centennial High School Kitchen | St. Lucie West, FL | \$150K
- SLPS Continuing Contracts for CM Services | St. Lucie, FL | \$4.8M

- SLPS Dan McCarty MS | Ft. Pierce, FL | \$8.2M
- SLPS Dan McCarty MS CAVS Upgrades | St. Lucie, FL | \$768K
- SLPS Dan McCarty MS Exterior Painting | St. Lucie, FL | \$185K
- SLPS Dan McCarty MS Walk-In Cooler Replacement | \$150K
- SLPS Ft. Pierce Magnet School | Ft. Pierce, FL | \$10.1M
- SLPS Ft. Pierce Westwood HS | St. Lucie, FL | \$2M
- SLPS Garden City ES CAVS Upgrades | St. Lucie, FL | \$373K
- SLPS Lakewood Park CHP Thermal Storage | St. Lucie, FL | \$11M
- SLPS Lincoln Park Academy | Ft. Pierce, FL | \$20.3M
- SLPS LPA Auditorium Theatrical Upgrades | St. Lucie, FL | \$50K
- SLPS Minor Projects | Port St. Lucie, FL | \$2M
- SLPS Port St. Lucie HS HVAC Retrofit | St. Lucie, FL | \$5.5M
- SLPS Port St. Lucie HS Hybrid Relocation | St. Lucie, FL | \$1.5M
- SLPS Saint Lucie ES CAVS Upgrades | St. Lucie, FL | \$445K
- SLPS Samuel S. Gaines K-8 Academy | St. Lucie, FL | \$37.7M
- SLPS South County Compound Phase 2 | \$1.1M
- SLPS Temporary Administration Building | \$125k
- SLPS Weatherbee ES CAVS Upgrades | St. Lucie, FL | \$442K
- SLPS Weatherbee Walk-In Cooler Replacement | \$120k
- SLPS Winterlakes Site Restoration | St. Lucie, FL | \$400K
- Lake Worth Christian School Admin Area Reno | \$176k
- IRSC Adult Learning Center Carpet Replacement | \$20k
- IRSC Building C Carpet Replacement | Project Executive | \$90k
- IRSC Building W Renovation Phase 1 | Ft. Pierce, FL | \$150K
- IRSC Building W Renovation Phase 2 | Ft. Pierce, FL | \$220K
- IRSC Chiller Replacement (Inside) | Ft. Pierce, FL | \$300K
- IRSC Media Department Build Out | Indian River, FL | \$107K
- SLCFD Station 14 Asphalt & Concrete Apron Repair | \$232K
- SLCFD Station 14 Parking and Driveway Civil Design Work | \$15K
- SLCFD Station 15 Design Fees | \$18K
- SLCFD Station 2 Overhead Door Replacement | \$52K
- SLCFD Station 3 Overhead Door Replacement | \$74K
- SLCFD Station 6 Concrete Remediation | \$22K





# JOE MAYHEW

## SENIOR SUPERINTENDENT



**CREDENTIALS** Joe oversees all site supervision, coordination, and scheduling of trade partners throughout construction and close out. He excels in problem solving and is proactive in the management of jobsite activities. Joe is known for his hands-on skills and leadership in the field, serving as the liaison to our trade partners and ensuring all projects are completed to the highest quality standards and in a safe, efficient manner.

**CITY OF RESIDENCE** Okeechobee, FL

**LICENSES** OSHA 30 Hours

**YEARS WITH FIRM**

3

**YEARS EXPERIENCE**

37

### EXPERIENCE MATTERS



COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE



LOCAL TREASURE COAST RELATIONSHIPS



OCCUPIED SITES



PROVEN LEADER



READY TO GET STARTED

## RECENT PROJECT SAMPLING

- SLPS Legacy High School (DDD) | \$93.5M
- SLPS Westwood High School | \$101.5M
- JRTC Training Complex Renovations | \$1.4M
- SLPS Lincoln Park Academy | Ft. Pierce, FL | \$20.3M \*
- SDPBC Jupiter High School | Jupiter, FL | \$47.3M \*
- SDPBC Forest Hill Elementary School | Greenacres, FL | \$10.8M \*
- SDPBC Pierce Hammock Elementary School | Acreage, FL | \$12.8M \*
- MCSD Jensen Beach High School | Jensen Beach, FL | \$48M \*
- MCSD Martin County HS Renovation & Addition | Stuart, FL | \$17.3M \*
- MCSD Murray Middle School Modernization | Stuart, FL | \$16.7M \*
- MCSD JD Parker Elementary School | Stuart, FL | \$16.3M \*
- MCSD Indiantown Middle School Additions | Indiantown, FL | \$13.8M \*
- EYW Passenger Terminal & Parking Deck | Key West, FL | \$31.7M \*
- Ed Austin State Attorney's Office | Jacksonville, FL | \$25.8M \*
- PBI Terminal Improvements | West Palm Beach, FL | \$24.5M \*
- FLL Terminals 2 & 3 Renovations | Ft. Lauderdale, FL | \$20.5M \*
- Lake Worth Casino Renovation | Lake Worth, FL | \$12.7M \*
- FAU Campus Improvements | Boca Raton, FL | \$12M \*
- GCSD NW Middle School Additions | Guilford, NC | \$5.7M \*
- MTH Airport Renovations | Marathon, FL | \$4M \*
- SLPS Ft. Pierce Magnet Roof | Ft. Pierce, FL | \$1.25M \*
- IRSC Educational Media Center | Ft. Pierce, FL | \$106K \*
- PBI Building 3400 Demolition | West Palm Beach, FL | \$78K \*

- PBI Building 3400 Interior Renovation | West Palm Beach, FL | \$113M \*
- PBI Security Lighting Ph. 2 | West Palm Beach, FL | \$4.3M \*
- PBI Security Improvements Ph. 1 | West Palm Beach, FL | \$865K \*
- GCSD NW High School Renovations | Guilford, NC | \$2.8M \*
- SLCFD Administration Building Renovation | \$216K \*
- SLCFD Red Iron Barn Repair | \$55K \*
- SLCFD Station 1 Civil Design Concrete Repairs | \$7K \*
- SLCFD Station 10 Truck Bay Ceiling Repair | \$35K \*
- SLCFD Station 11 Gutters Downspouts & Fascia Repairs | \$28K \*
- SLCFD Station 12 Civil Design Concrete Repairs | \$7K \*
- SLCFD Station 12 Kitchen Renovation | \$46K \*
- SLCFD Station 13 Overhead Door Replacement | \$51K \*



\* personal experience



# RANDY SHURR

## SENIOR PROJECT MANAGER



**CREDENTIALS** Randy is a dedicated and experienced construction leader and project manager with over 20 years of broad experience in commercial, parking structure, hotel, municipal, multi-family residential, and other types of construction. Experienced with all common delivery methods and all life-of-project managerial responsibilities from project start to final closeout. Randy brings proven success with cultivating superior client, design team, and subcontractor relationships founded in honesty, respect, and integrity. Strong and creative problem solver; knowledgeable builder.

**YEARS WITH FIRM** 2      **YEARS EXPERIENCE** 21

**CITY OF RESIDENCE**  
Port St. Lucie, FL

**EDUCATION**

- BS Civil Engineering - Pennsylvania State University

**LICENSES**

- OSHA 30 certification
- FL DEP Certified Stormwater Management Inspector

### EXPERIENCE MATTERS



COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE



LOCAL TREASURE COAST RELATIONSHIPS



OCCUPIED SITES



PROVEN LEADER



READY TO GET STARTED

## RECENT PROJECT SAMPLING

SLPS Westwood High School | \$101.5M  
 Palm Beach County Convention Center Parking Garage | \$46M \*  
 4 T. Rowe Price Corporate Campus Parking Garaged | 2-Level each \*  
 Franklin Street Parking Garage | 800 Spaces \*  
 Hyatt Place Hotel | Delray Beach, FL | 134 Keys | \$7M \*  
 Wellington Amphitheater and Patriots Memorial Park | \$9M \*  
 IBM Corporate Technical Institute | Thornwood, NY | \$175M \*  
 Record Enterprise Television | \$7M \*  
 National Business Park Buildings | 685,000 SF | \$65M \*  
 Highwoods Office Building | 125,000 SF | \$8M \*  
 ADP Chesapeake Region | 90,000 SF | \$9M \*  
 T. Rowe Price Financial Campus Phase 2 | 525,000 SF | \$65M \*  
 T. Rowe Price Financial Campus Phase 1 | 250,000 SF | \$33M \*  
 NBP 201 Tenant Improvements | 63,000 SF | \$3.8M \*  
 NBP 201 Tenant Improvements | 31,000 SF | \$2M \*  
 Legal Aid Bureau of Maryland | \$5M \*  
 Wellington Government Center | 54,000 SF | \$11M \*  
 Palm Beach County Operations and Support Center Buildings | \$5M \*  
 Harbor Branch Oceanographic Marine Science Center | \$7M \*  
 Our Lady of the Fields Roman Catholic Church | \$9M \*  
 Archdiocese of Baltimore Offices and Soup Kitchen | \$6M \*

Johns Hopkins Hospital Substance Abuse Clinic | \$7M \*  
 University of Maryland Medical Community Health Center | \$14M \*  
 Johns Hopkins Hospital Bayview Research Laboratory | \$3M \*  
 Orange Blossom Village | 80 Units | 10 Buildings | \$6M \*  
 Southlake Towers | 85 Units | \$7M \*  
 Two City Plaza | 467 Units | 21 Floors | 1,300,000 SF | \$145M \*  
 One Singer Island | 13 Floors | \$15M \*  
 Victoria Plaza Apartments | 3 Floors | \$6M \*  
 Canton Cove Condominiums | 80 Units | \$46M \*  
 Tindeco Wharf | 240 Units | \$36M \*  
 Public Storage Facility | 3 Floors | \$8M \*  
 Pepsi Bottling Company Distribution Warehouse | \$5M \*  
 Baltimore Resource Recovery Center Industrial Plant | \$186M \*  
 Lively Marine Terminal Coal/Ore Ship Loading Facility \*  
 St. Lucie Nuclear Power Plant Cooling Outfall \*  
 Chautauqua Lake Bridge \*



\* personal experience



# STEVE SIEGEL AIA, LEED AP

## PRINCIPAL-IN-CHARGE



**CREDENTIALS** Steve has over 30 years of progressive and comprehensive architectural experience and offers a broad range of specialized knowledge in design and planning. His ability to manage multiple projects, along with his attention to detail and commitment to his clients makes him a valuable asset to our team. Steve has successfully provided clients with leadership and guidance throughout all phases of a project.

**YEARS WITH FIRM**  
25

**YEARS EXPERIENCE**  
32

**EDUCATION**

Bachelor of Architecture, Wentworth Institute of Technology

**REGISTRATION**

Florida Registered Architect: #AR99546

**AFFILIATIONS**

American Institute of Architects  
LEED Accredited Professional

**EXPERIENCE MATTERS**



COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE



FLEET MAINTENANCE EXPERT



OCCUPIED SITES



PROVEN LEADER



READY TO GET STARTED

## RECENT PROJECT SAMPLING

**Sumter County School District New Transportation & Maintenance Facility, FL**

New 42,000 SF Maintenance / Transportation Building and 44,000 SF Administrative Building includes new bus and district vehicle / maintenance garage with 4 drive through bays, district warehouse, fueling station, bus wash, lifts, metal and wood shops, storage, offices, showers, bathrooms, cafeterias, supporting infrastructure, and secure parking.

**Orange County Public Schools West Bus Compound, FL**

Program Verification for a new 43,000 SF Bus Maintenance Facility with 10-bay bus maintenance bays, bus wash, fueling facilities, drivers lounge, parking lot for 200 buses and 220 staff vehicles, and a building for the ongoing maintenance and operations of the vehicle fleet.

**Brevard County School Board Transportation & Maintenance Building, FL**

Program Verification for a new District support facility that includes a transportation and maintenance uses with repair areas, office space, and diesel and gasoline fueling facility.

**Jackson Township Board of Education New Transportation Facility, NJ**

New 8,800 SF Transportation Building with five-bay bus garage, three offices, a lounge, and a storage room. Parking for 75 buses and 80 employees as well as fueling station with above ground diesel and gas fuel pumps.

**Stafford Township Board of Education New Transportation Building, NJ**

New 4,400 SF Transportation Building that includes a three-bay pull in garage, offices, and bathrooms.

**Middle Township Board of Education New Transportation Building, NJ**

New 11,375 SF Transportation Building with four-bays, multiple offices, a lounge, separate workroom, storage, toilet rooms, and locker room.

**Sayreville Board of Education New Transportation Building, NJ**

New 7,500 SF Transportation Building that includes four service bays, offices, break/ training room, parts/storage room, toilet rooms with shower area, lockers, mezzanine for storage, and exterior tire storage area. Parking for 70 buses and 120 staff/visitors.

**St. Lucie Public Schools New Western Grove K8 Campus, FL**

A new 217,500 SF Western Grove K8 campus. This 6-building campus holds 1,900 students and will consist of a two-story administration building, 2- two-story academics buildings, a gymnasium building, an auditoria building, a chiller plant with thermal storage with prefab metal building over ice storage tanks, and site amenities.





# ANTHONY DONADIO AIA, NCARB

PRINCIPAL | QA/QC



**CREDENTIALS** Tony provides excellent Programming, Schematic Design, Specifications, Quality Control and Construction Administration services to his clients. He has over 40 years of experience with government sponsored projects includes a variety of transportation and storage facilities, public safety projects, medical examiner facilities, fire stations, and first responder centers.

**YEARS WITH FIRM**  
4

**YEARS EXPERIENCE**  
44

**EDUCATION**

Bachelor of Architecture, Ohio State University

**REGISTRATION**

Florida Registered Architect: #AR0012456

**AFFILIATIONS**

Construction Specification Institute International Building Code Congress

**EXPERIENCE MATTERS**



COUNTY GOV'T/PUBLIC SECTOR EXPERIENCE



FLEET MAINTENANCE EXPERT



LOCAL TREASURE COAST RELATIONSHIPS



PROVEN LEADER



READY TO GET STARTED

## RECENT PROJECT SAMPLING

**St. Lucie County Airport Fire Rescue Station, FL**

New, single story 8,300 SF Airport Fire Rescue Facility consisting of three apparatus bays, battalion chef's suite, officers quarters, dormitory, locker room, and ready and training room. The emergency generator provides 100% building coverage.

**St. Lucie Public Schools New East County Transportation Complex, FL**

New 58,000 SF Transportation Complex includes 6-bay fleet shop and stores and repairs the district's bus fleet comprised of administration space, safety office, conference room for bus drivers, drivers lounge, above ground fuel island, bus wash racks, equipment storage.

**St. Lucie Public Schools New Bus Maintenance & Parking Facility, FL**

New 15,000 SF Bus Maintenance and Parking Facility with offices, storage, fueling, and vehicle maintenance bays for 150 school buses.

**Sumter School District New Transportation & Maintenance Facility, FL**

New 42,000 SF Maintenance / Transportation Building and 44,000 SF Administrative Building includes new bus/maintenance garage with 4 drive through bays, district warehouse, fueling station, bus wash, lifts, metal and wood shops, storage, offices, showers, bathrooms, cafeterias, supporting infrastructure, and secure parking.

**Indian River County EOC Expansion & Warehouse Addition, FL**

New 8,350 SF warehouse with 5,000 SF breezeway addition, and 10,000 SF addition to the EOC including general offices, a conference room, a waiting room with a reception area, an open office area, men's and women's restrooms with locker rooms and showers, a dining/ multi-purpose room, a computer/data room, and more.

**Indian River County Traffic Operations Complex, FL**

New 20,600 SF Traffic Operation Facility is being designed with offices, breakroom, sign shop, signalization shop, air conditioned and

non-air-conditioned warehouse areas, men's and women's locker rooms with showers and two metal Building covered vehicle and equipment storage areas.

**Indian River County School District Support Services Complex, FL**

The Complex holds the Maintenance, Food Service, Building, and Purchasing Departments in one location. The 61,371 SF, single-story mixed use building consisting of office, industrial, and warehouse space.

**Martin County Emergency Vehicle Maintenance Facility, FL**

Conceptual design for 15,800 SF maintenance facility consisting of vehicle maintenance bays, service areas, and degreasing bay.

**ADDITIONAL EXPERIENCE**

**Martin County, FL**

- Vehicle Maintenance Facility Conceptual Design
- New Sheriff's Evidence Storage Building
- Building Department
- Maintenance Consolidation Study
- Fire District Ocean Rescue Facility
- Courthouse Courtroom Renovations
- Dixie Park Waste Water Treatment Plant Design Study

**Sumter County School District, FL**

- New Transportation and Maintenance Building

**School District of St. Lucie County, FL**

- Administration Complex

**School District of Indian River County, FL**

- School Bus Storage and Fueling Facility & Administration Complex

**Indian River County, FL**

- Supervisor of Elections and Maintenance Facility
- Transportation Traffic Operations Facility and Storage Building
- Administrative Complex
- Emergency Operations Center Building Expansion — Risk Category IV Building
- Supervisor of Elections and Maintenance Facility





# TONY CATANA AIA, LEED AP

## ASSOCIATE PRINCIPAL | PROJECT MANAGER



**CREDENTIALS** Tony has extensive experience with design, documentation, and construction administration with a variety of building types ranging in size and cost. He offers clear communication and goal-oriented leadership through the application of his vast knowledge of design, construction, software, and modeling. He has extensive knowledge of the building codes and has been involved with the development and approval of various codes and guidelines, including ICC's Green Codes, Commission Guidelines and Administrative Codes.

**YEARS WITH FIRM**  
31

**YEARS EXPERIENCE**  
39

**EDUCATION**

Bachelor of Architecture, Drexel University

**REGISTRATION**

Florida Registered Architect:  
#AR100298

**AFFILIATIONS**

American Institute of Architects  
LEED Accredited Professional  
New Jersey Society of Architects  
Central Chapter NJ AIA  
International Code Council (ICC)  
ICC-Sustainable Membership Council

**EXPERIENCE MATTERS**



COUNTY GOV'T/PUBLIC  
SECTOR EXPERIENCE



FLEET MAINTENANCE  
EXPERT



OCCUPIED SITES



PROVEN LEADER



READY TO  
GET STARTED

### RECENT PROJECT SAMPLING

**Sumter County School District New Transportation & Maintenance Facility, FL**

New 42,000 SF Maintenance / Transportation Building and 44,000 SF Administrative Building includes new bus and district vehicle / maintenance garage with 4 drive through bays, district warehouse, fueling station, bus wash, lifts, metal and wood shops, storage, offices, showers, bathrooms, cafeterias, supporting infrastructure, and secure parking.

**Indian River County Traffic Operations Complex, FL**

New 20,600 SF Traffic Operation Facility is being designed with offices, breakroom, sign shop, signalization shop, air conditioned and non-air-conditioned warehouse areas, men's and women's locker rooms with showers and two metal building covered vehicle and equipment storage areas.

**Orange County Public Schools West Bus Compound, FL**

Program Verification for a new 43,000 SF Bus Maintenance Facility with 10-bay bus maintenance bays, bus wash, fueling facilities, drivers lounge, parking lot for 200 buses and 220 staff vehicles, and a building for the ongoing maintenance and operations of the vehicle fleet.

**Brevard County School Board Transportation & Maintenance Building, FL**

Program Verification for a new District support facility that includes a transportation and maintenance uses with repair areas, office space, and diesel and gasoline fueling facility.

**East Windsor Municipal Utilities Authority New Administrative & Maintenance Building, NJ**

New 7,000 SF Administration Building and 10,000 SF Maintenance Building that will include vehicle service bays, offices, lounge area with kitchenette, parks storage, locker rooms, and toilet rooms.

**Monmouth County Heavy Equipment Maintenance Building, NJ**

New 25,000 SF Maintenance Building consists of 10 double-length bays, offices, mezzanine, locker rooms, break room with kitchenette, tool crib, sprinkler room, and electrical room.

**Hunterdon County Emergency Services Training Center, NJ**

Emergency Services Training Center that includes training classrooms, administrative offices, and a separate storage building.

**Sayreville Board of Education New Transportation Building, NJ**

New 7,500 SF Transportation Building that includes four service bays, offices, break/ training room, parts/storage room, toilet rooms with shower area an lockers, mezzanine for storage, and exterior tire storage area. Parking for 70 buses an 120 staff/visitors.



# 4 TEAM QUALIFICATIONS AND APPROACH



**MANATEE COUNTY SHERIFF'S OFFICE FLEET SERVICES FACILITY**



# The Right Team for the Right Job

As local taxpayers and members of the Treasure Coast community, our team makeup brings a unique sense of ownership and accountability to every project we undertake. Our team’s commitment to budget, schedule, and quality is personal, the projects we build serve our own families, neighbors, and friends.



FLORIDA DEVELOPMENT SOLUTIONS	
Owner/Directors	2
Project Management	1
Accounting	1
Marketing	1
General Counsel	1
Financial Analyst	3

AJAX BUILDING COMPANY	
Accounting	10
Estimating	14
Management	75
Project Engineers	22
Project Managers	86
Marketing	12
Superintendents	86
Various	16

REMNANT CONSTRUCTION	
Preconstruction	2
Safety	2
Scheduling	2
Project Managers	5
Superintendents	11
Quality Control	All Staff
Admin/Accounting	3
General Counsel	1
Financial Analyst	3

SPIEZLE ARCHITECTURAL GROUP	
Principal in Charge	1
Project Manager	1
Project Architect	2
Architectural Designer	4
Quality Control	2
Const. Administrator	1
Interior Designer	1

### STAFFING RESOURCES

Each of the staff shown here bring invaluable experience from projects similar in size, scope and complexity and have worked through dozens of similar public projects as a team, well-beyond the projects shown within this submittal. Together, these construction professionals form a cohesive unit with a proven Treasure Coast track record.



# Project Delivery Approach

Decades of experience delivering mission-critical public infrastructure have shaped a disciplined, operations-first delivery approach focused on certainty, accountability, and long-term performance. For the Martin County Operations Facility, Florida Development Solutions, LLC ("FDS") proposes delivery through a developer-led Public-Private Partnership (P3) that unifies programming validation, design, construction, and financing under a single, integrated framework.

This approach is intentionally structured to move beyond the limitations of traditional, segmented delivery models that separate planning, design, construction procurement, and funding into disconnected phases. Public Works facilities by their nature do not lend themselves to linear delivery. They must accommodate heavy equipment, fleet maintenance, outdoor yard operations, stormwater infrastructure, and emergency response functions that demand early coordination between operations staff, designers, constructors, and financial stakeholders. The proposed P3 framework aligns all participants around these realities from the outset, while transferring delivery risk to the private partner and preserving full County ownership and control.

## **BUILDING ON THE COUNTY'S COMPLETED CPZ PROGRAMMING**

The proposed delivery approach begins with explicit recognition of the County's prior investment in comprehensive programming and site planning prepared by CPZ. That work establishes the functional requirements, spatial relationships, and operational intent for the Public Works campus and serves as the foundation for this proposal.

Rather than replacing or re-interpreting CPZ's program, the FDS team's role is to carry it forward into execution. This includes validating assumptions against current operational practices, confirming adjacencies and circulation, and ensuring that workshop, fleet, and laydown areas are sized and configured to support real-world use over the facility's lifecycle. By anchoring the delivery approach to CPZ's work, the County's prior effort is preserved, defensible, and translated directly into a buildable solution.

## **COLLABORATIVE PROGRAM CONFIRMATION AND EARLY RISK REDUCTION**

The delivery process begins with a collaborative program confirmation phase led by FDS and executed jointly with Ajax, Remnant, and Spiezle / Tony Donadio Architects. This phase is intentionally front-loaded to reduce downstream risk and establish a clear, defensible foundation for scope, sequencing, and cost.

During this phase, the team works closely with County Public Works leadership, fleet and trades supervisors, and field operations staff to validate workflows, equipment requirements, safety considerations, and operational constraints. Particular emphasis is placed on fleet circulation, separation of public and operational traffic, material handling, stormwater staging, and emergency response readiness. Assumptions embedded in the program are tested against day-to-day operations so that design decisions reflect how the facility will actually be used.

Ajax/ Remnant participates in this phase in a design-assist capacity, providing real-time constructability input informed by extensive experience delivering public works and infrastructure facilities. This early integration allows structural systems, building typologies, yard layouts, and phasing strategies to be evaluated with a clear understanding of how construction will be executed and how operations will transition into the new campus.

## **INTEGRATED DESIGN DEVELOPMENT AND PRECONSTRUCTION**

Design development and preconstruction advance as parallel, integrated efforts rather than sequential handoffs. Architectural design, civil and site planning, cost modeling, and schedule development proceed together, allowing the team to continuously validate alignment between program, budget, and delivery timeline.

Spiezle and Tony Donadio Architects lead design development with a focus on durability, maintainability, and operational clarity, while Ajax and Remnant conduct ongoing constructability reviews and logistics planning. Building systems, structural approaches, pavement sections, and yard improvements are evaluated not only for first cost, but for lifecycle performance and ease of maintenance in a Public Works environment.

Long-lead materials, specialty equipment, and site-intensive scopes are identified early, allowing procurement strategies and sequencing plans to be developed well in advance of field execution. Throughout this process, FDS maintains overall coordination and governance, ensuring that design decisions remain aligned with cost certainty, funding considerations, and County operational priorities.



PUNTA GORDA CENTER

**DESIGNING TO COST AND SCHEDULE CERTAINTY**

Being a turn-key design build delivery, cost and schedule discipline are embedded directly into the delivery approach rather than treated as late-stage exercises. Budgets are continuously developed, tested, and refined as design progresses, with key building and site elements tracked against established benchmarks for public works facilities of similar scale and complexity.

When adjustments are required, the team presents clear alternatives that outline cost, schedule, and operational impacts, allowing the County to make informed decisions while options remain available. This approach minimizes late-stage redesign, reduces escalation exposure, and protects the County from unexpected cost growth during construction.

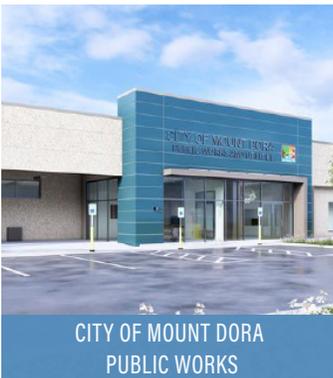


VOLUSIA COUNTY SHERIFFS EVIDENCE FACILITY

**CONSTRUCTION EXECUTION FOR OPERATIONS-DRIVEN FACILITIES**

Once construction begins, Ajax leads day-to-day field operations, safety management, quality control, and subcontractor coordination, with Remnant reinforcing local execution and logistics support. Construction is sequenced to accommodate the scale of site work, yard development, and building construction required for a consolidated Public Works campus.

Detailed logistics and phasing plans are implemented to manage material deliveries, equipment staging, and trade coordination efficiently. FDS remains actively engaged throughout construction, overseeing schedule adherence, budget compliance, and issue resolution while maintaining transparent communication with County leadership and staff. This layered oversight structure ensures that field execution remains aligned with County expectations while minimizing administrative burden on Public Works staff.

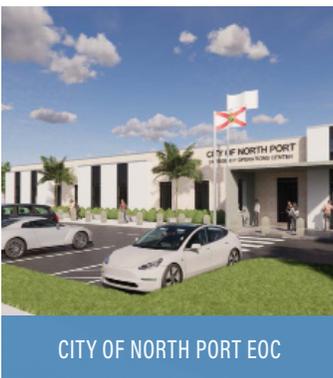


CITY OF MOUNT DORA PUBLIC WORKS

**COMMISSIONING, TRANSITION, AND LONG-TERM PERFORMANCE**

As construction nears completion, the delivery approach transitions seamlessly into commissioning, testing, and operational turnover. Building systems, fleet facilities, and yard improvements are verified against performance criteria, with training and documentation provided to County staff.

FDS remains engaged through final acceptance and post-completion coordination, ensuring continuity and accountability beyond substantial completion. This reflects an understanding that success for a Public Works facility is measured not at ribbon-cutting, but in reliable, efficient operation over decades of service.



CITY OF NORTH PORT EOC

**FINANCING INTEGRATION AND DELIVERY FLEXIBILITY**

A defining feature of this P3 approach is the integration of financing with delivery. By aligning capital structure with program confirmation, design development, and construction milestones, the County is afforded flexibility to advance critical infrastructure without premature financial commitment.

FDS works collaboratively with the County and its advisors to evaluate lawful financing approaches including lease-purchase, Certificates of Participation, or hybrid structures that align with statutory authority, budget planning, and risk tolerance. Importantly, this approach preserves County discretion throughout the expedited unsolicited review process.

**A DISCIPLINED, OPERATIONS-FOCUSED PARTNERSHIP**

This project delivery approach reflects a deep understanding of the operational, logistical, and financial realities of Public Works infrastructure. By unifying programming validation, design, construction, and financing within a single P3 framework, Martin County gains a disciplined, transparent, and flexible path to deliver an essential operations facility, and one that supports daily service delivery, emergency response, and long-term resilience while protecting public interests and preserving County control.



# Project Specific Approach

## DESIGN CONCEPT

The proposed Martin County Operations Facility is designed to serve as a landmark generational asset for Martin County. By analyzing optimal building scale, site selection, and total project costs, this facility is engineered to meet immediate functional requirements and deliver future-proof flexibility. The building is designed as a **linear-core facility**, organized to provide peak logistical efficiency and engineered to ensure lasting durability. This architectural approach utilizes a **centralized spine** that aligns the operations of several of the County's diverse divisions under one roof —**Vehicle and Equipment Maintenance, General Services, Environmental Resources, Mosquito Control, Field Ops and Solid Waste, Traffic and Signs, and Parks and Recreation**. All departments will be located along a common, high-efficiency corridor that facilitates collaboration, ease of movement and elevates the level of service delivery to guests and employees alike. This linear orientation ensures that every department requiring vehicle and equipment integration maintains **direct, parallel access** to the perimeter's paved service zones, simplifying fleet movement and site navigation, while having direct access to the **Common Shared Core Facilities**.



**Tony Donadio**  
ARCHITECT

The structure will be designed and built with **tilt-up concrete walls** that are rated for 180 mph winds, providing a storm-resistant, low-maintenance envelope. Within this streamlined footprint, the facility houses full MEP, fire protection, security and fire alarm systems, chilled chiller plant, emergency power generation, fueling stations, wash down area and other critical support functions. By prioritizing **an organized circulation flow**, the design maximizes building depth, open space on the site and operational flexibility, providing Martin County leadership with a high-performance facility.



This infrastructure provides Martin County with a cost effective, resilient, centralized administrative base for long-term municipal operations.

## CORE OBJECTIVES AND DESIGN STANDARDS

This facility will adhere to the highest industry standards for municipal operations along with the County architectural Standards. Our Design Prioritizes:

- **Safety and Resilience:** Focused on security and environmental durability.
- **Employee Well-being:** Integrated spaces for health, fitness, and contaminant mitigation.
- **Community Integration:** A professional, inviting environment for staff and residents alike.

To ensure our development aligns with Martin County's Division 20 Architectural Standards, the formal and spatial requirements will be incorporated as the foundation for enriching the public realm and maintaining local character. While we intend to abide by these standards where applicable and appropriate to ensure that the character of the building design and connectivity to the surrounding properties is maintained, we will also remain open to seeking Alternative Compliance through enhanced landscaping, screening, or buffering to better integrate the project into the community. Critical details regarding site access and specific architectural refinements will be fully vetted through holistic and inclusive programming and planning processes, including the Pre-Application Meeting. This will allow us to collaborate with Growth Management staff to finalize a design that contributes meaningfully to the County's visual and functional landscape.

## PROJECT APPROACH AND PROGRAMMING PROCESS

Our success is rooted in a consistent, thorough project approach that remains steadfast from design through construction. While budgets and schedules may evolve, our commitment to your vision and a reliable delivery method remains constant. Key highlights of our approach:

- **Dedicated Team:** The personnel assigned at the project's start will remain on the project until completion, ensuring accountability and personal responsibility.
- **Active Client & County Involvement:** We treat our clients as the heart of the project. We will work alongside County leadership and operations staff to ensure the final result exceeds expectations.
- **Collaborative Milestones:** We host regular check-ins with stakeholders, including facilities staff and consensus groups, to solicit feedback and ensure alignment at every stage.
- **Consent-Driven Progress:** We maintain a strictly transparent process; our team will not move forward without your express approval and a clear understanding of the project's status.

## FUNCTIONAL LAYOUT: LINEAR CORE STRATEGY

This facility and its surrounding site are organized into specific departments as detailed below. The architectural layout employs a Straight Linear Core Configuration. By rigorously analyzing optimal building scale, site selection, and operational flexibility, this linear-core concept provides Martin County leadership with a future-proof, centralized base designed for long-term municipal resilience and peak logistical performance. This approach establishes a primary central spine that streamlines internal circulation and organizes departmental zones along a clear, efficient axis. By aligning functional blocks linearly, the design optimizes site usage and creates expansive, parallel service yards that allow for unimpeded fleet flow and maximized exterior vehicle access.

By utilizing a linear floor plan, every department requiring vehicle integration maintains direct, unobstructed access to the perimeter via specialized paved service zones. This layout optimizes the "through-put" of fleet operations, ensuring that logistics and maintenance activities flow seamlessly from one end of the complex to the other. This design also can significantly reduce required square footage and improve operational efficiency compared to traditional detached buildings. This model centralizes common areas, circulation paths, and mechanical systems, leading to reduced non-functional space and better utilization.



## OPERATIONS AND MAINTENANCE FACILITY DEPARTMENTS

### DIVISION 1 ) Shared Core Support Services (The Central Spine)

Situated along the primary axis, this linear core serves as the facility's anchor, ensuring equitable access for all adjacent departments. A primary reception point manages visitor flow and oversees shared staff environments. By consolidating boardrooms, restrooms, and break areas into this centralized linear zone, the design prevents the costly space duplication often found in fragmented departmentalized complexes.

### DIVISION 2 ) General Services Trades Administration and Workshop

Housed within a dedicated block along the spine, this department consolidates its workshop and administrative functions into one effective location. The open-plan office suite encourages staffing flexibility and future scaling, while the shop floors maintain direct connectivity to the exterior service yards through high-clearance garage doors.

### DIVISION 3 ) Mosquito Control Workshop

Following the facility's cohesive linear logic, management and storage sectors are positioned side-by-side. This layout boosts internal productivity by keeping the entire specialized team within a localized footprint along the main artery.

### DIVISION 4 ) Parks and Recreation Operations

Consistent with the broader design, this section features outward-facing maintenance bays. The associated operations staff is located in the immediate vicinity to oversee daily field logistics.

### DIVISION 5 ) Environmental Resources

This department's footprint is defined by expansive warehouse space, specifically outfitted with the heavy-duty overhead doors necessary for industrial vehicle maneuvers, positioned for easy access from the rear service lane.

### DIVISION 6 ) Traffic and Signs

Dedicated personnel areas are integrated alongside the department's storage and fabrication shops, with direct garage access to the exterior staging areas.

### DIVISION 7 ) Vehicle and Maintenance Workshop and Administration

Operational efficiency is achieved by clustering administrative offices, technical workshops, and storage zones along the main corridor. Large-scale overhead doors are integrated into the linear facade to facilitate seamless vehicle entry and exit.

### DIVISION 8 ) Field Operations and Solid Waste Workshop

Technical workshops in this sector benefit from dual-sided exterior access points where permitted by the linear depth. Supporting administrative offices are situated immediately next to these work zones for streamlined communication.

**This project entails the design and construction of a high-performance, storm-resilient municipal facility for Martin County, delivering a high-durability, low-maintenance, and secure base for 24/7 operations providing for a highly functional facility for long-term municipal operations.**





## STRUCTURAL SHELL & RESILIENCE

The building is engineered with tilt-up concrete walls rated for 180 mph winds, providing a weather-tight, low-maintenance exterior that meets or exceeds hurricane wind-load criteria. This robust shell includes:

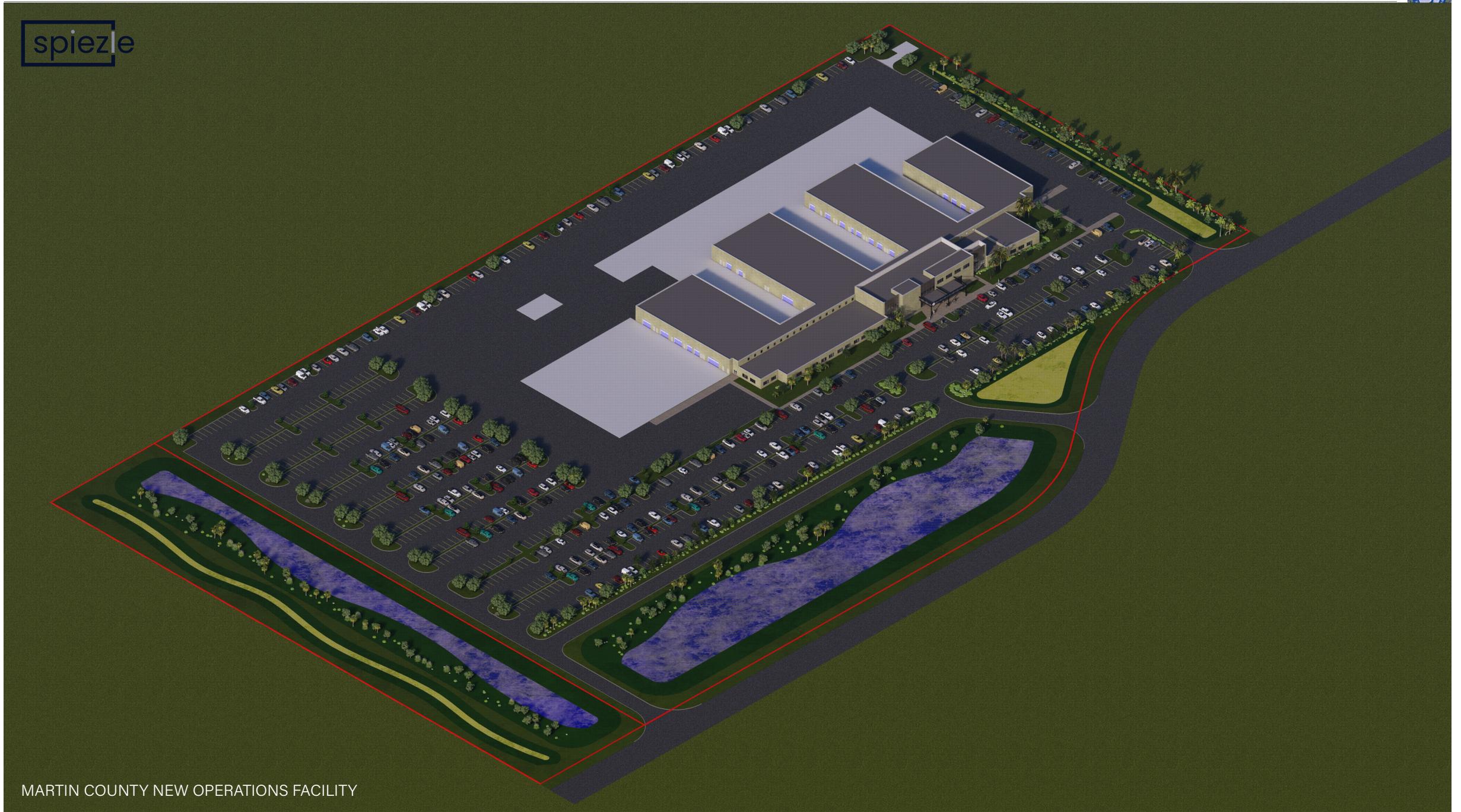
- **Structural Foundation:** Complete slabs and foundations supporting tilt-wall panels, structural steel columns, beams, and bracing.
- **Roofing System:** A 20-year bonded roof equipped with all necessary flashings and terminations.
- **Hardened Openings:** Hurricane-rated exterior windows, pedestrian doors, and overhead garage doors featuring specialized hardware and seals.

## ADVANCED SYSTEMS & OPERATIONS

Within its streamlined, linear footprint—designed to maximize site depth and operational flexibility, the facility houses comprehensive infrastructure to support mission-critical tasks:

- **Climate & MEP:** A centralized chilled water plant and HVAC controls, along with full mechanical, electrical, and plumbing (MEP) systems.
- **Redundancy & Safety:** Emergency power generation, fueling stations, and a dedicated wash-down area, integrated with automatic fire sprinklers and advanced security and fire alarm systems.
- **Internal Environment:** Complete interior construction featuring bi-directional amplifiers (BDA), lightning protection, and professional finishes ranging from millwork and flooring to specialized signage and wayfinding.
- **FF&E/IT Support:** An allocated \$5,000,000 allowance for Furniture, Fixtures, and Equipment (FF&E) and Information Technology (IT) to ensure the facility is fully equipped for immediate municipal use





MARTIN COUNTY NEW OPERATIONS FACILITY



MARTIN COUNTY NEW OPERATIONS FACILITY



## CIVIL ENGINEERING SURVEY, ENVIRONMENTAL, LAND PLANNING

Haley Ward, Inc. is pleased to provide you with our Qualifications for Civil Engineering, Surveying, Environmental, and Land Planning Services for the Martin County Operations Facility project located on Waterside Way.

Haley Ward is a 100% employee-owned technical consulting firm offering a wide range of engineering, architectural, environmental and surveying services focused upon delivering client- based solutions.

Haley Ward continually seeks to improve the communities we work, live, and play in. We offer an extensive resume' of successful projects in Martin County spanning decades. We have performed project design work for civil engineering, surveying, and environmental under continuing services contracts for Martin County directly. We encourage the reviewers to consider the enclosed recommendation from the Martin County Public Works Director, James Gorton, regarding our recent work on a recent project. We have developed strong and confident relationships with staff across the County's various departments and permitted many projects through Growth Management.

Most notable to this project site/proposal, our team has previously provided civil engineering, site planning,

and surveying services for the proposed Martin County Operations facility as apart of being selected under County RFQ #3529-0-2023-KLB. As such this places our firm in a unique position to support the development team with our prior experience and knowledge of the site and its design considerations.

We have included a conceptual site plan with this submittal based on the proposed facility structure and feedback from County staff during our work under RFQ #3529-0-2023-KLB.

Our Vice President and Engineering Manager David C. Baggett, P.E. will serve as your primary point of contact for design, permitting, and construction services during the project development.



**David Baggett**  
CIVIL ENGINEER

### CIVIL / SITE PROJECT CONCEPT NARRATIVE

The proposed 112,000-square-foot Martin County Operations Facility is designed to serve as a centralized hub for various county department services and their cross-over interactions to support both day-to-day responsibilities and emergency situations. As such, the site design must as conducive with its exterior design and layout as it is for activities that are carried out in the building. Civil engineering for this project requires a multi-disciplinary approach that integrates the stringent land development regulations of the Martin County Comprehensive Growth Management Plan with the high technical demands of diverse governmental and industrial departments. In this perspective, the facility must act as a "secure ecosystem" where the heavier, industrial workflows coexist with less intensive and/or delicate facilities.

### CORE OBJECTIVES AND DESIGN STANDARDS

This facility will adhere to the highest industry standards for municipal operations along with the County Land Development Regulations. Our site design is prioritized around the various County Departments and community needs:

- **Employee and Public Parking/Access** – The facility has been designed to provide designated staff and public parking areas. Department facilities are separated from the public parking areas by secured access. A dedicated truck queuing lane is provided to reduce conflicts with county vehicles and/or delivery trucks.
- **General Services** - Centralized office and equipment space with secure employee parking, climate-controlled storage for sensitive supplies, and ADA-compliant pedestrian connectivity.
- **Field Operations and Stormwater** - Expansive "laydown" areas for road and bridge materials, piping, inlets, and equipment; separate ingress/egress for heavy dump trucks to minimize congestion near administrative zones. Equipment staging and washdown areas.
- **Traffic Operations** - Martin County's Traffic Division is responsible for managing about 15,000 street signs, nearly 200 traffic signals and school zone flashers, and approximately 2,000 roadway lighting assemblies throughout the county. Current much of the Traffic Division day to day operations take place at its current Martin County Airport facility. The proposed facility allows a more conducive space for storage of traffic materials, equipment, and office space for monitoring traffic systems in the county.
- **Parks and Recreation** – A dedicated workshop



space with storage for mowers, signage, landscaping equipment, and washdown areas.

- **Mosquito Control** - Specialized chemical storage for special rated containment, wash-down areas for spray trucks, and onsite drainage designed to prevent standing water.
- **Fuel Station** - A designated, secured fuel station for County equipment and vehicles.
- **Sand Bag Pickup Up** - A dedicated sandbag pick up lane has been incorporated for County resident emergency/Hurricane preparedness.
- **Complimentary Aesthetic and Environmental Integration** - The site proposes a wet detention stormwater lake system that in addition to providing attenuation and treatment of runoff allows for integration of littoral and upland transitional planting

zones. This design will be accentuated with aquatic plantings around the lake. Dry retention areas will be planted with native sedges, grasses, and other wetland vegetation. These elements allow the stormwater management system that not only functions as an engineered system, but also a closely mimics natural wetland / surface water systems in both its aesthetics and pollutant removal capacity.

- **Secure and Efficient Access** - The proposed design has taken into consideration the circulation of the site and secure areas with multiple access points and strategically located gated access.
- **Location of Utilities** - The proposed site design considers the location of existing water and sewer utilities along the north property boundary. The proposed design will minimize the length of water and sewer piping to the extent practical.



#### SITE CONDITIONS, ENVIRONMENTAL, AND ACCESS

The proposed project is located on the boundary of two (2) large planned unit developments (PUD's) within Martin County, located on the west side of Kanner Hwy and south of 96th Street. To the east and north is the South Florida Gateway PUD. The proposed Waterside residential PUD is proposed to the west of the site. The +/- 30 ac Operations Facility parcel was conveyed to the county as apart of the South Florida Gateway PUD, and thus its eventual development has been anticipated. The proposed project site was historically apart of a larger +/- 500 agricultural property that previously operated as an orange grove and row crops since at least the 1950's. In the 1970's the site incorporated a surface water and irrigation system that utilized withdrawals from the St. Lucie Canal, U.S.A.C.O.E Canal C-44. The site was cleared and grubbed recently but still shows characteristics of the original agricultural operations. While the adjacent South Florida Gateway PUD is actively under construction/operation the Waterside PUD has not commenced and is currently in permitting with

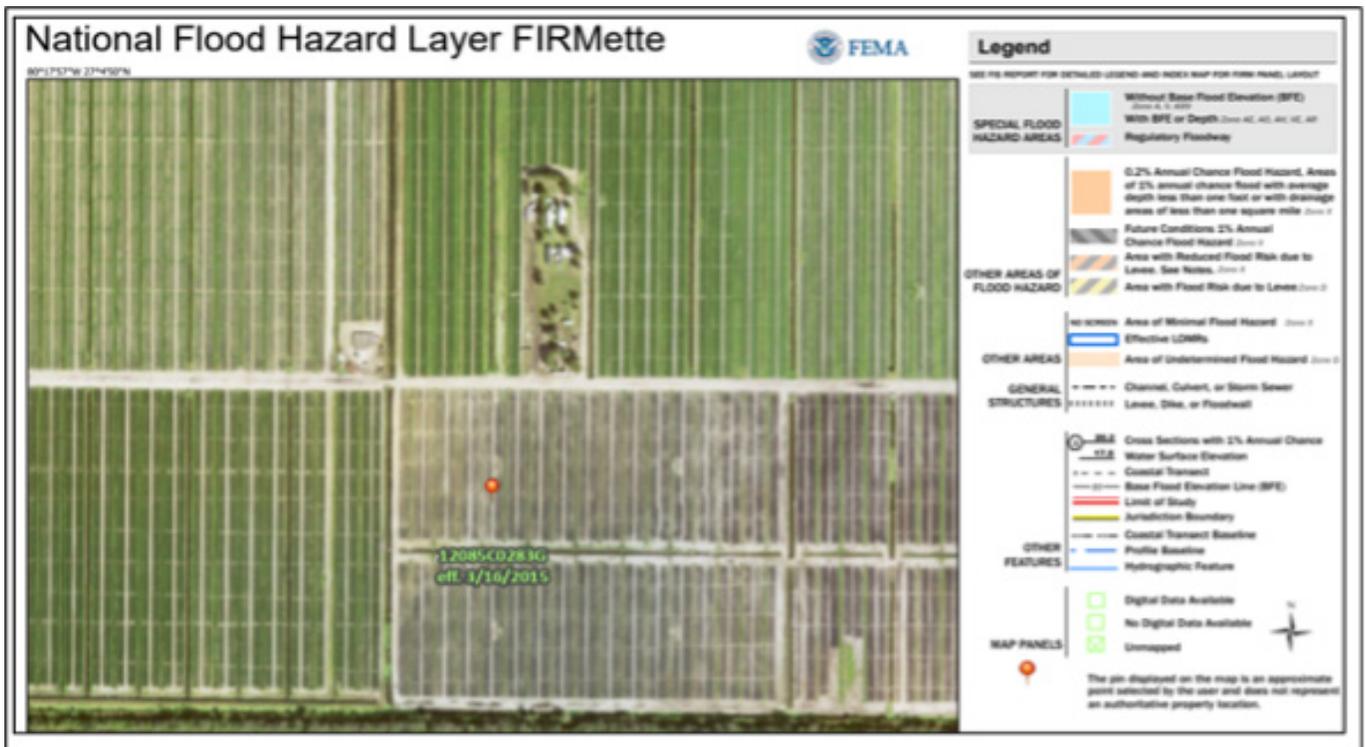


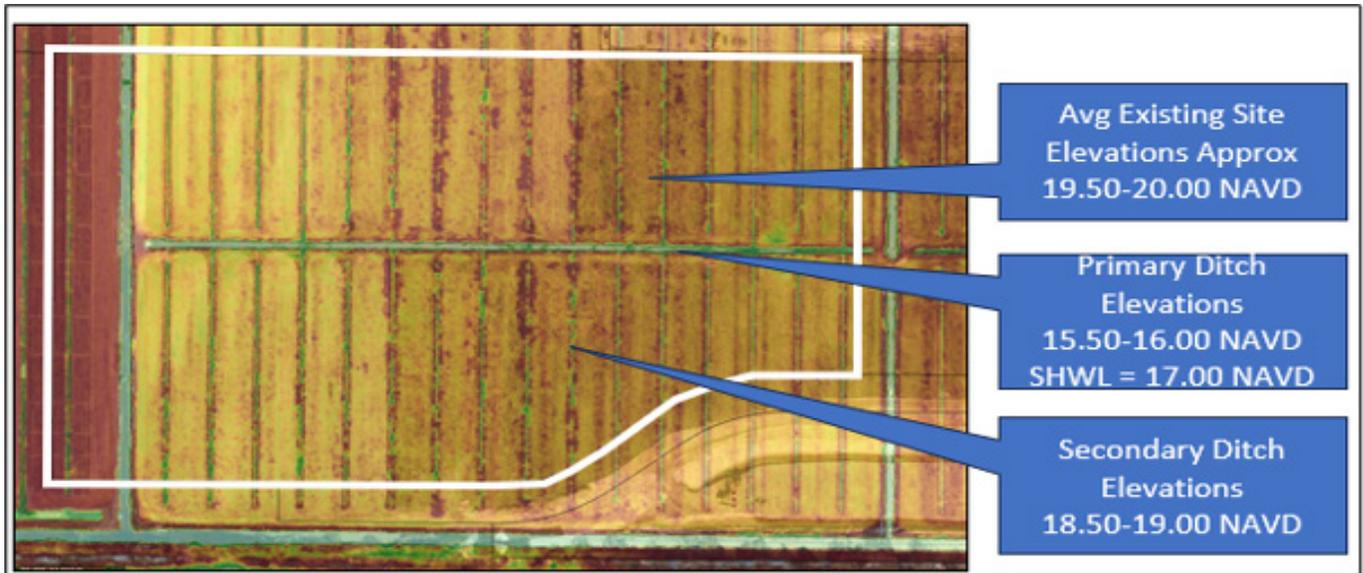
the County. Operations Facility to be developed as a stand alone site by Martin County. The project site will be served by the adjacent PUD infrastructure for the drainage outfall/conveyance, Martin County Utilities for water and sewer, and access to Kanner Highway via the existing Waterside Way (Martin County right-of-way).



The project site has an average existing grade of 19.50-20.00 NAVD, primary ag ditch elevations of 15.50-16.00 NAVD, and secondary ag ditch/furrow elevations of 18.50-19.00 NAVD, based on the topographic survey provided by Haley Ward. Based on review of the adjacent plans within the South Florida Gateway and Waterside Way projects the proposed project is expected to have grading elevations ranging from 19.50-22.00 NAVD. The seasonal high water table is estimated to be 17.00 NAVD. Based on the existing and proposed grades outlined herein we do not anticipate the project design to require excessive import of fill dirt for its scale. On-site excavation from the proposed wet detention lakes is expected to supplement a majority of the project fill needed.

The project site is mapped as mostly sandy type soils with type A/D and A hydrologic group characteristics. Review of the adjacent industrial warehouse projects within the South Florida Gateway suggest that the soils on-site are sufficient for construction the proposed project. However, a site specific geotechnical analysis will be required prior to final design and permitting. The historical agricultural activities on the site could present a concern with respect to the past storage, mixing, and application of agrichemicals onsite.

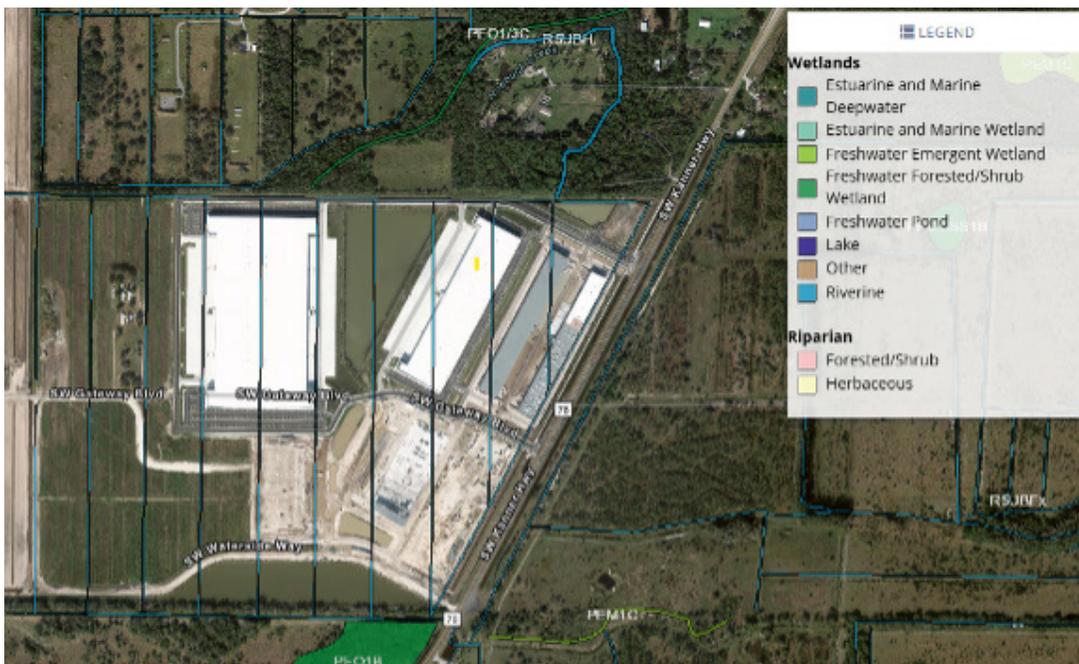




This historical land use could have potentially impacted the soil and groundwater quality onsite with respect to potential environmental impacts. A Phase I and/or Phase II study is recommended if it has not been performed previously by the County. Our firm can provide assistance with these studies as needed. Agricultural use of on-site soils and the associated drainage may require consideration for reclamation, earthwork, and environmental quality. A site-specific cultural resources assessment survey (CRAS) is anticipated to be required for permitting of the project. Haley Ward is able to provide services to support this criteria.

The proposed project does not have any jurisdiction wetlands within the proposed development footprint. The existing agricultural ditches and furrows are man-made and classified as "other surface waters." As such the proposed impacts to the ditches will require an Environmental Resource Permit (ERP) through the South Florida Water Management District (SFWMD) but are not anticipated to require mitigation.

It is not anticipated that the existing ditches require Army Corp of Engineers Permitting due to indirect connections to downstream waters of the US.



There is currently no tree, vegetative, or habitat coverage that we anticipate to require preservation. An environmental assessment for listed species presence is recommended, primarily for gopher tortoises who may

inhabit the sandy soils. Various foraging species of listed birds also have the potential to be present. Wood storks are known to inhabit the area and forage in the wetter portions of the site (ditches). Impacts to Wood stork foraging areas can be offsite with the proposed wet detention lake system and the associated littoral plantings (foraging biomass).



Waterside Way will be utilized as the only means of ingress and egress to the project site from Kanner Highway. Waterside Way is an existing County right-of-way that was recently constructed. However, the existing roadway terminates slightly east of the Martin County Operations westernmost property boundary. As such a minor extension of Waterside Way may be required and coordinated with the adjacent Waterside PUD. Should the County not seek to extend Waterside Way to the west the proposed access on the enclosed concept plan can be adjusted without significant impact to the plan.

**DRAINAGE**

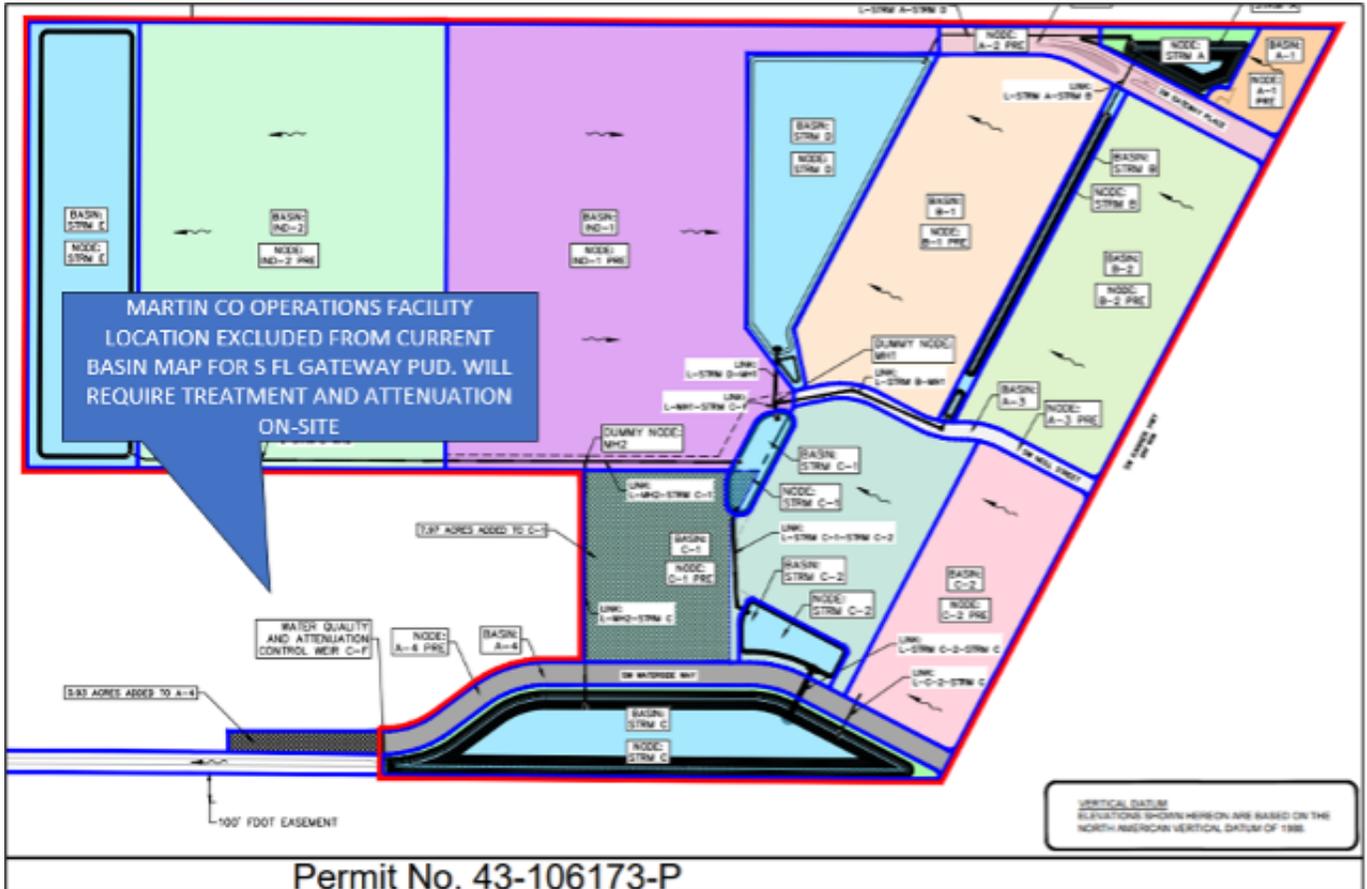
The proposed site is not included as area to be treated or attenuated by the master stormwater management system on file for either the South FL Gateway PUD or the Waterside PUD. The proposed stormwater management system shall be designed to satisfy the criteria of the Martin County LDR and South Florida Water Management District. As of December 2025, the South Florida Water Management District will require a demonstration that the system can provide



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	A/D	0.0	0.0%
17	Wabasso sand, 0 to 2 percent slopes	C/D	13.0	3.5%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	A/D	251.7	67.5%
27	Arents, organic substratum, 0 to 5 percent slopes	A	13.5	3.6%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	C/D	0.2	0.0%
57	Chobee muck, frequently ponded, 0 to 1 percent slopes	C/D	0.1	0.0%
66	Holopaw fine sand, 0 to 2 percent slopes	A/D	94.3	25.3%



for removal of 95% of Nitrogen and Phosphorus from the average annual stormwater loads prior to off-site discharge. This will be achieved through a "train" of stormwater best management practices including dry retention (bio-retention), wet detention, and littoral plantings uptake. The proposed stormwater management system will discharge south to an existing perimeter ditch of the Waterside & South Florida Gateway PUD's. Conveyance to the ultimate outfall at St. Lucie Canal, U.S.A.C.O.E Canal C-44 is provided by the existing ditch along the south property boundary to the master outfall at the west PUD boundary. Treatment and attenuation for SW Waterside Way is provided for in the South Florida Gateway PUD Master Stormwater System.



## UTILITIES AND IRRIGATION

The proposed project is located within the primary service area of Martin County Utilities (MCU). Recently a 10" water main and a 4" sewage force main was installed at the northern boundary of the subject property. The proposed project will have water service via connection to the 10" water main at the north boundary and extending it to the proposed Operations Facility building. The Operations Facility will be served by connection to the existing 4" force main at the north property boundary. Due to the pressurized connection the proposed project will require construction of a wastewater lift station on-site. We will coordinate directly with Martin County Utilities on the design of the station as they are expected to be the operating and maintenance entity of the station.

Although the site has historic a water use allocations from the St. Lucie Canal (permitted by SFWMD), this cannot be authorized for new development at this site. As such we anticipate the irrigation system for the project will be sourced from the on-site wet detention lake. The wet detention lake will also have a recharge well to supplement withdrawals (at 1:1 ratio) and maintain the control elevation of the lake system.





## LANDSCAPING

Landscape, Buffering and Tree Protection to be in accordance with applicable standards contained in Division 15 of the Martin County Land Development Regulations. Particular attention will be paid to incorporating Florida Native, drought tolerant plant material well-suited for this area of the County and in harmony with the existing landscape pallet of the adjacent South Florida Gateway PUD. Additionally, functional littoral zones and upland transition zones will be incorporated into proposed wet ponds, while dry ponds and stormwater conveyances (i.e., swales) will be planted with native grasses. LID principals can also be implemented where determined appropriate by Owner.

All newly landscaped areas, with the exception of areas sodded with Bahia grass, will be provided with 100% irrigation coverage; irrigation system will be designed to limit throw on impervious surfaces and buildings. It is anticipated that irrigation water is to be supplied via an on-site wet pond with a recharge well providing additional water during times when rainfall is not substantial enough to support irrigation demand. Irrigation methods will consist of low-flow and/or drip irrigation in planting beds, low-flow bubblers for tree plantings, pop-up spray heads in shrub areas (on risers as necessary), and pop-up rotors in sodded areas requiring irrigation (i.e., areas sodded with St. Augustine).



**Brian Nolan**  
LANDSCAPE  
ARCHITECT

### DEVELOPMENT REVIEW

Given the subject parcel is assigned the Light Industrial Future Land Use classification and the GI (General Industrial) Zoning designation, it is assumed that neither a Comprehensive Plan Amendment nor a Rezoning will be required to allow for the proposed use(s). As the proposed site plan contemplates over 100,000 sf. of industrial development, it is anticipated that the proposal will be reviewed in accordance with Division 10 of the Martin County Land Development Regulations; more specifically, the proposal may be reviewed as a Major Final Site Plan with the decision-maker being the Board of County Commissioners. It is also anticipated that a Pre-Application Meeting will be held wherein the proposed development plan will be cursorily reviewed by County staff, with a final determination of the review procedure being made by the Director of the Growth Management Department.



### LUCIDO & ASSOCIATES

Founded in 1988, Lucido & Associates is located in Stuart, Florida. The firm offers comprehensive land planning and landscape architectural services to both the private and public sectors, and works effectively with government officials and private citizens alike. Knowledge of the newest technologies combined with local, state, and federal regulation experience assures cutting edge design and compliance with the latest policies.

The underlying core of our vision and project approach is to always be the leading stewards of the land. Our goal is to strike the ideal balance between man and nature, while preserving the environment and enhancing the quality of life in our towns and neighborhoods.



# PROJECT TIMELINE



## PROGRAMMING EFFORT

- \* Post selection - the FDS team receives the NTP / Award notice and we enter into an Interim Agreement representing the effective Preconstruction and Design stage of the project.
- \* Kickoff Meeting will be held to review project scope with the project stakeholders, and schedule
- \* Spatial needs are reviewed and assessed, review of site information, vehicle access, circulation, outline regulatory requirements
- \* Confirm Developer financing.
- \* Review site plan alternatives in the way of access / egress analysis, security concerns, environmental constraints, future space needs
- \* Refinements to conceptual design, operational adjacency diagrams
- \* Initiate authority and Martin County preferred approval process.
- \* Note, schedule above reflects the speed to market benefits that P3 delivery provides. Therefore, we would like to establish expedited review options by the County to support the process and get a clear understanding of that.

## DESIGN DEVELOPMENT / PERMITTING

- \* Participatory Design process begins.
- \* Identify Phasing Options, establish options to support the design/ build delivery that may allow for phased progress onsite so that we can then properly reflect that on in the design as well.
- \* Conceptual plans are refined, elevations / materials, cost estimates and budget adjustments as may be necessary.
- \* Refine material selections
- \* Select MEP systems, overall constructability review, security systems, finishes, furnishings, value management (as necessary), energy efficiency.
- \* Quality Control team review
- \* 30% / 60% / 90% Development and review, submit for site permitting
- \* Finalize drawings and specifications, release for bidding, final approvals, monitor permits / acquire permits necessary to start construction (phased if necessary).

## CONSTRUCTION

- \* Execute Comprehensive Agreement
- \* Commence bi-weekly coordination meetings
- \* Monitor contract document compliance, schedule compliance, establish pay application procedures, shop drawing review
- \* Prepare punch lists, certify site work / permits
- \* Establish furnishings bid package
- \* Technology Integration, furniture installation, building computer graphics, Training.
- \* Construction closeout, ensure "punchlist" completion, obtain materials & systems warranties, assemble final construction photos.
- \* Establish post construction services in the way of warranty inspection walkthroughs ,etc.



# Design-Build Approach

The following outlines our Design Build team's Project Management Plan and Procedures in detail and according to phase.

## 1. PROGRAMMING/STUDY/CONCEPTION DESIGN

- Conduct Kick-Off Meeting and Vision Workshop.
- Analyze site(s) and determine site constraints.
- Determine County's needs and develop design concept(s).
- Determine spatial needs and interior adjacencies and how they will affect internal traffic flow, security and efficiency.
- Conduct team "Charrettes" (brainstorms) and develop building program using information gathered in studies listed above.
- Confirm all program and budget requirements with the County.
- Integrate program elements into design concept.
- Schedule coordination meetings and REDICHECK review periods.
- Investigate systems cost and construction techniques for maximum economy with construction management.
- Provide simple preliminary design (conceptual design and site plan) that meets the County's needs economically.
- Work with Ajax to conduct budget confirmation.
- Development timeline and document production schedule.

All individuals involved with the project, including County's representatives, Engineers and Contractor, will meet together to ensure that everyone's concerns are aired and addressed, ideas are generated and unity is achieved for design solutions.

## 2. SCHEMATIC DESIGN

- Identify and document all regulatory and approval processes and measures required for the project.
- Review and evaluate existing site to coordinate development of infrastructure including sewer, water, gas, power, storm drainage, and communication systems.
- Analyze and develop criteria for building systems including plumbing, electrical, mechanical, architectural, and structural relative to performance and cost.
- Develop and prepare a schematic design of floor plans, illustrating room functions, with rough dimensions, cross sections, exterior elevations and the type of construction proposed.
- Prepare a report of probable construction costs and a construction timeline with key milestone dates including delivery of design and construction documents. Major project components, including building systems, shall be defined with their related budget estimates.
- Conduct design critique review.
- Identify all code requirements, including all ADA and crime prevention through environmental design (safety) requirements.
- Perform value engineering and cost analysis with design-build team.
- Conduct interdisciplinary review and coordination meeting.
- Meet with designated County personnel and design-build team to review design and project estimates for consistency with building program, budget and maintenance requirements.
- Make corrections and changes as requested.
- Submit final schematic design and project cost estimate report to the County.

## 3. DESIGN DEVELOPMENT

- Prepare the design development drawings and preliminary specifications. The design will consist of floor plans, elevations, cross sections, landscaping plan, site and grading plans, site survey and other drawings to scale and showing the location of walls, doors, windows, equipment fixtures and other necessary items. The design will also include requirements for the plumbing, air-conditioning,



heating, electrical and other work needed to complete the project.

- Define performance criteria and distribution systems for electrical and mechanical system components.
- Analyze systems (mechanical, structural, electrical) for space and clearance needs.
- Establish compatibility of selected systems with overall goals of the project.
- Prepare design development opinion of probable construction cost of building systems and components including all related costs and estimated

contingencies.

- Confirm code requirements.
- Perform REDICHECK/Quality Control review & conduct interdisciplinary review and coordination meeting.
- Verify equipment, furniture, graphics, finishes and space treatments with the County.
- Verify with design-build team that project is within construction budget and create alternatives, if necessary.

#### 4. CONSTRUCTION DOCUMENTS

- Prepare final working drawings from the approved Design Development documents setting forth in detail the work to be done, materials required, finishes, workmanship, and equipment required for the building systems and other components of construction necessary to provide the County with a complete and functional project for its intended purpose.
- Review drawings for space and other conflicts among systems.
- Determine adequacy and clarity of details for bidding and building construction purposes.
- Confirm that specifications and drawings are complimentary and are not in conflict.
- Reconfirm code compliance.
- Perform REDICHECK/Quality Control Review.
- Conduct interdisciplinary review meeting.
- Prepare construction specifications.
- Review construction documents with the County and design-build team.
- Prepare final opinion of probable construction cost to compare to the design-build team preliminary GMP.

#### 5. DESIGN-BUILD TEAM'S GMP PREPARATION

(Concurrent with Completion of Construction Document Preparation Phase)

- Distribute plans and specifications to Ajax and answer questions.
- Attend Ajax's pre-bid conference.
- Respond to bid questions and prepare written addendum and addendum drawings, if necessary, to clarify intent of the construction documents to bidders.
- Consider proposed substitutions for building materials and systems.
- Assist the Contractor in evaluating bids and determining most responsible bidder.
- Assist County and Ajax with GMP confirmation and documentation.

#### 6. APPROACH TO CONSTRUCTION ADMINISTRATION

- Attend pre-construction meetings.
- Review submittals including equipment data, shop drawings, and product data to assure compliance with contract documents.
- Respond to Ajax's requests for information (RFI), with information or drawing needed.
- Observe construction regularly and at key dates including startup and testing of equipment.
- Verify completion of punch list items and prepare supplementary punch lists.
- Review project closeout submittals from Ajax and subcontractors including drawings, operations, and maintenance manuals and data, and warranties.
- Certify substantial completion, final completion, and final payment to contractor.
- Attend 11 month warranty inspection.



# SCHEDULING

We understand the importance of delivering projects on time for our owners. We have a proven track record of completing projects within our owners' time and budget constraints. This stems from our teamwork approach of incorporating input directly from the owner, stakeholders and the design team, as well as subcontractors and vendors. With the entire project team developing the schedule, each member becomes personally vested and accountable for achieving each milestone. The actual program we implement is comprised of these four phases:

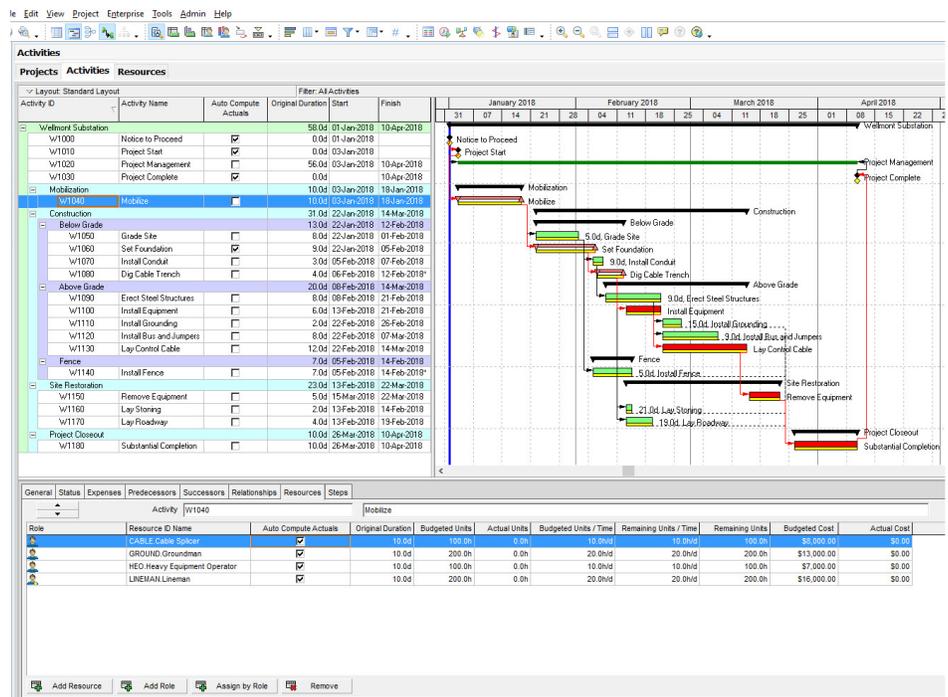


## SCHEDULING SOFTWARE

Ajax uses proven industry standard scheduling software (Primavera P6 – Oracle) to establish schedules for your project which have the capability to:

- Cost Load
- Forecast Expenditures
- Estimate Manpower Requirements

Our program is fast, easy to update, and provides a full menu of scheduling and cost reports, including both critical path logic diagrams and bar chart formats. Ajax's scheduling capabilities permit a complete analysis of cost distribution throughout the design and construction phases of any project.





## REPORTING SYSTEMS

### COST MANAGEMENT SOFTWARE

Ajax uses **CMiC** Construction Management software, which is an innovative construction enterprise software system designed to manage complex construction projects. CMiC provides tighter controls and accountability which allow us to deliver projects on-time and on-budget. CMiC's project management capabilities include:

- Financial Statements
- Accounting Books & Records
- Project Analysis
- Service & Maintenance
- Labor & Equipment
- Analytics
- Document Imaging
- Project Workflow

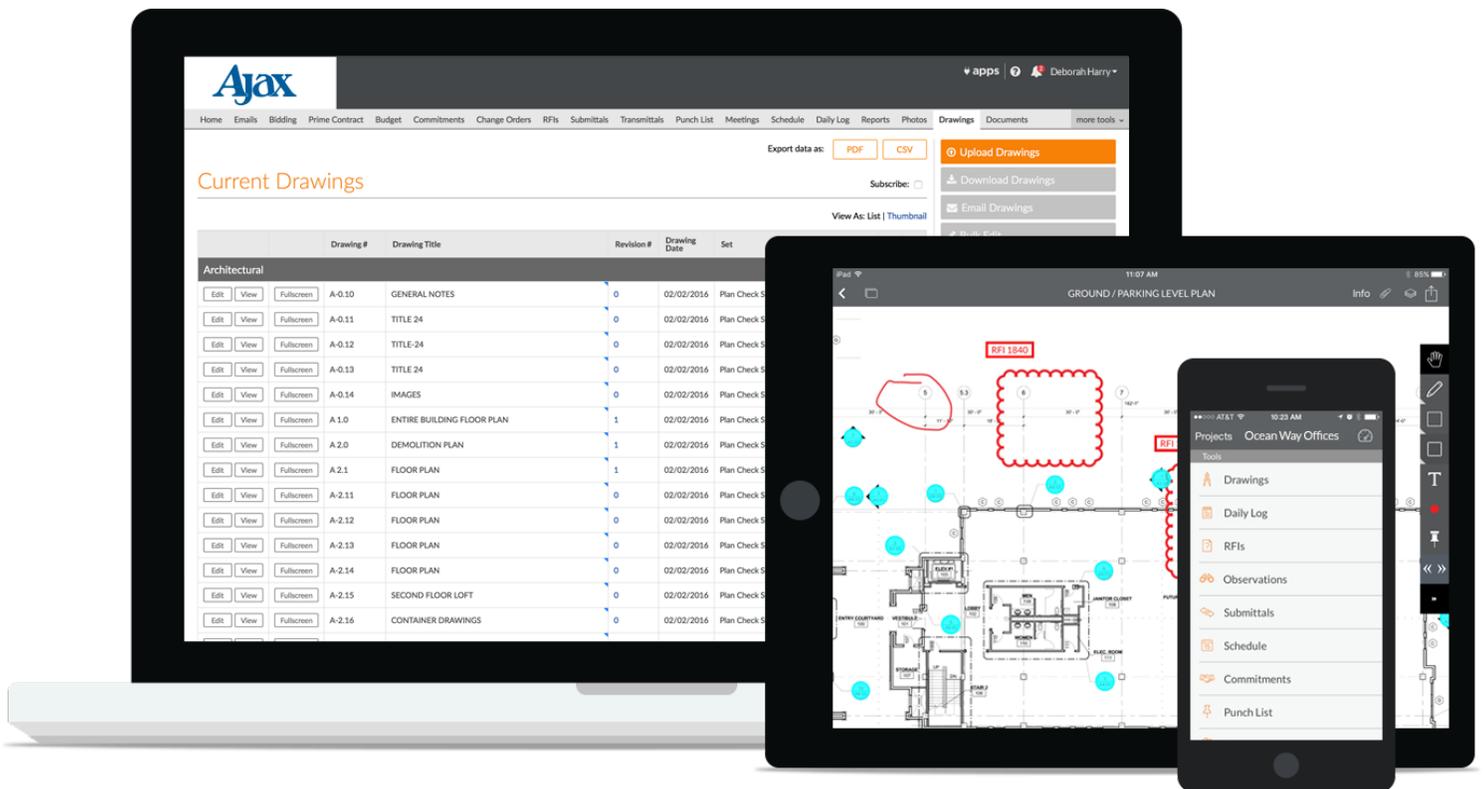


This software is located not only at our offices, but at our jobsites as well. This allows Project Managers and Administrators to communicate with our home accounting office and provides up-to-the-minute, detailed job cost information including costs, billing and payroll. Owners can also be provided with a detailed cost report upon request.

### PROCORE

Ajax utilizes **Procore** Project Management software to help manage each of our construction projects. Procore is considered among the most innovative cloud programs creating a truly collaborative environment. All information is maintained in one place with real time accessibility by every project team member. This ensures all information accessed is always accurate, consistent and up to date. Information maintained within Procore includes:

- Daily Logs
- Drawings
- Photos
- Punch Lists
- Specifications
- Schedules
- Project Workflow
- Bids
- Meetings
- RFIs
- Submittals
- Transmittals
- Inspections





## QUALITY CONTROL

### PRECONSTRUCTION PHASE

- **Design Review:** Quality begins with a thorough review of the plans and specifications for completeness, accuracy & constructability. After a systematic review of the plans and specifications, we recommend modifications to the Architect that might be made to the drawings and/or specification to assist in clarifying the design intent.
- **Redi-Check System:** Ajax utilizes the Redi-Check system to review the contract documents for any discrepancies, resolving conflicts and ensuring quality prior to bidding and construction. Clear and concise documents ensure competitive and responsive bids.
- **Prequalification of Trade Contractors:** To ensure that only reputable trade contractors bid on your project, Ajax pre-qualifies trade contractors for construction experience on similar projects, proven record of quality and schedule adherence, financial stability and bonding ability, and safety record and insurance.
- **Bid Documents:** After pre-qualifying subcontractors and generating interest in the project, we assemble detailed bid documents. Subcontractors must know exactly what is expected of them in order to produce high quality work.



### CONSTRUCTION PHASE

Ajax will implement a detailed project specific quality control program with each trade contractor on the project, thereby guaranteeing high levels of craftsmanship. This process includes:

- **Shop Drawings & Submittal Review:** The project team reviews submittals for conformance with the contract documents, accuracy and completeness.
- **Check Material Conformance Upon Receipt:** The Ajax team will inspect all materials arriving at the job site and immediately reject and return any material that does not conform to established quality standards.
- **Mock-Up of Repetitive of Difficult Work:** Mock-ups of repetitive or difficult work are required to be constructed by all participation subcontractors before construction begins. This will establish an initial quality benchmark so all subcontractors know what standard of quality must be obtained.
- **Building Envelope Review:** As a Florida Contractor, Ajax places a top priority in identifying any potential for water intrusion issues in the design. During our design reviews we communicate with the design team to ensure that all window/curtain walls, roof, flashing and other exterior elements show the details necessary to eliminate the potential of water intrusion into the building.
- **Monitor Work Daily:** As Area Superintendent, David Neeley walks the site daily, he refers to a detailed checklist that covers the specific items of quality and assures that the work being produced meets those standards.



WATER INTRUSION TESTING

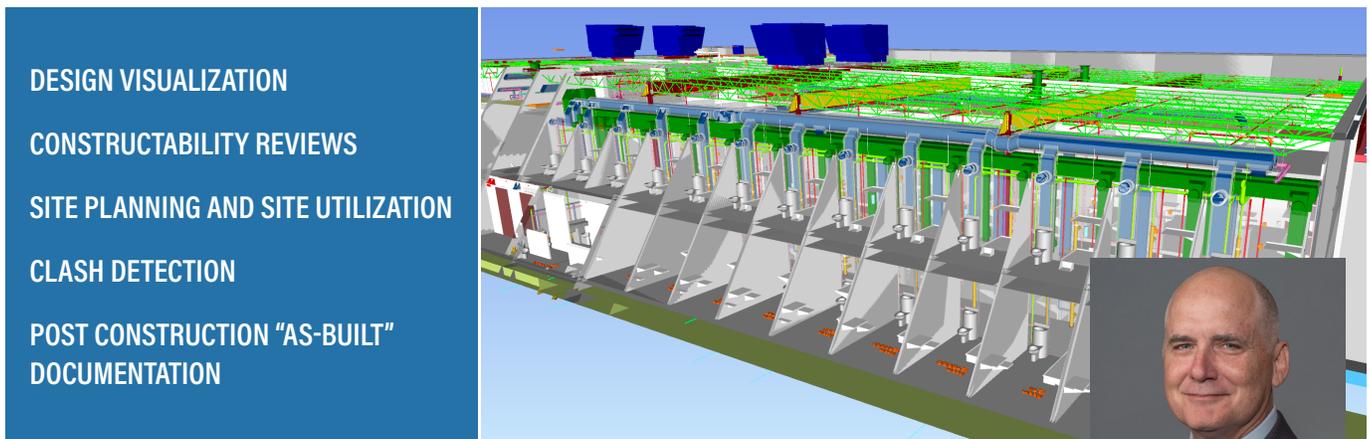




- **Promptly Reject Non-Confirming Work:** Any work that is found to be non-conforming will be promptly rejected. Our subcontract requires that corrective action be taken within 24 hours of notification of rejection.
- **Phase and Area Punchlists:** Punchlists will be performed at the completion of each major phase of the project. This process minimizes the final punchlist at the end of the project.
- **Coordination & Toolbox Meetings:** Area Superintendent, David Neeley, will hold weekly meetings with all of the subcontractors to discuss schedule, quality & safety.

## BUILDING INFORMATION MODELING (BIM)

Ajax utilizes Revit Architecture, Revit MEP, 3Ds Max Design, Navisworks Manage, and Navisworks Freedom software platforms to perform BIM-related tasks such as design visualization, constructability reviews, quantity take-off verification, site planning and site utilization, systems coordination and clash detection, trade coordination, virtual mock-ups, scheduling and sequencing reviews, and as-built documentation. The following are a few examples of how Ajax utilizes Building Information Modeling (BIM) for the benefit of our projects.



## SAFETY PROGRAM

Our approach to safety is different; for us, safety is a passion, not an obligation. Every Ajax employee receives annual safety coaching from our dedicated Safety Department that includes role plays of scenarios tailored to specific work environments, lessons-learned discussions and new best practices, and leadership training so that every employee is engaged and empowered to be a voice for safety. We expect continuous growth and innovation from our teams, which ranges from adopting new technologies to testing cutting-edge emergency and safety measures.

In turn, our investment in safety benefits our clients who avoid safety-related impacts to their projects and rest assured of their staff and visitors' safety—everybody, everywhere, every day.

- **Project Hazard Analysis:** Prior to work beginning, the safety director, Marc Reeves, will review the contract documents with the project team to identify potentially hazardous tasks, conditions, materials, or special training required to perform the task. Additionally, environmental controls shall be put in place to control air quality. Daily clean-up and housekeeping will also be a priority.
- **Pre-task Planning:** This is a specific task analysis by the superintendent. They will discuss with the crew the hazards anticipated with the tasks, equipment needed to perform their job safely, and personal protective equipment to be worn.
- **Safety Orientation and Training:** All new employees are required to go through our safety orientation program prior to starting work and all employees are given more specific training for complex or technical jobs.
- **Drug and Alcohol Abuse Program:** Our drug and alcohol abuse program includes pre-employment screening, random testing, and post accident testing. We also give extra consideration to subcontractors who have a similar policy in effect. We will also conduct background checks on all construction workers to ensure they have no issues that would prevent them from working near an occupied school campus or mall.



**Marc Reeves**  
DIRECTOR  
OF RISK  
MANAGEMENT



## PROJECT CLOSE-OUT

Ajax believes that it is our role to be responsible for the total project coordination. This begins at the commencement of the design phase and ends at the completion of the warranty period. It is our responsibility to understand and communicate to all other team members upcoming project milestones, responsibilities, and time-frames that must be achieved to keep the project on track. Ajax's goal is to have a minimal punchlist at the end of each of our projects. Therefore, we "punch" as we go. With our Area Superintendent, Tim Scheller walking the site each day and ensuring the quality of each component or phase as it is completed, any punch items are address immediately. This allows for the completion of each major phase of the project with minimal issues to go back to address. This process minimizes the final punchlist and allows for a more efficient closeout process.

- Coordinate Final Inspections
- Secure Certificates of Occupancy
- Coordinate Training for Building Systems
- Coordinate with Martin County all requested and required equipment documentation
- Turn over Electronic As-Builts
- Final Punchlist Completion
- Assist with Martin County's Move-in



### PHOTO ELECTRONIC AS-BUILTS

Ajax will provide photo electronic as-builts as a part of normal construction management services. These are photographs we provide in blueprint format, allowing our owners to know exactly what is behind each wall and above each ceiling. This is critical to know if any future renovations or repairs need to be made. Photographs take the guesswork out of trying to determine where electrical, plumbing or HVAC components may be located. Ajax will provide a USB of all project photos.

### QR CODES

Any smartphone or device with a QR application installed can scan the code, and the information is translated instantly. The varied uses of the QR Code are continually growing. Ajax has adopted QR codes for use on our project sites. By placing QR Codes in areas with devices or equipment that require instruction manuals or maintenance manuals, this information is available instantaneously to those who need it.

## WARRANTY MANAGEMENT

Ajax will warranty all workmanship and material for one (1) year following substantial completion. Within 24 hours of a warranty request, the Ajax Team will respond to the owner and the appropriate subcontractor to schedule a proper follow-up. For emergency situations, the Ajax Team is accessible 24/7. Documentation is copied to the owner and the Design Team.

- Upon the warranty item being satisfactorily handled, a final detailed report, recapping the problem and the solution is forwarded to the owner and the Design team.
- All warranty calls are logged and a recap will be sent to the owner and the Design Team on a monthly basis.

One month prior to the warranty expiration, Ajax will schedule a warranty inspection to review the project's status. All Ajax Team Members will be in attendance.





[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
------------	------------	------------	------------	------------

[Redacted text block]

[Redacted text block]

[Redacted text block]

- [Redacted list item]
- [Redacted list item]
- [Redacted list item]

[Redacted text block]



We will participate in a project kick-off meeting to review any existing relevant documentation, define the overall project goals, and review the scope of work. Specific goals during this phase, beyond familiarizing the design team with the proposed project site, include interviewing County personnel and confirming overall timelines for the project. In this phase, deliverables include: Scope of Work/Owner Project Requirements and Preliminary Project Schedule.

### **PROGRAM VERIFICATION**

During the Programming Phase, Spiegle will work closely with the County to develop the program. This will include a detailed discussion with key County personnel to understand the needs and goals for the project, such as the types of spaces, size of spaces, and adjacencies, as well as goals and objectives for the vision of the project and overall program requirements of the spaces.

**Broadly speaking, we usually provide our clients with the following services:**

- |  |   |                               |
|--|---|-------------------------------|
| ■ Investigation, Identification, Analysis Recommendation | ■ Cost Estimating   | ■ Document Reproduction       |
| ■ Programming  | ■ Preparation of Construction Documents (including review of documents prepared by other consultants) | ■ Bid Development             |
| ■ Develop equipment matrix                               | ■ Evaluation of construction reports  | ■ Bid Evaluation              |
| ■ Site analysis and specification preparation            | ■ Submittal Support   | ■ Construction Administration |
| ■ Design   |   | ■ Final Inspections           |
|  |   | ■ Project Acceptance          |

Additionally, we provide guidance and assistance in any capacity needed throughout the project. We believe in being your partner in all aspects of your operations, not limited to just architecture.

### **SCHEMATIC DESIGN**

During this phase, our team will refine and update the approved concept into schematic level plans, elevations, and sections. This includes updating architectural and engineering systems and preliminary interior, site, and landscape concepts. We will regularly present and review these updates with the County to keep them informed of our progress and to gather input on key components or options as they are developed.

In addition to updating the standard design elements, our approach will include reviewing and updating alternative construction types and materials. We will also explore potential grant funding opportunities and consider energy/environmental conservation credits for sustainable and performance-based design approaches. Our team will assess phasing opportunities and logistical considerations within the context of the prototype's framework.

The conclusion of the Schematic Design Phase will culminate in the submission of a comprehensive report. This document will summarize the updated project progress to date and outline the goals and expectations moving forward into subsequent phases. It will include updated plans and programming information, sustainable design objectives and their implementation methods, preliminary specifications for materials and systems, product information, survey data, and other critical reference materials essential for conveying the project's direction.

### **DESIGN DEVELOPMENT**

During this phase, our focus will be on refining and updating the prototype with enhanced architectural drawings that integrate and develop building systems, engineering documentation, interiors, site, and landscaping components. We will prioritize coordination meetings to meticulously define updated building materials, colors, and finishes. These meetings will also address building logistics and ensure alignment with the design parameters established for the project.

Multiple design meetings throughout this phase will provide ample opportunity for project refinement, ensuring all stakeholders are actively engaged in discussions and agreements. We will assess and adjust scope elements, materials, equipment, finishes, phasing strategies, and project schedules based on ongoing feedback and progress evaluations relative to the conceptual vision established in prior phases.

The Design Development Meeting marks a critical milestone where the comprehensive scope and design of the entire project are reviewed. This includes discussing proposed schedules and anticipated construction costs to confirm alignment with the County's requirements and expectations.



Following the Design Development Meeting, we will submit detailed design documents to the County. These documents will include updated drawings, outline specifications, a refined construction cost estimate, and an assessment of the project schedule. They will provide a more comprehensive and detailed representation of the building documentation, reflecting our commitment to delivering a project that meets and exceeds your expectations.

### **CONSTRUCTION DOCUMENTATION**

Once the design updates have been completed and approved, Spiezle will develop the final construction documents, including drawings, specifications, and procurement requirements for the project. Spiezle will monitor budget, schedule, and constructability issues throughout this phase and correspond with the County on a regular basis. Upon completion of documents and prior to bidding, Spiezle will finalize our firm's rigorous quality control process during design, known as the 'Fresh-Eyes' critique. This involves a comprehensive review by a senior level staff member to ensure accuracy, completeness, and compliance with design intent.

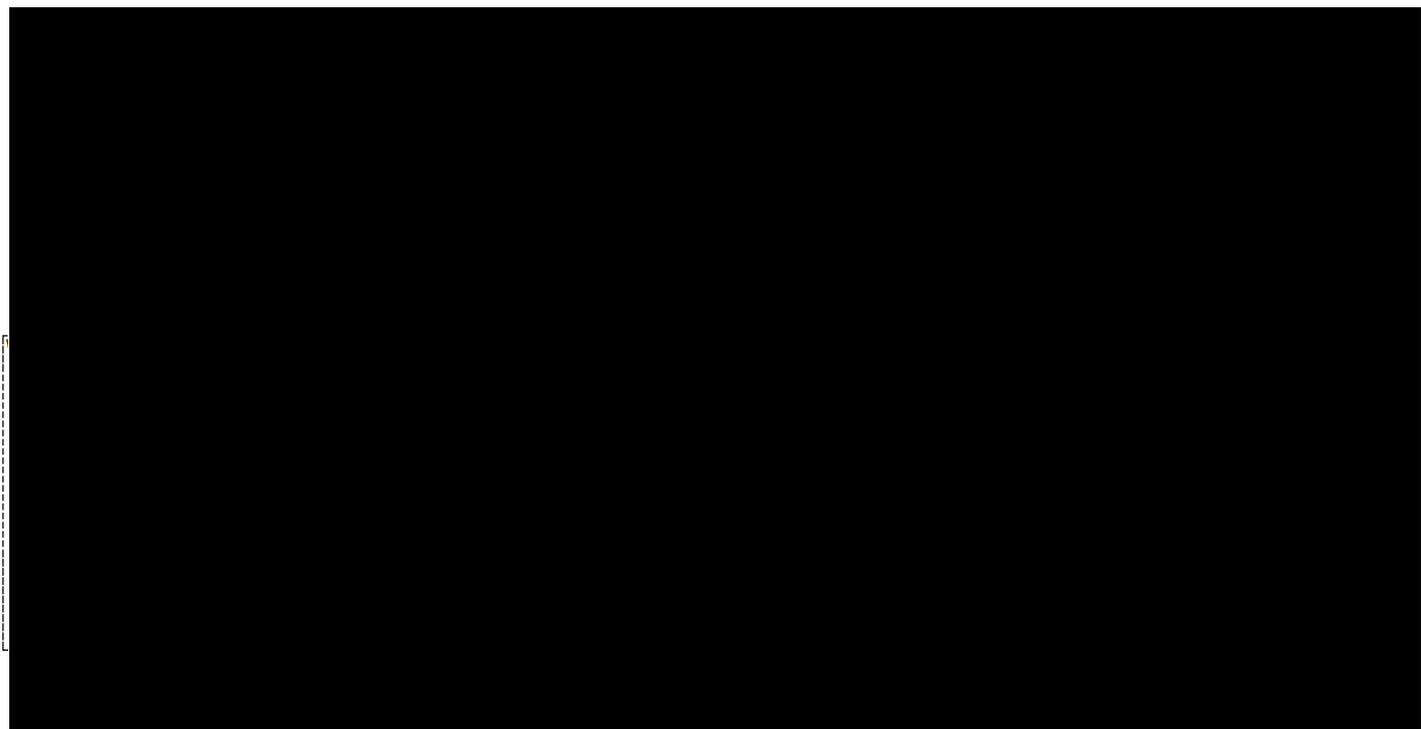
### **PERMITTING**

Once design documents have been finalized, Spiezle will provide a full set of signed and sealed permit drawings and specifications to submit to the County's Permitting Agency. We will also work closely with the County to address any comments the code official may have.

### **CONSTRUCTION ADMINISTRATION AND PROJECT CLOSEOUT**

At Spiezle, our commitment to project excellence extends through construction administration and project closeout phases. Throughout construction, our team assists in overseeing progress, attending job meetings, reviewing shop drawings, responding to RFIs, and monitoring payment applications and construction schedules to ensure adherence to project goals and timelines.

We facilitate a punch list process and oversee project closeout activities, including the collection of as-built drawings and the transfer of changes to electronic records. Post-completion, we provide comprehensive support for equipment system implementation and ensure all contractual obligations are met. Notably, we enforce an 11-month warranty walkthrough with contractors prior to warranty expiration, facilitating a proactive forum to address any concerns and uphold project quality standards.





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

# 5

## FINANCIAL STRENGTH AND STABILITY



**SUMTER COUNTY SCHOOLS NEW TRANSPORTATION, MAINTENANCE, & OFFICE BUILDING**



# Financial Strength & Stability

## CAPACITY AND ABILITY TO FUND ALL PHASES OF DEVELOPMENT

Florida Development Solutions, LLC ("FDS") is a development-focused public-private partnership firm purpose-built to structure, carry, and deliver complex public facilities through alternative delivery and P3 frameworks. For the proposed Martin County Operations Facility, FDS's financial strength is demonstrated not by reliance on a single balance sheet metric, but by its proven ability to advance projects financially through the most uncertain phases, coordinate lawful public financing, and deliver facilities without placing undue financial, administrative, or political burden on the public owner.

The County's Public Works program represents a capital investment that must be operationally reliable, financially defensible, and executable within the constraints of public finance and statutory authority. FDS's role as developer and financial coordinator is specifically designed to meet those conditions. Across prior P3 and alternative-delivery projects for Florida public entities, FDS has assumed responsibility for advancing pre-development capital at risk, coordinating institutional and tax-exempt financing partners, and carrying projects through design and construction until facilities are delivered and operational.

For projects comparable in scale, complexity, and public importance, the FDS team has successfully structured and managed financing approaches that include lease-purchase arrangements, Certificates of Participation (COPs), 501(c)(3) conduit lease-back structures, and developer-funded deferred-payment models. In each case, financing strategies were tailored to the specific public owner's statutory authority, credit considerations, and long-term budget planning objectives rather than imposed as a one-size-fits-all solution.

A defining characteristic of FDS's delivery model and one particularly relevant to Martin County's current evaluation posture is the firm's ability to financially carry projects through early discovery, validation, and design phases without requiring upfront public appropriation. For prior engagements, FDS has funded programming confirmation, estimating, design validation, preconstruction services, and early permitting activities in advance of final financing close. This approach allows public entities to proceed deliberately, validate assumptions, and make informed decisions without prematurely committing capital or issuing debt.

For the Martin County Operations Facility, this same model allows the County to evaluate delivery and financing options in parallel, supported by independent consultant review, while maintaining full control over whether and when to proceed. Construction-period financing, when required, is coordinated through institutional lenders and municipal finance partners experienced in public-sector

infrastructure delivery, ensuring uninterrupted project execution once a path forward is selected.

FDS does not rely on a single capital source or proprietary financing vehicle. Instead, financing for this project would be structured collaboratively with Martin County's finance staff and advisors to align with statutory authority, risk tolerance, cash-flow objectives, and long-term capital planning. This flexibility is particularly important given the County's stated interest in maintaining optionality during the expedited unsolicited review process.

Financial reliability is further reinforced through FDS's integrated approach to team selection and risk allocation. FDS works exclusively with experienced public-sector contractors, municipal finance advisors, and institutional lenders with demonstrated capacity to perform under P3 and alternative delivery models. For this project, construction risk, bonding, and performance security would be provided by the construction partners, while FDS remains the single point of financial coordination and accountability to the County. This structure reduces fragmentation, simplifies oversight, and ensures continuity from concept through delivery.

FDS maintains a stable financial position appropriate for its role as a P3 developer and financial coordinator. Financing, bonding, and construction risk are structured on a project-specific basis and aligned with the delivery model selected by the public owner. FDS coordinates closely with its construction partners to ensure bonding capacity aligns with project scope, schedule, and delivery milestones, providing the County with confidence that financial and performance obligations are fully secured.

FDS affirms that within the past five years, the firm has not experienced bankruptcy, reorganization, insolvency proceedings, or any material adverse financial events that would impair its ability to perform as a development partner. The firm remains in good standing and fully capable of fulfilling its obligations under this unsolicited proposal.



Ultimately, the County's core financial question is not whether a proposer can present a balance sheet, but whether the team can carry the project through uncertainty, structure lawful and executable public financing, and reach delivery without unnecessary disruption or risk. FDS's experience demonstrates that it has not merely advised on public-sector financing, but has actually carried projects financially while advancing capital, coordinating lenders, and delivering facilities in a manner consistent with public accountability and long-term value. **This financial approach positions Martin County to evaluate delivery options confidently, preserve flexibility, and advance a Operations Facility that is operationally essential, fiscally responsible, and publicly defensible.**

## FINANCING APPROACH & STRUCTURE

The financing approach proposed for the Martin County Operations Facility is intentionally structured to provide the County with flexibility, certainty, and control while supporting the timely delivery of a mission-critical operations campus. Florida Development Solutions, LLC ("FDS") has approached financing for this project not as a prescriptive solution, but as a framework of lawful, executable options that may be tailored to align with Martin County's capital planning objectives, budgetary preferences, and risk tolerance.

Operations Facilities differ fundamentally from revenue-backed enterprise projects in that they are core governmental assets whose value is measured in operational continuity, service reliability, and emergency readiness rather than direct revenue generation. As such, the financing strategy for this facility is designed to support predictable, appropriation-based funding while preserving the County's long-term fiscal flexibility and ownership of the asset.

### **PRESERVATION OF PUBLIC OWNERSHIP AND CONTROL**

Under the proposed P3 framework, Martin County would retain full ownership of the project site and all operations facilities at all times. Any ground lease or site control arrangement utilized would be nominal in nature and structured solely to facilitate project financing and delivery. Such an arrangement would not represent a sale, transfer, or monetization of County land, and would be limited strictly to what is required to enable construction and financing.

Upon completion of construction, the facilities would be available for County use under an appropriation-based lease or availability structure, preserving full operational control and governance with Martin County. This approach allows the County to obtain the benefits of private-sector delivery and risk transfer while maintaining the public character and long-term stewardship of the facility.

### **DEFERRAL OF PAYMENTS UNTIL DELIVERY AND OPERATIONAL READINESS**

A defining feature of the proposed financing approach is that County payment obligations would not commence until the Operations Facility is substantially complete, commissioned, and available for use. This structure aligns financial obligation with delivered performance and provides the County with meaningful protection during design and construction.

By deferring payments until completion, Martin County gains the ability to advance the project into construction once design and permitting milestones are achieved, rather than pausing progress to await future budget cycles or appropriations. This approach allows operational needs, safety considerations, and service continuity to drive the project schedule instead of funding timing alone. Just as importantly, this structure allows the County to avoid expending capital or incurring debt service on a facility that is not yet operational, preserving near-term budget flexibility while still enabling timely delivery of critical infrastructure.

### **COST CERTAINTY AND MARKET RISK MITIGATION**

The proposed financing structure is closely integrated with the project delivery approach to provide cost certainty at the time of execution. Under traditional delivery models, public entities often complete design only to discover that construction pricing exceeds available funding, forcing late-stage redesign, scope reductions, or project delays. These outcomes are particularly common in the current construction market, where labor availability, material pricing, and schedule volatility remain persistent challenges.

Through the FDS-led P3 framework, Martin County has the opportunity to establish a defined, turn-key project cost with construction cost and schedule risk transferred to the private partner. This allows the County to evaluate and approve a project based on known financial parameters rather than speculative future bids, improving predictability and defensibility.

Locking in pricing earlier in the process also protects the County from escalation associated with delayed procurement. Operations Facility construction costs continue to be influenced by market demand, regulatory requirements, and supply-chain dynamics. Advancing delivery in a controlled and coordinated manner reduces exposure to these risks and supports long-term fiscal stewardship.



### COMPATIBILITY WITH MARTIN COUNTY CAPITAL PLANNING

The financing concepts contemplated for this project are intentionally compatible with Martin County's general fund and capital planning practices. Potential structures may include lease-purchase arrangements, Certificates of Participation, or hybrid appropriation-based mechanisms that are well-established under Florida law and commonly used by counties to finance essential governmental facilities.

These structures do not constitute general obligation debt and do not require voter referendum. Payments are subject to annual appropriation by the Board of County Commissioners, preserving policy discretion and budgetary oversight throughout the term of the financing. Term lengths may be tailored to the County's preferences, with flexibility to shorten the effective duration through prepayment, refinancing, or future capital allocations if desired.

### INTEGRATED FINANCING AND DELIVERY OVERSIGHT

FDS serves as the developer and financial coordinator throughout all phases of the project, working closely with the construction and design team to ensure that financing remains aligned with project milestones, procurement strategies, and operational priorities. Construction-period financing is structured to support early work activities, procurement of long-lead materials, and efficient sequencing, while permanent financing is arranged in parallel to avoid delays at project completion.

FDS does not rely on a single financing source. Financing solutions are developed collaboratively with qualified institutional lenders and municipal finance partners experienced in public-sector infrastructure delivery, ensuring compliance with Florida law and alignment with the County's credit considerations.

### ADVISORY AND NON-BINDING FINANCING CONCEPTS

The financing concepts presented in this unsolicited proposal are advisory and illustrative in nature and are provided for evaluation purposes only. They are intended to demonstrate FDS's capability to structure, analyze, and execute multiple financing pathways for a Operations Facility of this scale and complexity, not to bind the County to a predetermined outcome.

Should Martin County elect to advance this proposal, FDS would work collaboratively with County staff, legal counsel, and IRMA / financial advisors to refine scope, confirm pricing, and develop a detailed financing and delivery structure that reflects the County's preferred approach and best interest.

### ALIGNMENT WITH STATUTORY AUTHORITY AND PUBLIC INTEREST

This financing approach has been prepared in accordance with Section 255.065, Florida Statutes, which expressly authorizes public entities to receive and evaluate unsolicited P3 proposals and to negotiate final terms following a determination of qualifications and public interest. The structures contemplated herein preserve the County's discretion to modify scope, structure, and commercial terms during subsequent phases of review and negotiation.

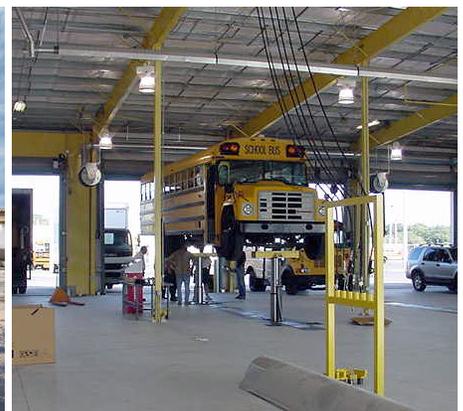
By preserving public ownership, deferring payment until delivery, providing cost certainty, and maintaining compatibility with established public financing mechanisms, the proposed financing approach offers Martin County a disciplined, flexible, and statute-compliant pathway to deliver a critical Operations Facility with confidence, transparency, and long-term value.



VOLUSIA COUNTY PUBLIC WORKS



MONROE COUNTY TRANSPORTATION  
AND INTERNAL SERVICES FACILITY



PINELLAS COUNTY SCHOOLS 49TH STREET  
BUS DEPOT & FUELING FACILITY



# Pricing Philosophy & Approach

## MARTIN COUNTY OPERATIONS FACILITY

The pricing approach for the Martin County Operations Facility has been developed with a clear understanding of current public works construction market conditions, the County's prior investment in programming and planning, and the responsibility to deliver an essential operations facility that performs reliably over decades of continuous use. Florida Development Solutions, LLC ("FDS") and its team approach pricing not as a static figure produced at the end of design, but as a disciplined, collaborative process that aligns operational requirements, constructability, lifecycle performance, and funding considerations within a single, accountable delivery framework.

Public works and operations facilities across Florida continue to experience sustained cost pressure driven by skilled labor availability, material pricing volatility, extended procurement timelines, and increased emphasis on durability, resiliency, and safety. These pressures are particularly pronounced for facilities that combine fleet maintenance, trades and workshops, heavy site development, outdoor laydown areas, and stormwater operations. Pricing for such facilities is heavily influenced by site logistics, pavement and yard construction, structural systems suited for industrial use, and the sequencing required to efficiently deliver large, horizontally oriented campuses.

The pricing framework proposed by FDS reflects these realities and is grounded in direct experience delivering public works and infrastructure facilities under current market conditions. It recognizes that a consolidated Public Works campus is not commodity construction, but a specialized operational asset whose cost must be evaluated in terms of durability, maintainability, and long-term service reliability not simply first cost per square foot.

### **DESIGNING TO BUDGET FOR AN OPERATIONS-DRIVEN FACILITY**

Operations facilities present unique pricing considerations because their primary value lies in operational efficiency and durability. Fleet maintenance bays, trades workshops, and outdoor yards cannot be value-engineered in the same manner as office space without increasing long-term operating costs or compromising safety and functionality. The pricing philosophy adopted for this project acknowledges these constraints and incorporates appropriate allowances for structural capacity, pavement sections, equipment access, and material handling.

At the same time, the FDS team brings extensive experience in value management within public works environments. Value analysis is treated as an ongoing, collaborative refinement of systems, layouts, and construction methods rather than a late-stage cost reduction exercise. Structural systems, building typologies, yard configurations, and site improvements are evaluated for cost efficiency, constructability, and lifecycle performance, with alternatives presented transparently to the County for informed decision-making.

If budget alignment is required at any stage, the project can be right-sized, phased, or sequenced without undermining the County's long-term operational objectives. This ensures that near-term affordability does not come at the expense of future expansion capability, service reliability, or maintenance efficiency.

### **MARKET-INFORMED PRICING AND RISK ALLOCATION**

Under the developer-led P3 model, pricing is developed as part of an integrated design build delivery strategy rather than as a standalone construction estimate. Ajax/ Remnant's participation during design enables early identification of long-lead materials, market constraints, and procurement strategies that influence both cost and schedule. This allows pricing to be structured to mitigate escalation exposure, secure critical materials in advance where appropriate, and sequence work efficiently across the site. Risks associated with construction execution, coordination, and schedule performance are transferred to the private team, while the County benefits from greater predictability and reduced exposure to change orders driven by constructability issues or market volatility.

### **ALIGNMENT WITH MARTIN COUNTY'S CAPITAL PLANNING AND FUNDING FLEXIBILITY**

The pricing approach has been intentionally aligned with Martin County's broader capital planning and fiscal objectives. Once the preferred scope, design approach, and budget are collectively finalized, the agreed-upon pricing provides a defensible foundation for both delivery and financing decisions. The objective is not to present a fixed number disconnected from delivery realities, but to provide the County with a transparent, market-informed understanding of cost drivers, tradeoffs, and risk allocation.



By integrating programming, design, construction, and financing considerations within a single P3 framework, the County gains confidence that pricing decisions support operational performance, fiscal responsibility, and long-term stewardship of public assets. This approach ensures that the Public Works facility is delivered at a cost that reflects real market conditions, protects the County from unnecessary risk, and provides reliable value over decades of service.

# Pricing



**FLORIDA  
DEVELOPMENT  
SOLUTIONS**

Site Work & Utilities	<b>\$6,270,264</b>
Site Improvements	<b>\$1,672,071</b>
FFE / IT Allowance	<b>\$5,000,000</b>
Turn-Key Design Build	<b>\$60,357,665</b>
<b>Grand Total</b>	<b>\$73,300,000.00</b>

## QUALIFICATIONS

\* Note, this is inclusive of all relative design and consulting fees in the way of Architectural Design services, Structural Engineering services, MEPF Engineering services, Civil Engineering services, Landscape Engineering services and the turn-key construction effort associated with the delivering the proprietary conceptual design offered by our team in full.

\*\* All necessary due diligence (note, assumes no contamination on existing site, so level 1 environmental is all that will be necessary), material testing, permitting, connection fees, interior design, commissioning, start-up, CA services, agency certifications required to ultimately deliver the project are thereby included as well. Any applicable County based impact fees are assumed waived for the purpose of this project or otherwise by owner and excluded from the pricing shown





[Redacted]

[Redacted]

[Redacted]



FLORIDA DEVELOPMENT SOLUTIONS

[Redacted]

[Redacted]

- [Redacted]
- [Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

[Redacted]



## STATEMENT OF FINANCIAL STABILITY

### 5 YEAR HISTORY

This team was built on a foundation of client service and strength.

**Florida Development Solutions** has never had any material changes, penalties, liens, terminations, liquidated damages, cancellations, claims, arbitrations, lawsuits or criminal proceedings.

**Ajax** has not experienced any bankruptcies or reorganizations within the past five (5) years. During this period, Ajax has had one material financial event. Ajax has successfully completed thousands of projects for more than 140 public entity clients and is highly proactive in preventing litigation through early issue identification and collaborative problem-solving.

As a result of our team-oriented project approach and proactive dispute resolution procedures, the occurrence of legal issues on our projects has been minimal. Within the past five years, Ajax has been involved in only one construction-related litigation matter. This case is a procedural action, valued at approximately \$50,000, initiated by the Florida Department of Management Services (DMS) to enforce a manufacturer's warranty and to preserve statute of repose rights against the manufacturer. *STATUS: Ajax is working closely with DMS and the Design Team to bring this matter to an equitable resolution.*

**Remnant Construction** has never had any material changes, penalties, liens, terminations, liquidated damages, cancellations, claims, arbitrations, lawsuits or criminal proceedings.

**Spiezle Architectural Group** We take pride on our long history of successful client service. In the last five years, we have had 2 situations fitting the example.

**LITIGATION:** July 19 2021 - Spiezle was the architect for an addition/renovation project for the New Jersey Firemen's Home, in which the general contractor brought a contract balance and delay claim against the owner, resulting in a fee dispute between the owner and Spiezle. The claims were amicably resolved in mediation without any finding or admission of liability to avoid protracted litigation costs and expenses.

December 22, 2022 - Spiezle assisted Princeton School District's response to claims from general contractor regarding disputed change orders on High School project, and then mediation with the GC, which did not resolve the claims. GC filed complaint against the District and the District recently filed a third-party complaint against Spiezle for indemnity. Spiezle will seek an amicable resolution with the District.

**Bankruptcy:** Spiezle Architectural Group, Inc., has never filed for bankruptcy during its entire 72-year history.

**Reorganizations / Material Financial Events:**  
2021- Spiezle opens the Vero Beach, FL Office through the acquisition of Donadio & Associates. As a result of the acquisition, Anthony Donadio becomes Principal of the firm on November 1, 2021.

2024- Spiezle opens the Philadelphia, PA Office.

2025 - Spiezle opens the Cary, NC, and Charlotte, NC Offices through the acquisition of Peak Systems Engineering. As a result of the acquisition, Dan Gill becomes Principal of the firm on May 30, 2025.

*is our job to*  
**PROTECT**  
**YOU**



[Redacted]



[Redacted]

[Redacted]

[Redacted]

- ✓
- ✓
- ✓
- ✓

[Redacted]

[Redacted]

[Redacted]



## APPLICATIONS



*Financing of all equipment and FF&E associated with subject asset*



*Monetize existing assets*



*Ground up construction or major renovation/expansion projects*



*Purchase of existing third-party assets and related equipment*

## TYPES OF ASSETS



### Healthcare

- Inpatient Rehabilitation Facilities (IRF)
- Medical Office Buildings (MOB)
- Ambulatory Surgery Centers (ASC)
- Micro Hospitals



### Academic

- Campus Facilities
- University Housing
- Research & Development



### Mission Critical

- Headquarters
- Data Center
- Core Administrative



### Municipal

- Public Safety
- Administrative
- Infrastructure

3



# BONDING CAPACITY



January 8, 2026

**Re: Bonding Capacity Reference Letter**

To Whom It May Concern,

Ajax Building Company, LLC is a highly regarded and valued client of Travelers Casualty and Surety Company (A.M. Best Financial Strength Rating of A++ (XV) and Liberty Mutual Insurance Company (A.M. Best Financial Strength Rating A (XV), as Co-Sureties, and Travelers Casualty and Surety Company will act as lead surety and have the pleasure of extending surety credit to Ajax Building Company, LLC. The Sureties are licensed and authorized to transact business in all 50 States. During Ajax Building Company, LLC's history, the company has developed a strong and successful track record of completing projects on time, without claims and within the available budget.



Our consideration and issuance of bonds is a matter solely between Ajax Building Company, LLC and ourselves, and we assume no liability to third parties or to you by the issuance of this letter. The Surety reserves their right to review for any adverse changes to the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

We trust this information meets your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,

Laurie Pflug  
 Attorney-in-Fact for  
 Travelers Casualty and Surety Company  
 Liberty Mutual Insurance Company



Willis Towers Watson Insurance Services  
 West, Inc.  
 500 N. Akard St., Suite 4300  
 Dallas, TX 75201  
 612.702.4299  
 Laurie.pflug@willistowerswatson.com

Aggregate Bonding Capacity:

**\$5 Billion**

Single Project Limit :

**\$1.5 Billion**

**BONDING AGENT**

Willis Towers Watson  
 Steve Foster  
 15305 N Dallas Parkway,  
 Suite 1100  
 Addison TX 75001  
 972.715.6245

**SURETY COMPANY**

Travelers Casualty and Surety  
 Company of America  
 Attn: Joseph Powers  
 343 Thornall St., 5th Floor  
 Edison, NJ 08837  
 732.321.5614



## CLIENT REFERENCES



### City of Fort Walton Beach

*Treasure of the Emerald Coast*

107 Miracle Strip Parkway SW \* Fort Walton Beach, FL 32548  
(850) 833-9504 \* Fax (850) 833-9640

TDD (850) 833-9925

mbeedie@fwb.org



*Michael D. Beedie, P.E.*  
*City Manager*

September 1, 2022

To Whom It May Concern:

Re: Recommendation for Ajax Building Corporation & Sam Marshall Architects

In January 2017, the City of Fort Walton Beach selected the Design-Build team of Ajax Building Corporation & Sam Marshall Architects (Ajax/SMA) to perform a comprehensive assessment of all City facilities and to provide recommendations for the renovation and/or replacement of the facilities. The Ajax/SMA team coordinated with City Staff to understand the areas of highest concern, inspect the existing facilities and provide a detailed, needs based assessment of the City's needs at every City facility.

After the comprehensive facilities assessment was completed, the Ajax/SMA team was engaged to prepare a complete set of construction documents for a new Field Office Complex that consolidated eight (8) City facilities into one. This project was a success for both collaboration through the Design-Build process since numerous City departments were involved and for budgeting & scheduling purposes as the project came in under budget and within the projected schedule.

Throughout the Design-Build process, the Ajax/SMA team presented a quality design, pricing and logistical information at each phase in a clear and efficient manner. Through the collaborative Design-Build process, Ajax/SMA presented a Guaranteed Maximum Price proposal for the project that was within the original budget, met the City's programming needs and was completed within the timelines presented.

The value of the City's partnership is evident in the fact that the City Council approved an amendment to the original contract to allow the Ajax/SMA team to update the Facilities Assessment for a new City Hall Complex in mid-2022.

The Ajax/SMA team provides a high level of quality, attention to detail and customer service during the entire Facilities Assessment and Design-Build process. I would highly recommend the Ajax/SMA team for work on any facilities project.

If you have any questions or require any additional information, please contact me at (850) 833-9612 or [mbeedie@fwb.org](mailto:mbeedie@fwb.org).

Sincerely,

Michael D. Beedie, P.E.  
City Manager



January 19, 2018

Mr. Michael Jenkins-Project Manager  
Ajax Building Corporation

Re: Florida Department of Transportation  
Brevard Operations Complex

Dear Michael:

I would like to express a personal thanks to you and the Ajax Crew and staff on the great job building the FDOT Brevard Operations Complex.

In my 23 years with the Department, this was one of the largest projects I had the opportunity to be involved with as a project manager and it was also one of the smoothest operations due in part to the Ajax Building Group.

Not only did Ajax meet the Departments needs, the project was delivered on time and under budget.

It was a pleasure working with all of you, in particular the site staff of you and Tim Scheller, as well as the management staff of Lon Neuman and Jeremy Cox.

Please send my regards and appreciation to all.

Sincerely

Michael R. Nohr  
Former FDOT Project Manager - Retired



Douglas K. Whittaker, Ed.D.  
Superintendent



**School Board**

Lee Swift, Chairman  
Ian Vincent, Vice-Chairman  
Alleen Miller  
Barbara Rendell  
Bob Segur

February 28, 2013

To Whom It May Concern:

Charlotte County Public Schools is pleased to write this letter of recommendation for Ajax Building Corporation.

The construction for the Maintenance and Operations compound site was a very successful project. With office and maintenance and operations staff on compound during the construction, particular attention was given to minimize any interruption. Safety was always a major priority for the duration of this project.

The organization, exceptional performance and leadership shown from Ajax were one of the reasons that this project was very successful. The leadership shown throughout the entire project was commendable. Schedules were maintained and all phases of this project were completed on time and under budget.

Charlotte County Public Schools looks forward to working with Ajax Corporation in the future.

Sincerely,

Eugene Spurr  
Director of Maintenance & Operations  
Charlotte County Public Schools

ES:gg

1016 Education Avenue, Punta Gorda, FL 33950 ~ (941) 575-5400 ~ [www.yourcharlotteschools.net](http://www.yourcharlotteschools.net)  
District Support Services: Champ's Café ~ Purchasing ~ Transportation ~ Maintenance & Operations



## West Melbourne Elementary School for Science

2255 Meadowlane Avenue  
West Melbourne, FL 32904



January 28, 2025

### To Whom It May Concern,

I am writing to express my highest recommendation for Speizle Architectural Group, Inc. and their collaboration with Tsark Architectural Group on the recent development of our Science, Technology, and Arts (STA) Building, modern kitchen and cafeteria expansion, and overall campus improvements at West Melbourne Elementary School for Science.

Working alongside the design team from Speizle was an extraordinary experience. From the outset, the team demonstrated an exceptional ability to listen carefully to my needs as both an educator and a leader. They took the time to truly understand my vision for the new learning spaces—designing an environment that seamlessly integrates our garden and outdoor areas. These spaces were intentionally created to extend and enhance student learning, providing a welcoming and dynamic environment for both current and future generations of students at WMSS.

The design team captured my vision so well that when the first draft was shared, it exceeded my expectations. I was beyond impressed with how they translated my ideas into a tangible design that would serve not only as a space for learning but also as a community hub that would foster collaboration, creativity, and growth. As I reviewed the plans, I felt an immense sense of pride knowing that my teachers and students would soon be able to engage in such a state-of-the-art, inspiring environment.

On January 22, 2025, we celebrated the completion of this incredible project with a Ribbon Cutting ceremony. The excitement and awe of our school community were palpable as we reflected on the impact this new facility will have on our students' learning experiences. Our families, staff, and students were thrilled to see how this new space will support learning, experimentation, design, coding, and collaboration. I am confident that these enhancements will provide our students with unparalleled opportunities to grow, explore, and develop into the leaders of tomorrow.

I cannot express enough how grateful we are to have had Speizle Architectural Group by our side throughout this journey. Their professionalism, creativity, and commitment to understanding our unique needs were integral to the success of this project. We are extremely fortunate to have had the chance to work with such a talented team.

Sincerely,

**Theresa Benson**

Principal, West Melbourne Elementary School for Science

**Theresa A. Benson, Principal**  
Mark J. Rendell, Ed.D., Superintendent  
Phone: (321) 956-5040 • FAX: (321) 735-9765



An Equal Opportunity Employer



# DAYTONA STATE COLLEGE

**Daytona Beach Campus**  
1200 W. International Speedway Boulevard  
Daytona Beach, Florida 32114  
(386) 506-3000 • DaytonaState.edu

A MEMBER OF THE FLORIDA COLLEGE SYSTEM  
AN EQUAL ACCESS / EQUAL OPPORTUNITY INSTITUTION

[DaytonaState.edu](http://DaytonaState.edu)

May 19, 2025

John Wright  
Spiezle Architectural Group, Inc.  
1101 N. Lake Destiny Rd., Suite 365  
Maitland, FL 32751

To Whom It May Concern:

As Senior Facilities Planner for the Facilities Planning Department at Daytona State College, I have had the opportunity to work closely with Spiezle Architectural Group, Inc. in recent years. Spiezle Architectural Group, has completed several renovation and remodel projects, most recently being our DeLand Campus Tactical Training Pavillion project.

The College has been very pleased with all the work Spiezle Architectural Group has accomplished for us. The projects have been well coordinated, completed in a timely manner, and within budget. I look forward to continue working with Spiezle Architectural Group and would confidently recommend your firm to others.

Sincerely,

Steve Selig  
Senior Facilities Planner  
Facilities Planning Department  
Daytona State College

386-506-3169  
[Steve.Selig@DaytonaState.edu](mailto:Steve.Selig@DaytonaState.edu)

**Advanced Technology College**  
1770 Technology Blvd.  
Daytona Beach, FL 32117  
(386) 506-4100

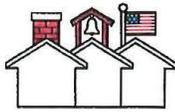
**DeLand Campus**  
1155 County Road 4139  
DeLand, FL 32724  
(386) 785-2000

**Deltona Campus**  
2351 Providence Blvd.  
Deltona, FL 32725  
(386) 789-7300

**DSC's News-Journal Center**  
221 N. Beach St.  
Daytona Beach, FL 32114  
(386) 226-1888

**Flagler/Palm Coast Campus**  
3000 Palm Coast Pkwy. S.E.  
Palm Coast, FL 32137  
(386) 246-4800

**New Smyrna Beach/Edgewater Campus**  
940 10th St.  
New Smyrna Beach, FL 32168  
(386) 423-6300



## School District of Indian River County

6500 57<sup>th</sup> Street • Vero Beach, Florida, 32967 • Telephone: 772-564-3000 • Fax: 772-564-3054

Dr. Susan Moxley, Interim Superintendent

August 23, 2019

To Whom It May Concern:

I am pleased to write this letter of recommendation for Donadio & Associates. Tony Donadio and his staff have been involved with several construction projects for the School District of Indian River County over the past few years. In all cases, they have performed with a very high level of professionalism and diligence.

I have worked closely with Mr. Donadio on several different projects ranging in scope and budget. These projects included the new JA Thompson Administrative Complex, Treasure Coast Elementary classroom wing addition and the Sebastian River HS freshman wing. In every case, the work has been completed on time and within budget. The quality of their designs falls right in line with the expectations of the School District of Indian River County.

When Tony and his team design a project, I am confident that they are aggressively working on the School District's behalf. In many instances, they have suggested changes that have saved the District money, while at the same time preserving the aesthetic of the project. They have always been willing to listen to suggestions with a fair and open mind, but are not hesitant to provide objective input when ideas differ. They manage the job with a high degree of expertise from beginning to end.

I would recommend Donadio & Associates for any project requiring high quality architectural design.

Sincerely,

Nick Westenberger,  
Director of Facilities, Planning & Construction  
School District of Indian River County  
772-564-5016

"Educate and inspire every student to be successful"

• Dr. Mara Schiff • Jacqueline Rosario • Laura Zorc • Teri L. Barenborg • Tiffany Justice  
District 1 District 2 District 3 District 4 District 5

"To serve all students with excellence"  
Equal Opportunity Educator and Employer



## *Sheriff Deryl Loar*

Indian River County Sheriff's Office

June 13, 2016

To Whom It May Concern:

The Indian River County Sheriff's Office and Staff have had the good fortune of working closely with Mr. Anthony "Tony" Donadio of Donadio & Associates, Architects P.A. on several projects.

Most recently, Donadio & Associates' contract for the Sheriff's Office Master Plan has been extended to include updates with conceptual drawings of a new Administration Building on our Public Safety Complex.

We have also, over the past year, worked closely with Tony and his staff to finalize drawings for a new Aviation Hangar and Helipad to be located on our property. Bids were just opened and we look forward to the continued working relationship throughout the building process over the summer.

In 2013, the Sheriff's Office worked with Donadio & Associates to build a Crime Scene Facility. As a specialized unit, it is state of the art for processing and preservation of evidence. Attention to detail was imperative on the project and their Staff was always available to assist.

Mr. Donadio has provided us the highest level of service from the initial concept discussions to the completion of the projects. He and his associates have been very attentive to our needs and worked professionally with our Staff on a regular basis to stay on schedule and within budget. It has been our pleasure to work with Mr. Donadio. Each time he has been available to us when called. I have no hesitation of recommending his architectural firm for future projects.

Sincerely,

Deryl Loar, Sheriff

DL:ma



CAPITAL PLANNING, PROJECTS,  
AND FACILITIES  
NRUMMO@IRSC.EDU

May 19, 2025

To Whom It May Concern,

It is with great pleasure that I write this letter of recommendation for the Spiezele team we are working with on the Phase One and Phase Two renovations of our Science Center. From the earliest stages of programming through design, documentation, and construction, the team demonstrates exceptional professionalism, creativity, and a deep commitment to collaboration.

Throughout both phases of the project, the architects brought a thoughtful and strategic approach to the programming process. They engaged our faculty, staff, and stakeholders with skill and sensitivity, listening carefully and translating a complex set of needs into a clear, functional, and inspiring design. Their ability to balance technical requirements with the pedagogical and research goals of our institution has been key on this project.

The design process was truly collaborative and inclusive. The team facilitated workshops and regular check-ins that encouraged active dialogue and welcomed input from all parties. Their communication was consistent, clear, and responsive, helping to keep the project on schedule and aligned with our vision and budget.

What stood out most was their ability to synthesize feedback into elegant design solutions that not only respected the historical character of the building but also transformed it into a modern, flexible, and high-performing space for teaching and research. These renovations will have a tangible and positive impact on our campus community, and we cannot wait to see the results.

We are grateful for the opportunity to work with such talented and dedicated architectural team members and would enthusiastically recommend them for future projects.

Sincerely,

Nichole Rummo  
Project Manager



## INDIAN RIVER STATE COLLEGE

### Facilities

Planning – Capital Projects- Sustainability- Risk Management  
3209 Virginia Ave  
Fort Pierce, FL 34981

**November 19, 2024**

Spiezle Architectural Group/Donadio & Associates, Architects, P.A.  
609 17<sup>th</sup> Street  
Vero Beach, Florida 32960

**SUBJECT: LETTER OF REFERENCE  
SPIEZLE ARCHITECTURAL GROUP /DONADIO & ASSOCIATES**

To Whom It May Concern:

I am pleased to offer a reference for Spiezle Architectural Group (formerly known as Donadio & Associates, Architects, P.A.), a firm that has been an essential partner in numerous projects at Indian River State College for over 20 years. Serving under our Continuing Services Contracts, Spiezle has consistently demonstrated excellence across a wide range of projects, from major undertakings like the construction of a 56,000 square foot educational building to more focused initiatives such as remodeling various spaces across our campuses.

Our institution selected Spiezle to lead the design team for our new STEM Building project at our Pruitt Campus in 2009. This project was unique for Indian River State College, where we wanted to bring a state of the art STEM Building to one of our fastest growing campuses. I am pleased to report that Spiezle/Donadio & Associates, Architects surpassed our expectations in every aspect of the project.

Throughout the project, Spiezle's team exhibited exceptional professionalism, creativity, and technical expertise. They were highly attentive to our needs and consistently responsive to feedback, ensuring that the final design was not only aligned with our institution's values and vision but also thoughtfully executed to meet our precise requirements. Their meticulous attention to detail and unwavering commitment to quality resulted in a facility that not only met but far surpassed our anticipated functional and aesthetic standards.

Moreover, Spiezle skillfully managed the project timeline and budget, maintaining clear and consistent communication with our team at every stage. The successful completion of this building has significantly enhanced our campus environment and has greatly supported our educational mission in innovative and impactful ways.

I highly recommend Spiezle Architectural Group /Donadio & Associates, Architects for any future architectural projects, particularly within the higher education sector. Their expertise, dedication, and collaborative approach make them an exceptional partner for any institution undertaking a significant building project.

Please do not hesitate to contact me if you require any further information or would like to discuss our experiences in more detail.

Sincerely,

**Nichole Rummo**  
Coordinator/Project Manager  
Capital Planning, Projects and Facilities  
Indian River State College



Lake Sumter  
State College

9501 U.S. Highway 441, Leesburg, FL 34788

www.LSSC.edu

June 12, 2024

RE: Reference Letter for Spieze Architectural Group, Inc.

To: Whom It May Concern

It is with great pleasure that I recognize Spieze Architectural Group for their architecture services provided at Lake-Sumter State College. Since their award of Continuing Services Architect RFQ #23-02 in early 2023 through current date, Spieze has worked with our college to provide high level and reliable professional services for the College. During these engagements, I have worked with John F. Wright, Principal, and his team to plan, program, design and execute several important projects, and we have received consistent attention and diligent services from Spieze.

Spieze successfully completed design services in December 2023 for our South Lake Campus Science-Health Building Simulation Lab expansion and remodel project, and the project completed construction earlier this year. Spieze is currently working on remodel projects for our Leesburg Campus Student Services Building, with the Second Floor project heading into construction and the First Floor project in the Design Development Phase. The Second Floor documents were completed on schedule, and the final GMP and project pricing was in accord with the original project budget and scope as it evolved through the design process. Spieze has also provided peer review and recommendations for other projects we have had in planning and construction, and their expertise has been vital to helping us keep projects on track and moving forward.

Their proposal fees have been comprehensive and competitive, and we worked with them on projects to align the fees with projected budgets, available funding, phasing and other aspects. Projects have been completed on time and on budget, and they have been very responsive and willing to offer additional assistance when needed. Overall, they provide a high level of work quality and their documents are well coordinated. It is apparent that their design technique, whether it be a major or minor project, is defined by a hands-on-highly collaborative team approach.

In my opinion, Spieze's keen knowledge of the Florida State Requirements for Educational Facilities, the Florida Building Code, along with their extensive design experience and other credentials, brands them as an expert for delivering qualified design services to Colleges and Universities. They communicate effectively and serve as proactive, engaged leaders on all projects they are involved in.

Please feel free to contact me if you require further information.

Sincerely,

Ms. Cheryl Anthony  
Director of Capital Project – Facilities Management  
Lake-Sumter State College  
352.435.5041



**Superintendent**  
Ken Kenworthy



## Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue  
Okeechobee, Florida 34974

Fax 863-462-5151

**Chairperson**  
Melisa Jahner  
**Vice Chairperson**  
Joe Arnold  
**Members**  
Jill Holcomb  
Malissa Morgan  
Amanda Riedel

To Whom It May Concern:

I am pleased to write this letter of recommendation for Donadio & Associates, a Spiezle Group Inc. Company. Anthony Donadio and his staff have been involved with the Historic Administration Building Renovation project for the School Board of Okeechobee County and they have performed with a very high level of professionalism and diligence.

I have worked closely with Anthony on the Historic Administration Building Renovation Project. The work has been completed on time and within budget. The quality of their designs falls right in line with the expectations of the School Board of Okeechobee County.

When Anthony and his team design a project, I am confident that they are aggressively working on the School Board's behalf. He has provided us the highest level of service from the initial concept discussions to the completion of the projects. He and his associates have been very attentive to our needs and worked professionally with our Staff on a regular basis to stay on schedule and within budget. It has been our pleasure to work with Mr. Donadio. Each time he has been available to us when called. They manage the job with a high degree of expertise from beginning to end.

I have no hesitation of recommending his architectural firm for future projects or any project requiring high quality architectural design.

REGARDS

Jeff Diefendorf  
Director of Operations  
Okeechobee School District



**Together, Achieving Excellence: Putting Students First!**





**Vision:**  
100% Student Success

**Mission:**  
"Educate and prepare each student for college, career and life."

**WALTER POWNALL SERVICE CENTER**  
11111 S Belcher Road  
Largo, FL 33773  
(727) 547-7100

**SCHOOL BOARD OF  
PINELLAS COUNTY, FLORIDA**  
Chairperson  
Laura Hine

Vice Chairperson  
Carol J. Cook

Lisa N. Cane  
Caprice Edmond  
Eileen M. Long  
Stephanie Meyer  
Dawn M. Peters

Superintendent  
Kevin K. Hendrick

October 1, 2024

To Whom It May Concern,

I am writing this letter of recommendation regarding architectural services provided by Spiezle Architectural Group. The Pinellas County School Board has worked with Spiezle for the last 3 years on multiple projects, including the Gulf Beach Elementary School Pocket Village.

Pocket Village is a 6,000-SF-outdoor learning classroom project, utilizing six portable / relocatable classrooms placed in a pocket village configuration in the Gulf Beaches Magnet School campus. Spiezle involved key stakeholders from the inception and maintained open communications to ensure expectations and project goals were met. Their leadership and guidance throughout the project have been instrumental in developing a learning community based on interaction, connection and collaboration.

The firm's dedication to excellence was evident throughout every phase of the project. They presented innovative design solutions for our consideration based on our review comments.

Throughout the project Spiezle consistently conducted business with us in a personalized and efficient manner. Their fees were competitive and their ability to develop and maintain realistic construction budgets was impressive.

I have worked with Spiezle on multiple projects, and they have always been professional in their approach and would highly recommend them for architectural services for your school district.

Sincerely,

Craig Douglas Pollei, A.I.A.  
Director of Facilities Design and Construction  
Pinellas County Schools  
727 547 7113  
[polleic@pcsb.org](mailto:polleic@pcsb.org)

The School Board of Pinellas County, Florida, prohibits any and all forms of discrimination and harassment based on race, color, sex, religion, national origin, marital status, age, sexual orientation or disability in any of its programs, services or activities.

Education for a Changing World [www.pcsb.org](http://www.pcsb.org)

**FACILITIES PLANNING AND DESIGN**

July 31, 2025

**Letter of Recommendation**

To Whom It May Concern,

It is with great confidence and professional regard that I recommend Spieze Architectural Group for their exemplary work in higher education design and project delivery. In my capacity as Director of Planning and Design overseeing capital planning and project development for Santa Fe College, I have had the privilege of working with numerous architectural partners—few of whom demonstrate the depth of communication, strategic foresight, and schedule integrity that consistently defines Spieze's approach.

Their team exhibits a clear and sophisticated understanding of the academic environment, from the nuances of institutional priorities and campus programming to the regulatory frameworks that shape educational infrastructure. Spieze stands out for their ability to translate complex project requirements into actionable, design-forward solutions that serve both students and faculty while respecting budget and schedule constraints.

Equally notable is their collaborative approach with Construction Management (CM) teams and internal stakeholders. Their engagement is not only proactive and responsive but also genuinely solution-oriented—anticipating challenges and facilitating consensus with clarity and transparency. Communication flows seamlessly across disciplines, ensuring that design intent and implementation are aligned at every phase.

Whether navigating early-phase programming, guiding design development, or supporting construction administration, Spieze consistently brings thoughtfulness, professionalism, and agility to the table. Their ability to advance design excellence while remaining steadfastly conscious of timelines and deliverables makes them a highly valued partner in the higher education space.

I strongly endorse Spieze for future collaborations and recommend this group of talented professionals for annual continuing contract considerations.

Jessica Vander Biezen  
Director, Facilities Planning and Design

3000 NW 83rd Street, Gainesville, Florida 32606  
352 395-5543/jesse.vander.biezen@sfcollege.edu



327 NW Commerce Park Drive, FL 34986  
772.429.3600 [www.stlucieschools.org](http://www.stlucieschools.org)

To Whom It May Concern,

I am pleased to recommend Spiezle Architectural Group, Inc. for their exemplary work on the master plan and Castaldi Analysis for Fort Pierce Westwood High School. This study evaluated the long-term financial, functional, and educational implications of renovating versus replacing existing facilities, and Spiezle's thoughtful, analytical approach was instrumental in guiding our decision-making process.

The Spiezle team demonstrated a deep understanding of the project's purpose and scope from the outset. They gathered and interpreted extensive data, evaluated facility conditions, and developed clear, evidence-based comparisons of cost, performance, and long-term value. Their ability to translate complex technical findings into practical recommendations made the analysis both accessible and highly impactful.

Spiezle's process was thorough and transparent. They engaged district staff and community stakeholders at key milestones to ensure that priorities such as program needs, operational efficiency, and educational outcomes were accurately represented. Their responsiveness and collaborative spirit built trust and ensured the final report reflected the district's goals and realities.

What truly set Spiezle apart was their capacity to balance precision with insight. They not only delivered detailed quantitative data but also provided strategic recommendations that aligned with the district's long-term vision for its facilities. The resulting report served as a vital planning tool—helping the district make informed, fiscally responsible choices regarding future investment.

I strongly recommend Spiezle to anyone in need of a knowledgeable, reliable, and highly professional partner for master planning, Castaldi Analyses or other facility planning studies. Their expertise, diligence, and commitment to quality were evident in every phase of the project.

Please don't hesitate to contact me if you would like further details about our experience.

Sincerely,

Matthew Weber  
Director of Building Services and Projects  
**St. Lucie Public Schools**  
[Matthew.weber@stlucieschools.org](mailto:Matthew.weber@stlucieschools.org)



## ***SUMTER COUNTY SCHOOL DISTRICT***

2680 W C-476, Bushnell, Florida 33513 – <http://www.sumter.k12.fl.us>

*Building Tomorrow's Leaders Today*

**Logan W. Brown**  
Superintendent of Schools

**BOARD MEMBERS**

District 1 **Sally Moss**  
District 2 **Brett Sherman**  
District 3 **David A. Williams**  
District 4 **Russell Hogan**  
District 5 **Kathie L. Richard**

**TELEPHONE (352) 793-2315**

**Superintendent**  
Ext. 50208 Fax 793-4180

**Assistant Superintendent**  
Ext. 50247 Fax 793-4180

**Curriculum & Instruction**  
Ext. 50206 Fax 793-4180

**Elementary Education**  
Ext. 50210 Fax 793-4180

**Secondary Education**  
Ext. 50207 Fax 793-4180

**Student Services**  
Ext. 50211 Fax 793-4180

**School Safety**  
Ext. 50232 Fax 793-4180

**Finance**  
Ext. 50233 Fax 793-4963

**Human Resources**  
Ext. 50220 Fax 793-2096

**Employee Benefits**  
Ext. 50230 Fax 793-2096

**Food Service**  
Ext. 52200 Fax 793-4277

**Professional Development**  
Ext. 50226 Fax 793-2096

**MIS/Data Processing**  
Ext. 50241 Fax 793-4963

**Exceptional Education**  
Ext. 50259 Fax 793-1612

**Information Technology**  
Ext. 50263 Fax 793-4377

**Adult Education**  
Ext. 54200 Fax 793-6508

**Facilities**  
Ext. 52201 Fax 793-9298

**Maintenance**  
Ext. 52212 Fax 793-9298

**Warehouse**  
Ext. 52220 Fax 793-5547

**Transportation**  
Ext. 53200 Fax 793-1083

Jonathan D. Parks  
Lead Project Manager - Facilities/Maintenance  
Sumter County School District  
301 W. McCollum Ave.  
Bushnell FL, 33513  
(352) 571-0040  
[jonathan.parks@sumter.k12.fl.us](mailto:jonathan.parks@sumter.k12.fl.us)

11/13/2025

To Whom It May Concern,

It is a privilege to recommend Spiezele Architectural Group, Inc. for their remarkable work on the district-wide master plan and facilities assessment for the Sumter County School District. Throughout this initiative, Spiezele demonstrated outstanding professionalism, deep technical expertise, and a clear commitment to delivering actionable, data-driven results.

Spiezele approached the project with a comprehensive understanding of our district's objectives—balancing educational needs, facility conditions, and long-term financial planning. Their team took the time to listen, gather meaningful input from multiple stakeholders, and synthesize complex information into a clear and strategic assessment that supports informed decision-making for years to come.

Spiezele's exceptional ability to translate a vast amount of data into practical insights differentiates them. They carefully evaluated each school facility, identifying strengths, deficiencies, and opportunities for improvement. Their recommendations were grounded in both educational value and fiscal responsibility, helping our district prioritize investments that will have the greatest impact on student learning and community benefit.

Equally important was their collaborative approach. Spiezele engaged district leadership, maintenance staff, and educational teams at every stage, ensuring the assessment reflected both technical accuracy and real-world applicability. Their responsiveness and attention to detail made the process seamless and productive.

The final master plan report has become an invaluable planning tool for our district, guiding our capital improvement strategy and supporting future funding efforts. I highly recommend Spiezele Architectural Group to any district or organization seeking a knowledgeable, strategic, and highly collaborative partner for facility assessments or long-range planning.

Please do not hesitate to contact me if you would like additional information about our experience working with Spiezele.

Sincerely,

Jonathan D. Parks  
Lead Project Manager - Facilities/Maintenance  
Sumter County School District



# Financial Statement

AJAX BUILDING COMPANY

**Ajax**  
*Confidential*

**AJAX BUILDING COMPANY LLC AND AFFILIATE  
CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2024**



## FINANCIAL STATEMENT CONT.

*Confidential*AJAX BUILDING COMPANY LLC AND AFFILIATECONTENTS

	<u>Page</u>
<u>Independent Auditors' Report</u>	2-4
<u>Consolidated Financial Statements</u>	
Consolidated Balance Sheet at December 31, 2024	5
Consolidated Statement of Income for the Year Ended December 31, 2024	6
Consolidated Statement of Changes in Member's Equity for the Year Ended December 31, 2024	7
Consolidated Statement of Cash Flows for the Year Ended December 31, 2024	8
Notes to the Consolidated Financial Statements	9
<u>Supplementary Information</u>	
Consolidating Balance Sheet at December 31, 2024	17

**Confidential**

### INDEPENDENT AUDITORS' REPORT

To The Member  
Ajax Building Company LLC and Affiliate

#### **Opinion**

We have audited the accompanying consolidated financial statements of Ajax Building Company LLC and Affiliate, which comprise the consolidated balance sheet at December 31, 2024, and the related consolidated statements of income, changes in member's equity, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Ajax Building Company LLC and Affiliate as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Ajax Building Company LLC and Affiliate and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Ajax Building Company LLC and Affiliate's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

*Confidential***Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Ajax Building Company LLC and Affiliate's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Ajax Building Company LLC and Affiliate's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



## FINANCIAL STATEMENT CONT.

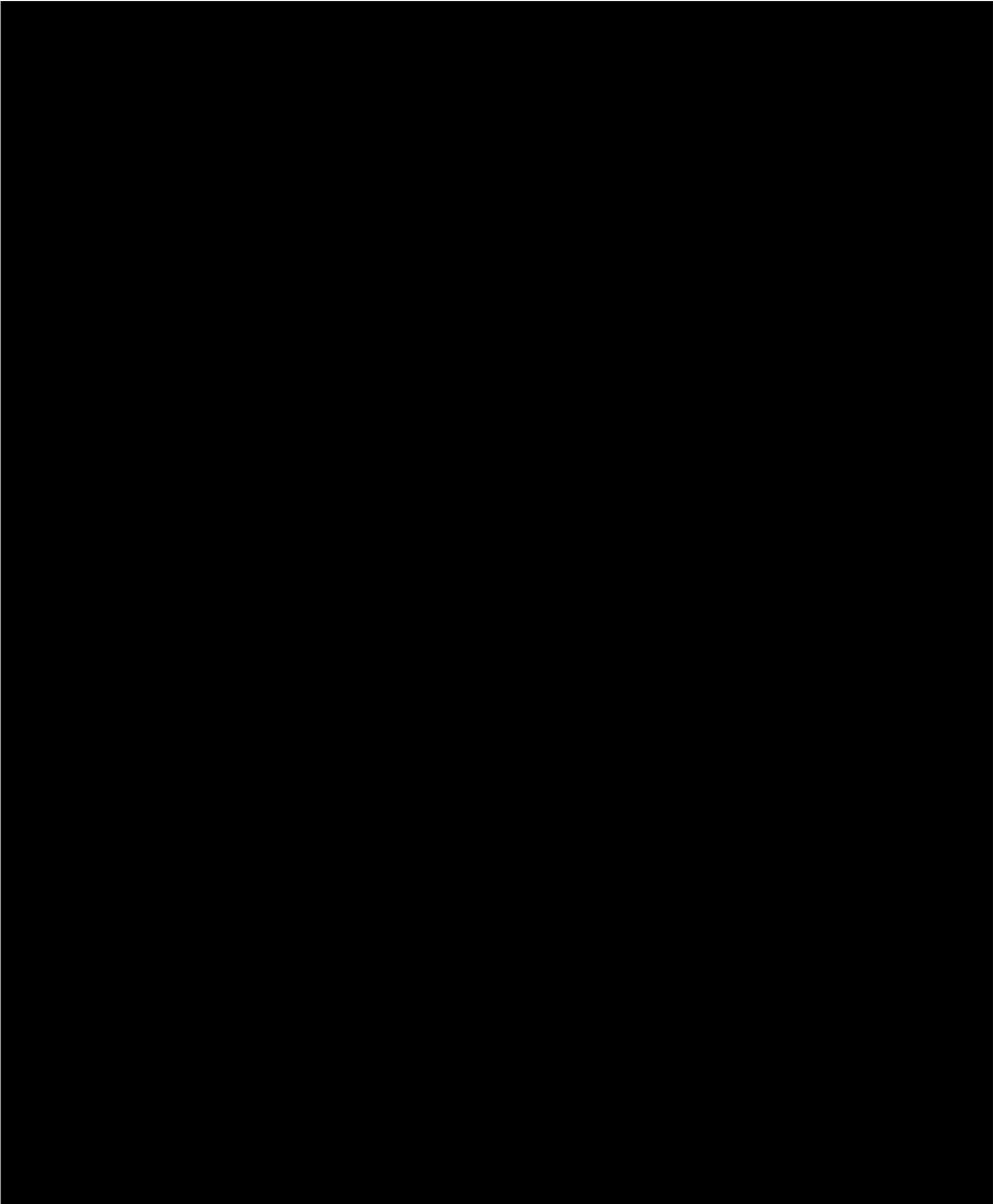
**Confidential****Report on Supplementary Information**

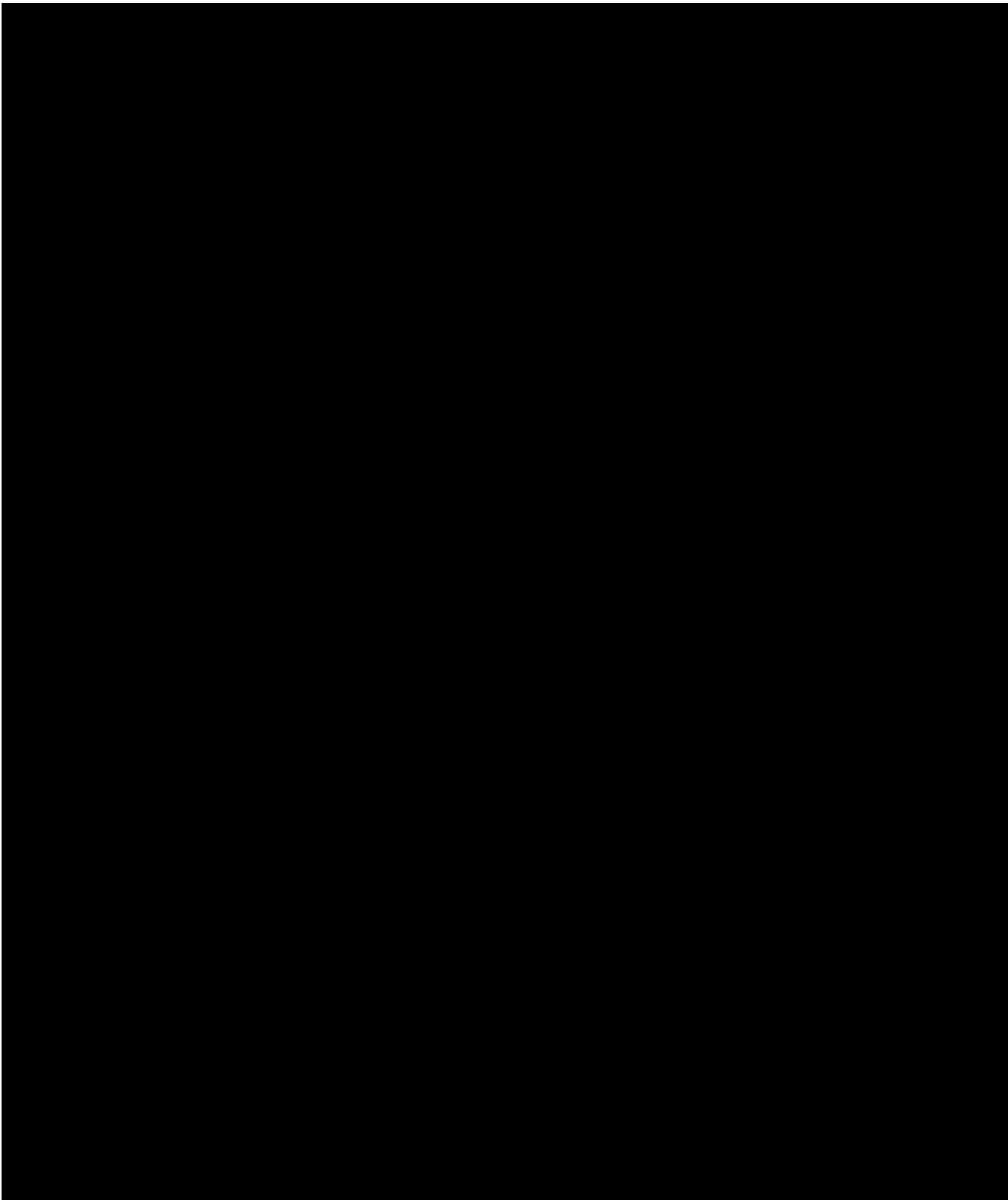
Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating balance sheet is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

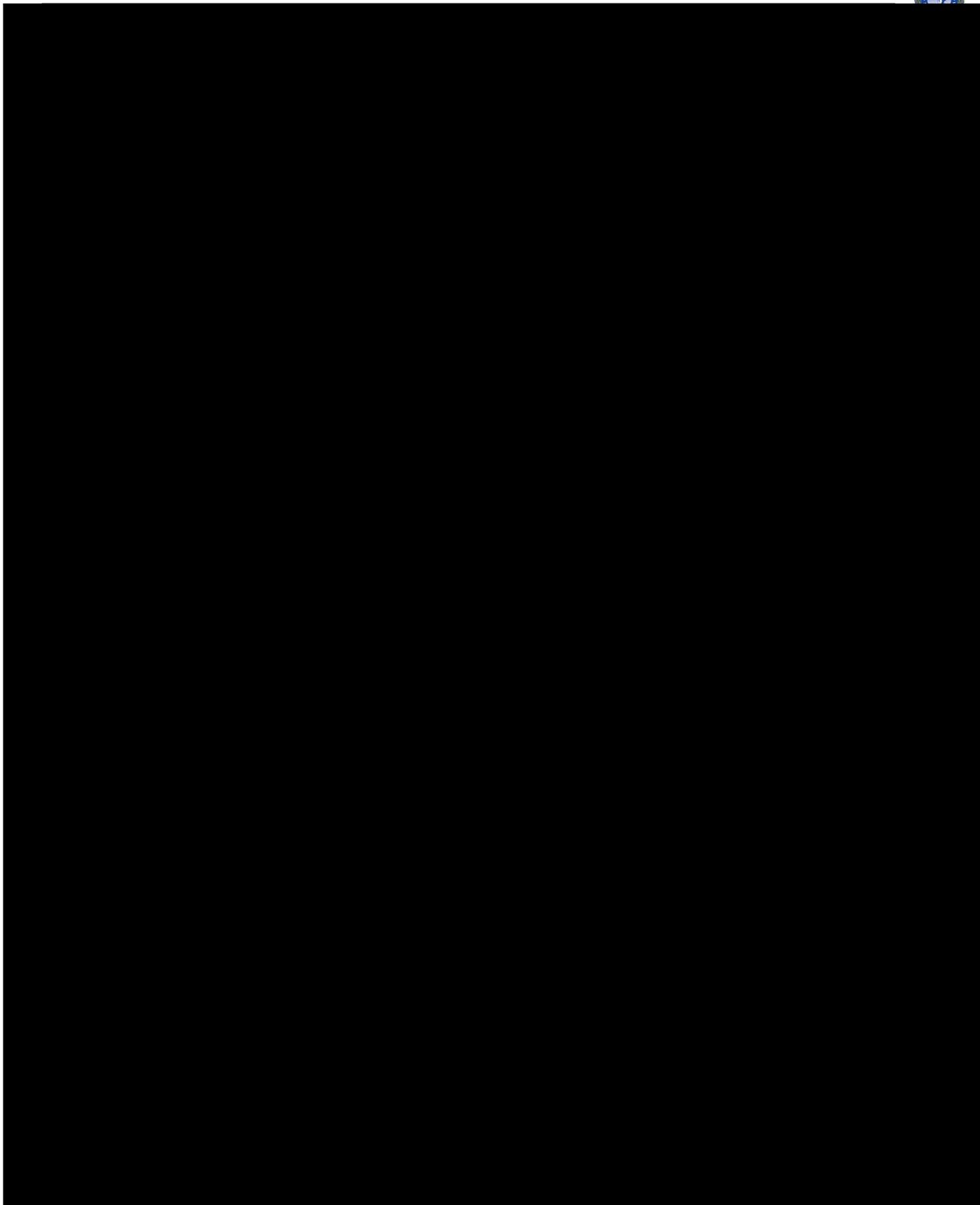
*Grassi & Co., CPAs, P.C.*

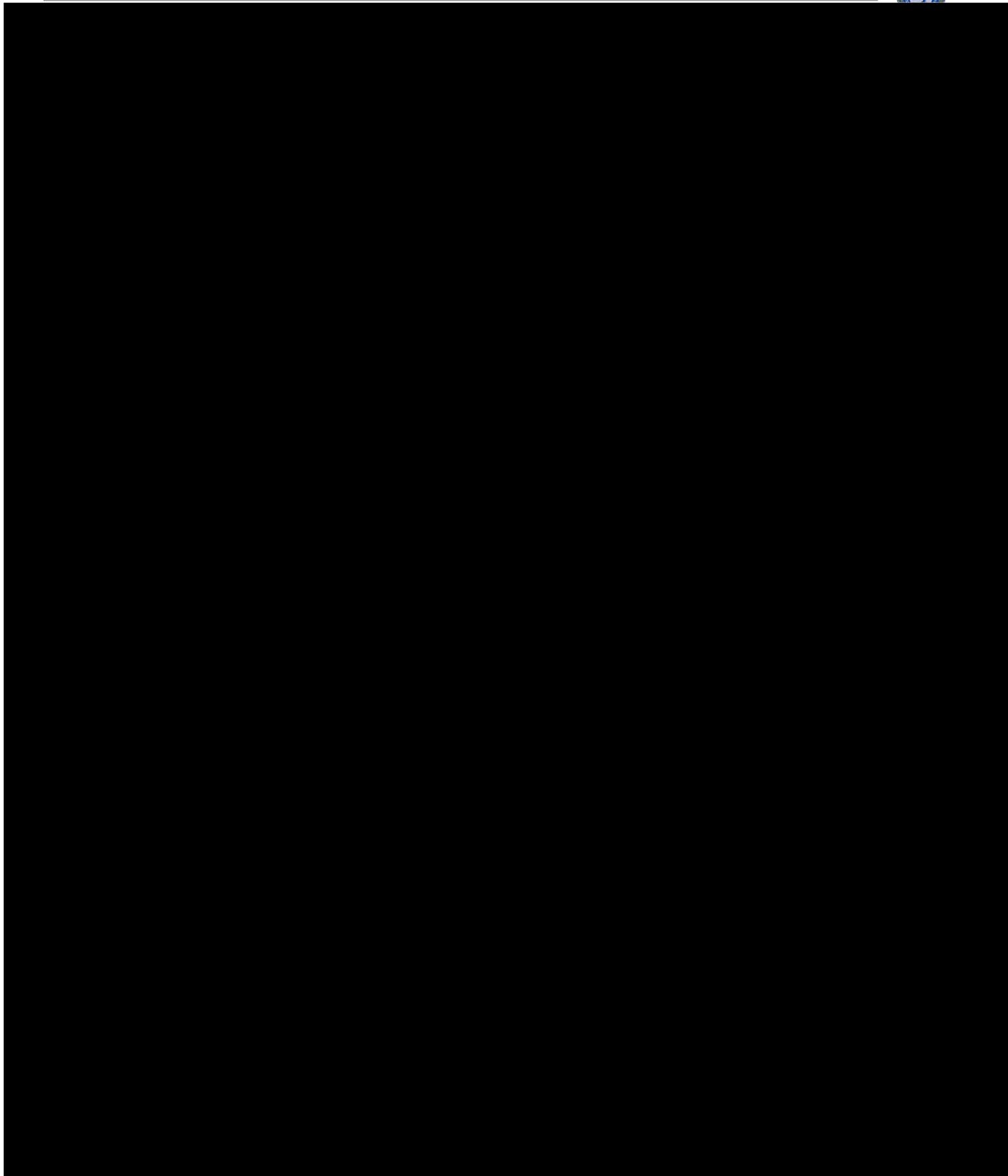
GRASSI & CO., CPAs, P.C.

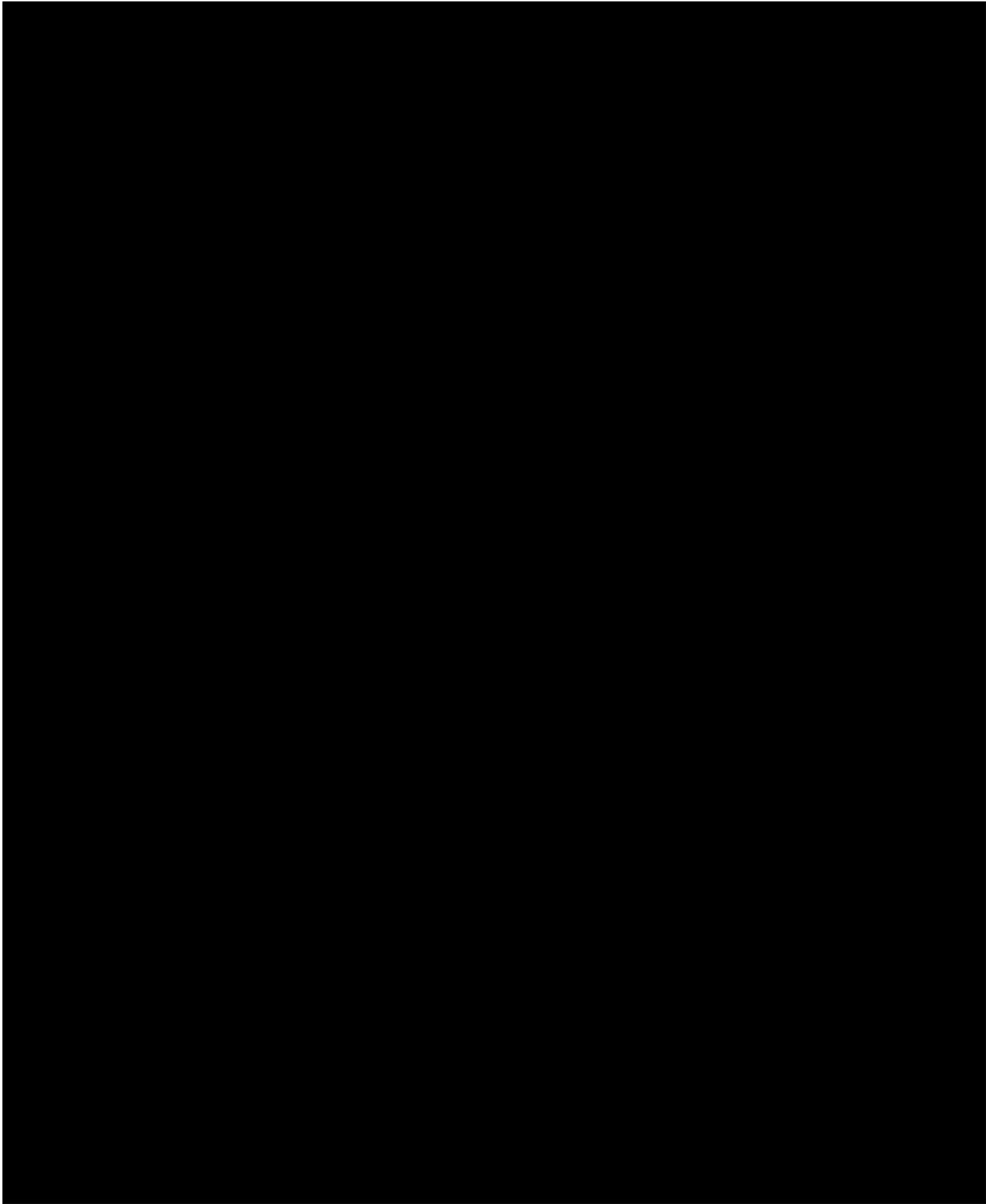
Jericho, New York  
March 7, 2025

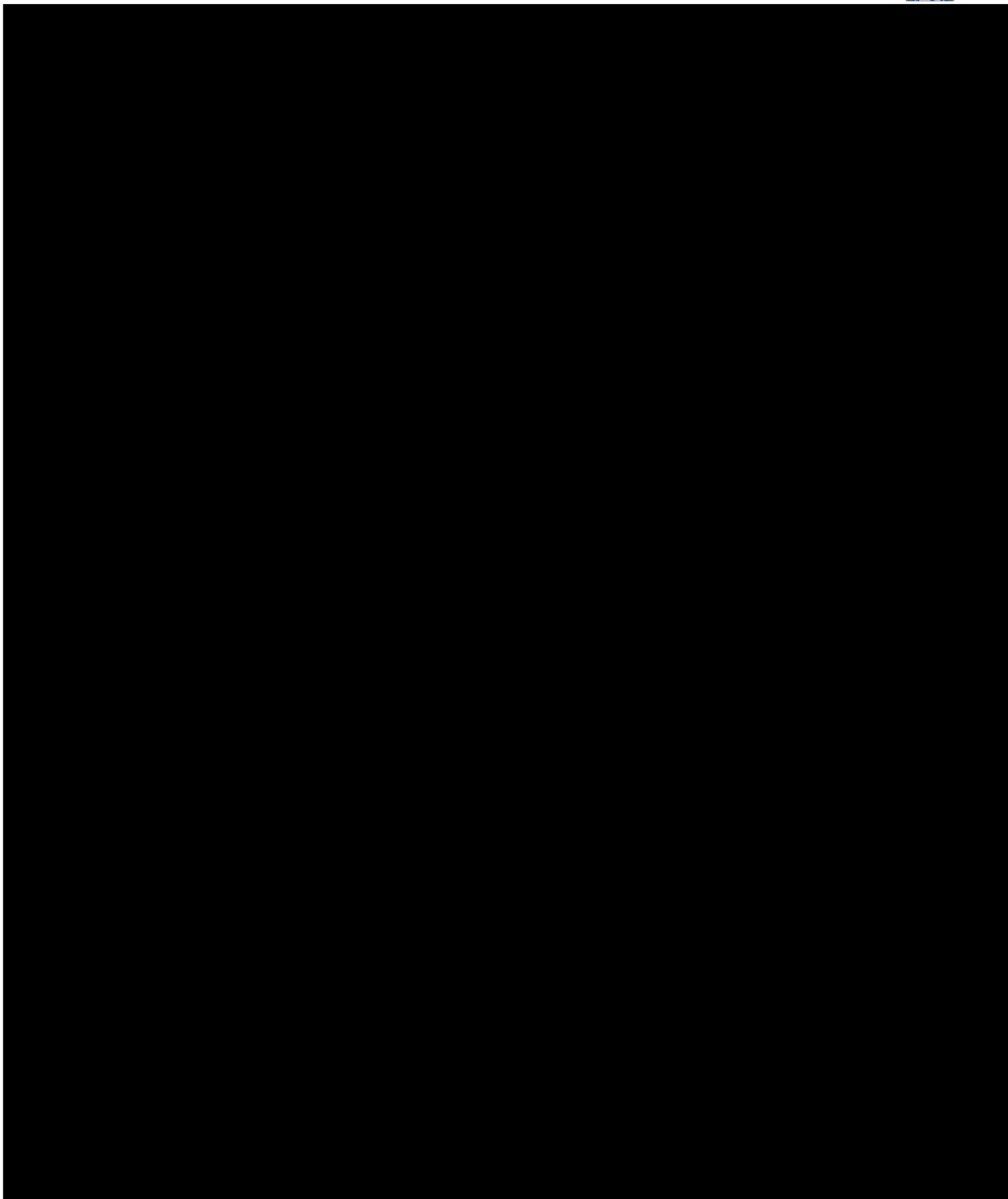


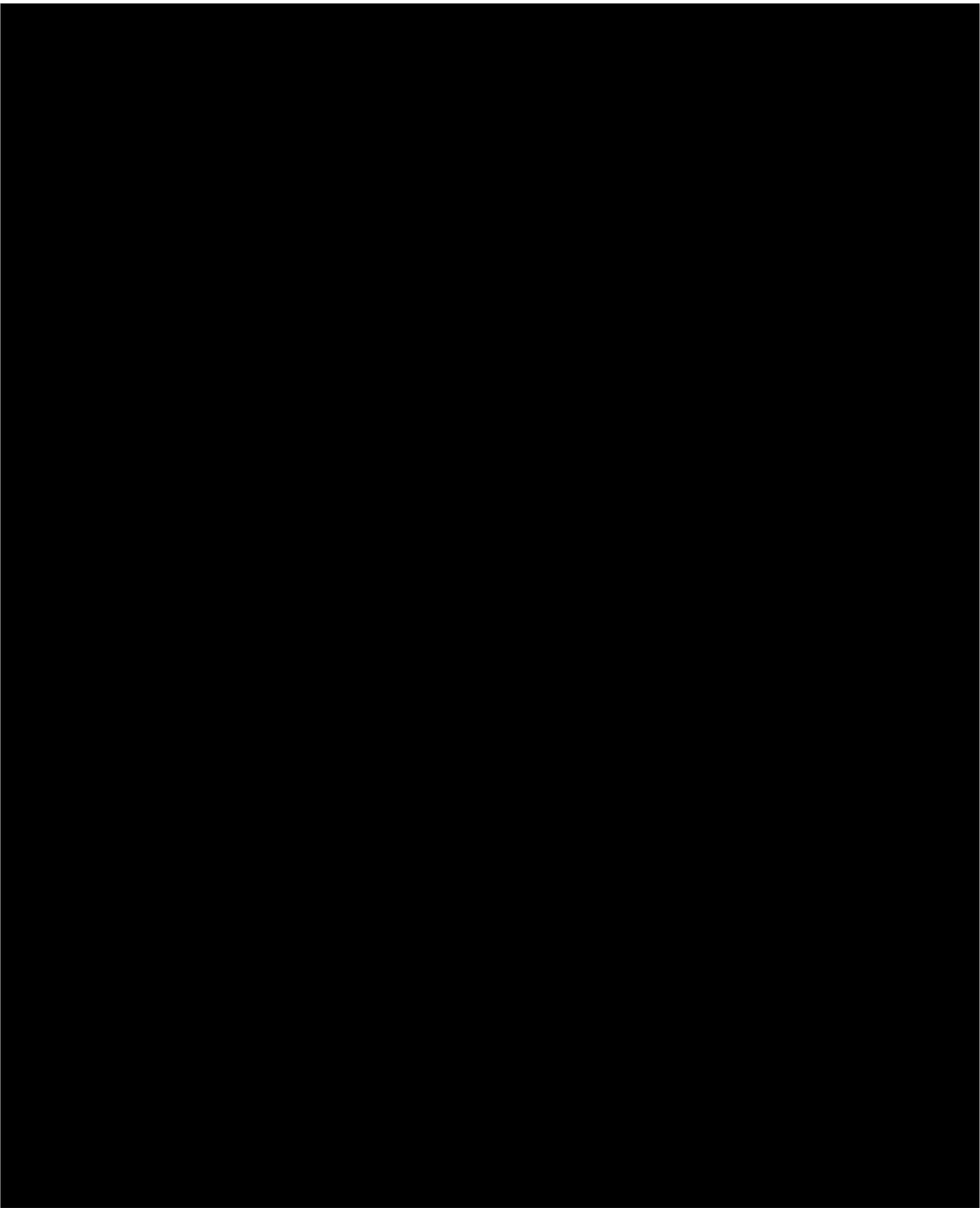


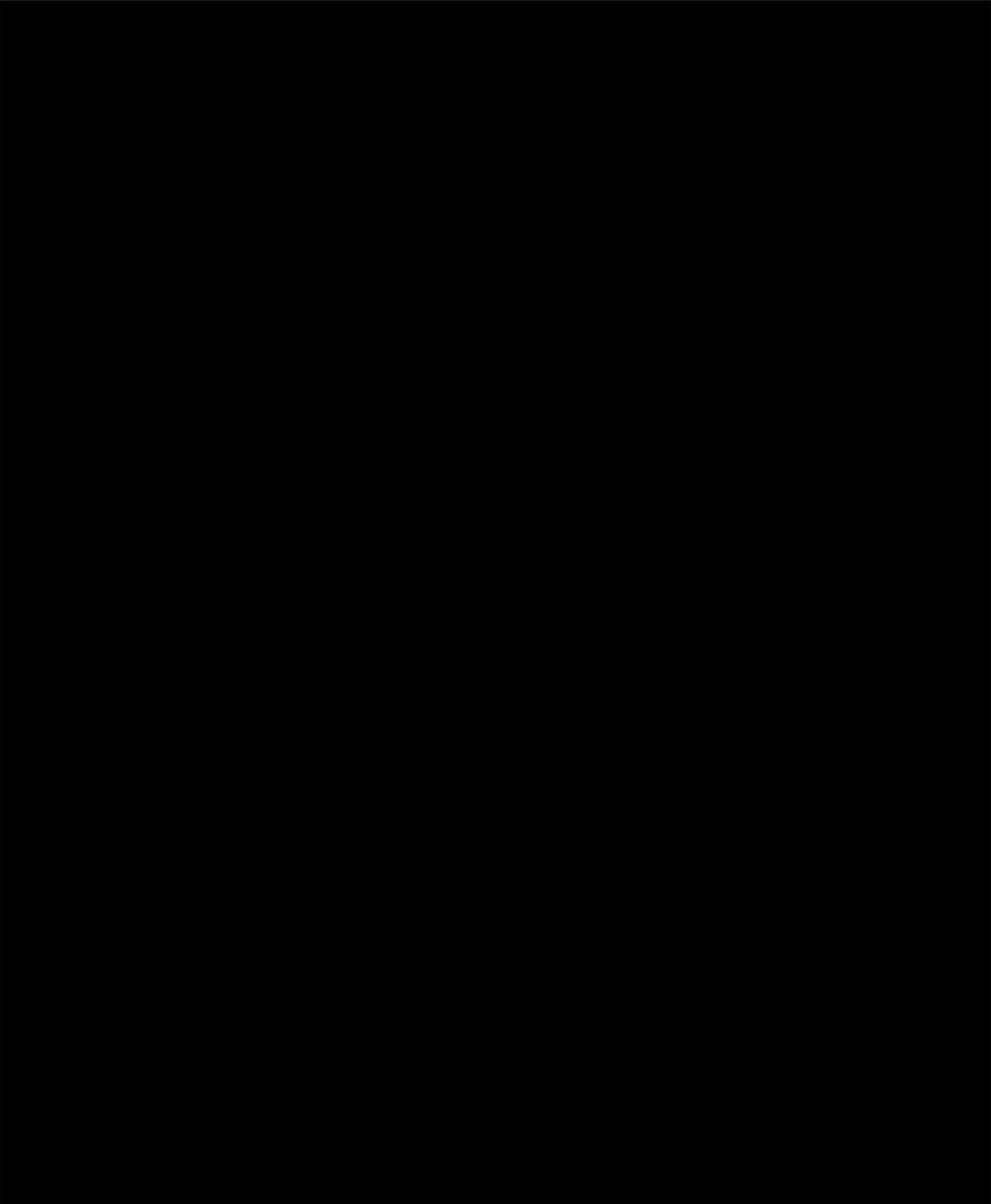


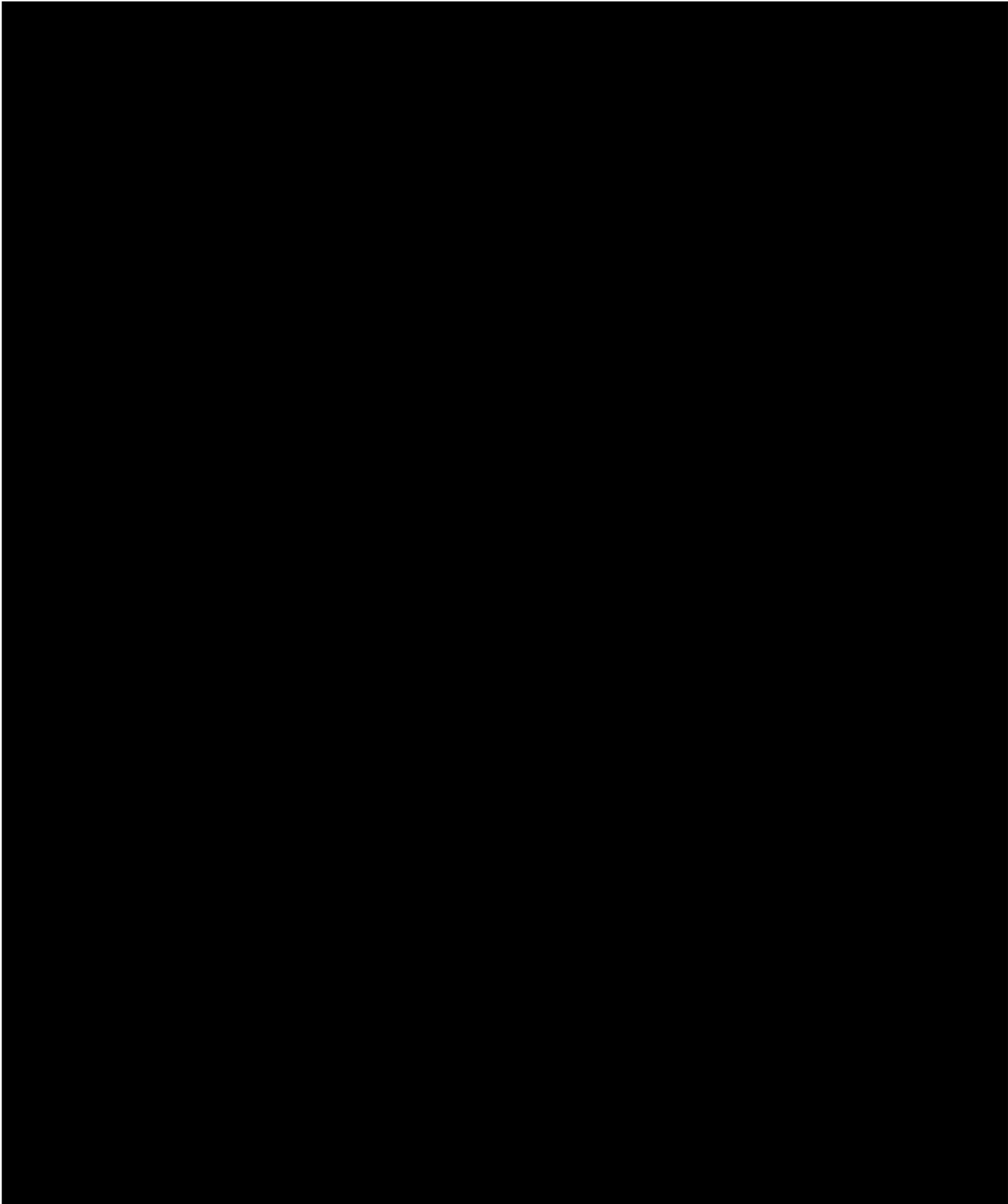


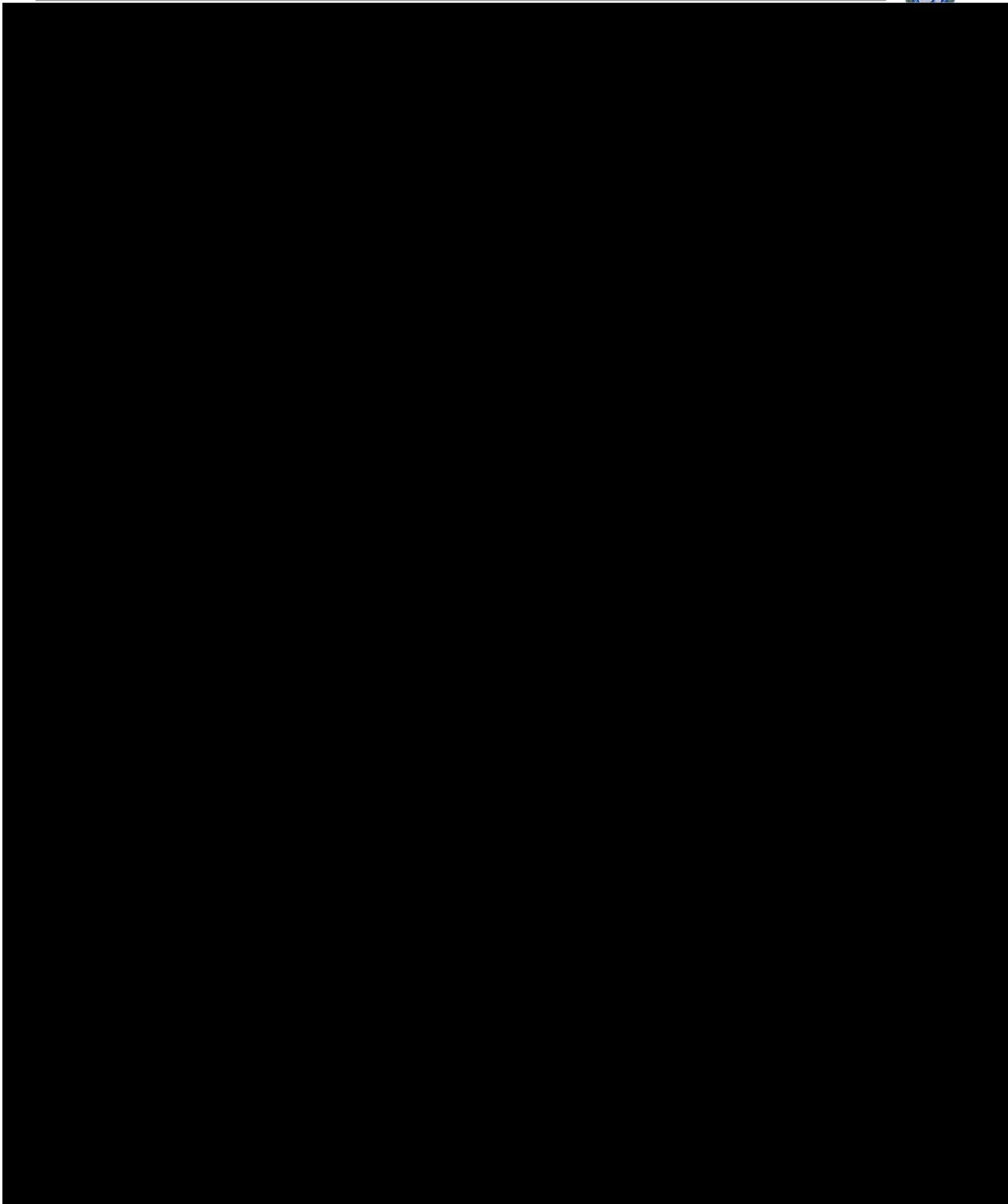


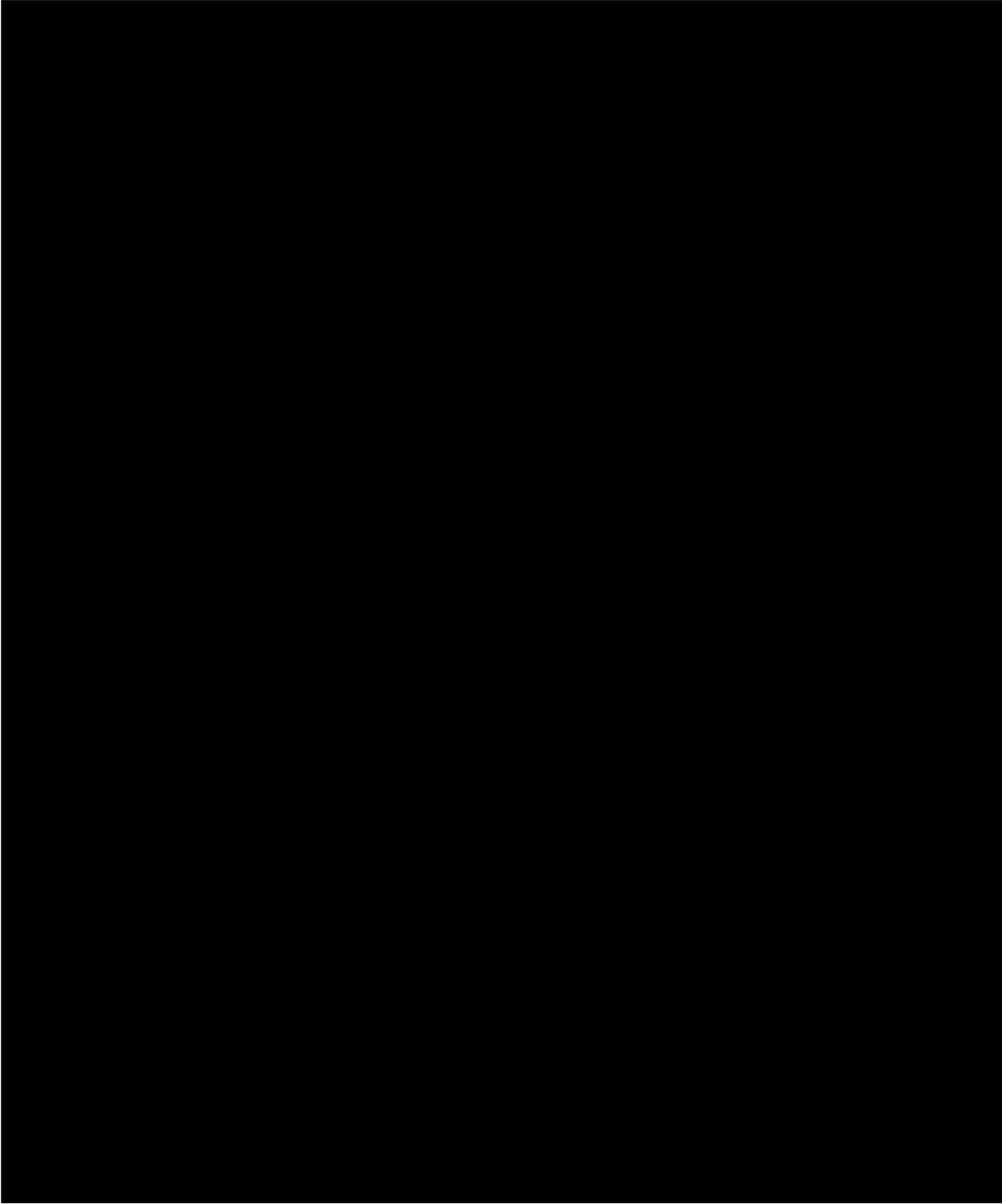


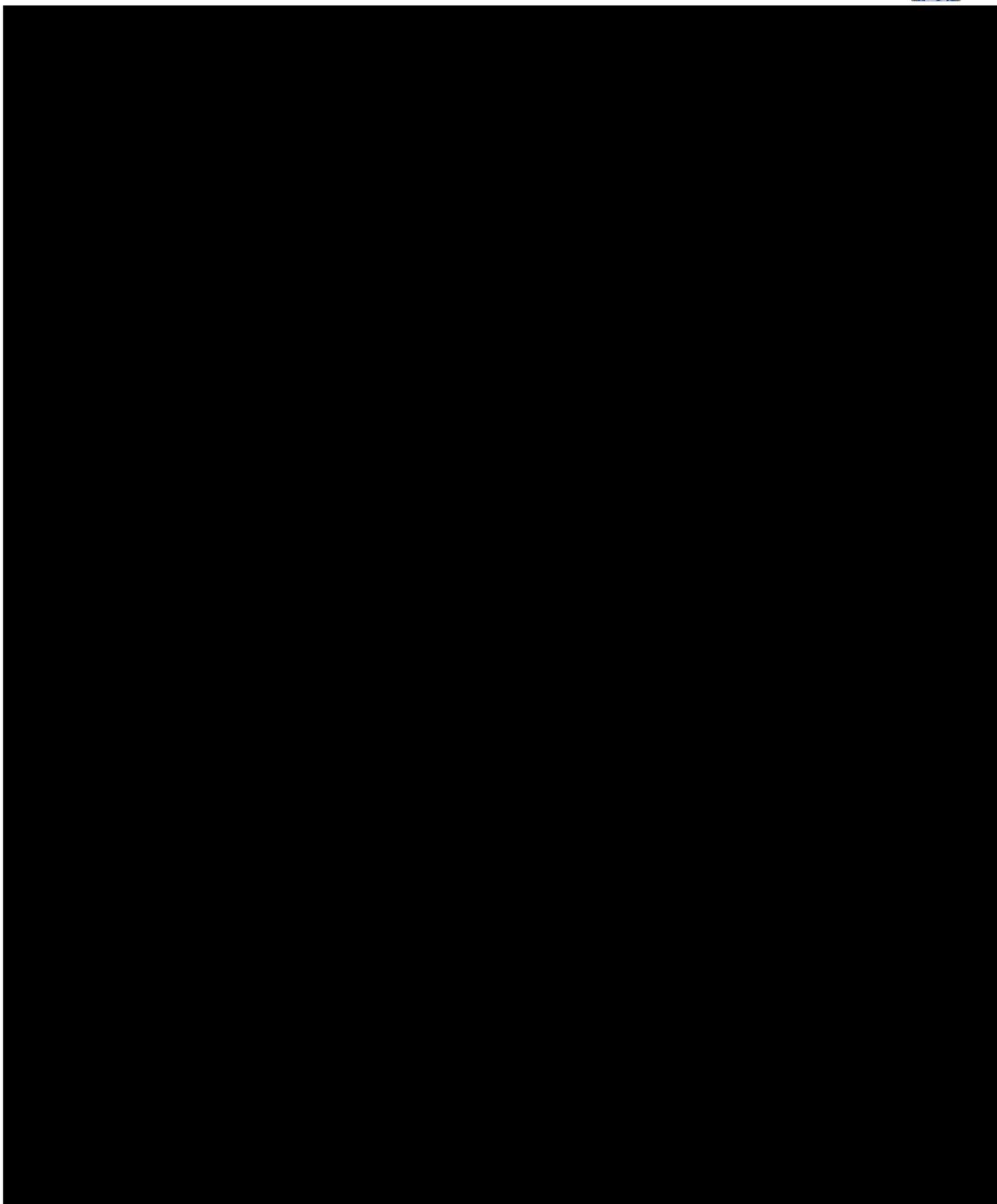


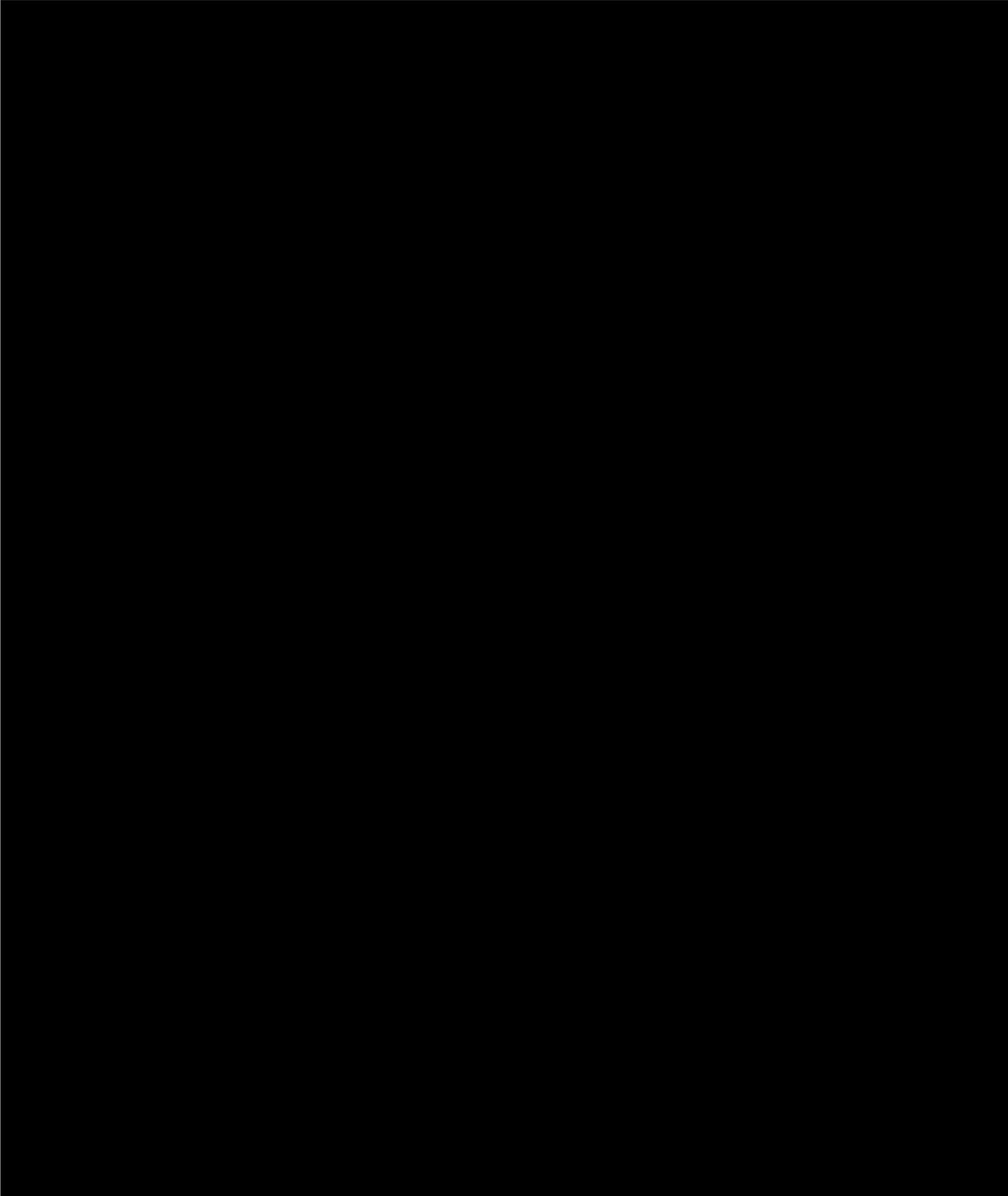


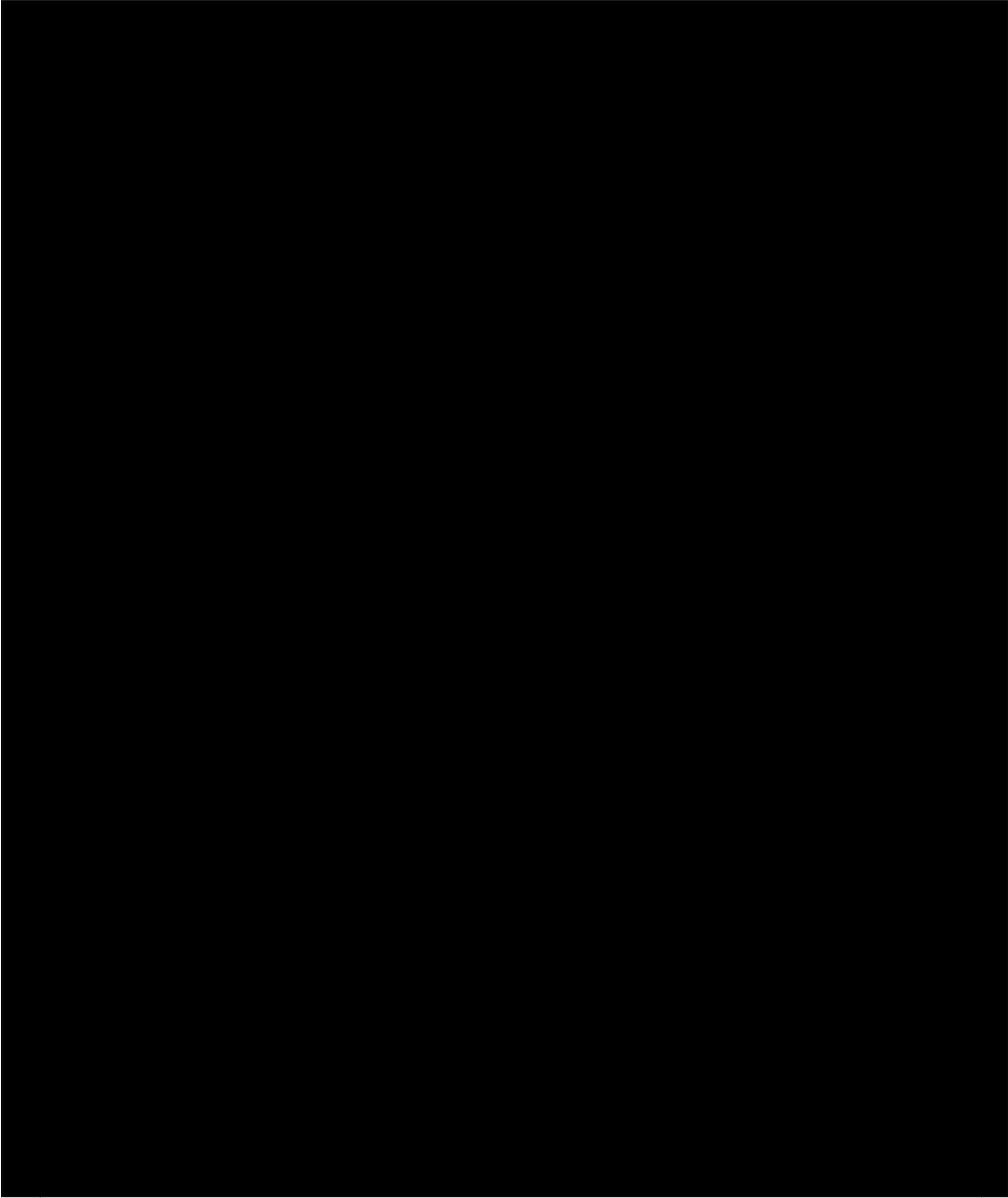












# 6

## FORMS AND DOCUMENTATION

LEGACY HIGH SCHOOL



# FLORIDA DEVELOPMENT SOLUTIONS

FORMS & LICENSES



**FLORIDA DEVELOPMENT SOLUTIONS**



**VENDOR CERTIFICATION REGARDING  
SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: Florida Developent Solutions, LLC.  
 Vendor FEIN: 39-2317367  
 Vendor's Authorized Representative Name and Title: Tom Iarossi - President / Executive Director  
 Address: 2605 W Prospect Rd  
 City, State, Zip: Tampa, FL 33629  
 Phone Number: 813-436-6521  
 Email Address: iarossi.tom@floridadevelopmentsolutions.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By:   
 who is authorized to sign on behalf of the above referenced company.

**Tom Iarossi - President / Executive Director**  
 \_\_\_\_\_  
 Print Name and Title

1/5/2026  
 \_\_\_\_\_  
 Date

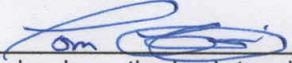

**FLORIDA DEVELOPMENT SOLUTIONS**

**VENDOR CERTIFICATION REGARDING  
DISCRIMINATORY VENDOR LIST**

Respondent Vendor Name: Florida Developent Solutions, LLC.  
 Vendor FEIN: 39-2317367  
 Vendor's Authorized Representative Name and Title: Tom Iarossi - President / Executive Director  
 Address: 2605 W Prospect Rd  
 City, State, Zip: Tampa, FL 33629  
 Phone Number: 813-436-6521  
 Email Address: iarossi.tom@floridadevelopmentsolutions.com

Section 287.134(3)(d), Florida Statutes, prohibits an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity." Section 287.134(2)(a), F.S.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on are on the Discriminatory Vendor List maintained by the Florida Department of Management Services pursuant to Section 287.134(3)(d), F.S.

Certified By:   
 who is authorized to sign on behalf of the above referenced company.

**Tom Iarossi - President / Executive Director**

Print Name and Title

1/5/2026

Date



## FLORIDA DEVELOPMENT SOLUTIONS

### SWORN STATEMENT UNDER SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

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

1. This sworn statement is submitted for Florida Development Solutions, LLC
2. This sworn statement is submitted by Florida Development Solutions, LLC  
Whose business address is: 2605 W Prospect Rd Tampa, FL 33629  
and (if applicable) its Federal Employer Identification Number (FEIN) is: 39-2317367

(If entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_)

3. My name is Tom Iarossi and my relationship to the entity named above is Owner / President / Executive Director
4. I understand that a "public entity crime" as defined in Section 287.133(1)(g), 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 of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Section 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without 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, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Section 287.133(1) (a), Florida Statutes, means: (1) A predecessor or successor of a person convicted of a public entity crime; or (2) 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.
7. I understand that a "person" as defined in Section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States



## FLORIDA DEVELOPMENT SOLUTIONS

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 management of an entity.

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

**[Please indicate which statement applies.]**

- Neither the entity submitting this sworn statement, nor one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of public entity crime subsequent to July 1, 1989.
- There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate has not been placed on the convicted vendor list. [Please describe any action taken by or pending with the Department of General Services.]

Signature: \_\_\_\_\_

Date: 1/5/2026



FLORIDA DEVELOPMENT SOLUTIONS

STATE OF FLORIDA  
HILLSBOROUGH

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5<sup>th</sup> day of January, 2025, by

Tom Larussi (Name of Officer or Agent), as President (Title of Officer or Agent) of

Florida Development Solutions, LLC (Name of Corporation Acknowledging) a Florida limited liability corp corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



BRIAN WATSON  
Commission # HH 308863  
Expires October 21, 2026

Brian Watson  
(Printed, Typed or Stamped Name of Notary Public)



**FLORIDA DEVELOPMENT SOLUTIONS**



**NON-COLLUSION CERTIFICATION**

I (we) hereby certify that if the contract is awarded to me, our firm, partnership or corporation, that no members of the elected governing body of Martin County nor any professional management, administrative official or employee of the County, nor members of his or her immediate family including spouse, parents or children, nor any person representing or purporting to represent any member or members of the elected governing body or other official, has solicited, has received or has been promised, directly or indirectly, any financial benefit including but not limited to a fee, commission, finder's fee, political contribution, goods or services in return for favorable review of any Proposals submitted in response to the Request for Proposal or in return for execution of a contract for performance or provision of services for which proposals are herein sought.

Firm Name: Florida Development Solutions, LLC

Name of Authorized Official: Tom Iarossi

Title of Authorized Official: President / Executive Director

Signature of Authorized Official: 

Date: 1/5/2026



FLORIDA DEVELOPMENT SOLUTIONS



E-VERIFY

Bid/Contract Number: N/A

Bid/Contract Name: Martin County New Operations Facility

The Respondent (Bidder) hereby acknowledges and certifies compliance with Section 448.095, Florida Statutes.

- The Respondent (Bidder) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.
- The Respondent (Bidder) shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system.
- The Respondent (Bidder) shall comply with Section 448.095, Florida Statutes, for the duration of the contract term, including any extensions or renewal periods.

If the Respondent (Bidder) is a private employer that employs less than twenty-five (25) employees (in accordance with Section 448.095, Florida Statutes), please list the number of employees below:

6

- Respondent (Bidder) shall include as an attachment to this form, proof of registration with the United States Department of Homeland Security E-Verify system. N/A

Failure to complete this form may be grounds for rejection of bid.

Firm Name: Florida Development Solutions, LLC

Name of Authorized Official: Tom Iarossi

Title of Authorized Official: President / Executive Director

Signature of Authorized Official: 

Date: 1/5/2026



## FLORIDA DEVELOPMENT SOLUTIONS

**EQUAL OPPORTUNITY STATEMENT**

The Respondent (Bidder) shall complete the following statement by signing this form where indicated.

Failure to complete this form may be grounds for rejection of bid:

1. The awarded Contractor shall comply with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992, as amended) prohibiting employment discrimination and shall comply with the regulations and guidelines promulgated pursuant to this Act by the Secretary of the Interior and the Heritage Conservation and Recreation Service.
2. During the performance of this contract, the awarded Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:
3. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
4. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
5. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
6. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
7. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.



## FLORIDA DEVELOPMENT SOLUTIONS

8. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
9. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a sub-Contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Firm Name:

Florida Development Solutions, LLC

Name of Authorized Official:

Tom Iarossi

Title of Authorized Official:

President / Executive Director

Signature of Authorized Official:

Date:

1/5/2026



FLORIDA DEVELOPMENT SOLUTIONS



DRUG FREE WORKPLACE CERTIFICATION

The undersigned Bidder/Contractor, in accordance with Florida Statute 287.087 hereby certifies that

Florida Development Solutions, LLC. \_\_\_\_\_ does:
(Name of Business)

- 1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities, or contractual services that are under bid, the employee will abide by the terms of the statement, and will notify the employer of any conviction of, or plea of guilty, or nolo contendere to any violation of Chapter 1893, or of any controlled substance law of the United States, or any State, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance, or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Firm Name: Florida Development Solutions, LLC
Name of Authorized Official: Tom Iarossi
Title of Authorized Official: President / Executive Director
Signature of Authorized Official: [Handwritten Signature]
Date: 1/5/2026



FLORIDA DEVELOPMENT SOLUTIONS



MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS  
CONSTRUCTION PLAN SET  
SIGN OUT FORM

Contractor Name: Florida Development Solutions, LLC.

Issued by: Martin County BOCC - Purchasing Division

Bid Number: N/A

Project Name: Martin County New Operations Facility

These records are exempt from public disclosure under Chapter 119 of the Florida Public Records Law and shall not be duplicated or forwarded to another party unless written permission has been received by the Department/Agency/Office, releasing said records. Once the purpose for the release of the records is completed, the Contractor/Vendor who received these records shall provide written notification to the Department/Agency/Office that the records have been properly dispositioned by being returned or destroyed. The records are exempt from disclosure pursuant to the following:

Section 119.071(3)(b), F.S

1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.
2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.
3. Information made exempt by this paragraph may be disclosed:
  - a. To another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities;
  - b. To a licensed architect, engineer, or contractor who is performing work on or related to the building, arena, stadium, water treatment facility, or other structure owned or operated by an agency; or
  - c. Upon a showing of good cause before a court of competent jurisdiction.
4. The entities or persons receiving such information shall maintain the exempt status of the information.

Section 119.071(3)(c), F.S

1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attraction and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which records are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.
2. This exemption applies to any such records held by an agency before, on, or after the effective date of this act.
3. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

  
Signature of Vendor/Contractor

\_\_\_\_\_  
Signature of County Purchasing Representative

Date: 1/5/2026

Date: \_\_\_\_\_



## FLORIDA DEVELOPMENT SOLUTIONS

### CONFLICT AFFIDAVIT

STATE OF ( 1/5/2026  
FLORIDA )

COUNTY OF ( Martin )

I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

1. I am over the age of 18 and am a resident of the State of Florida.
2. I am the President / Executive Director (title) of Florida Development Solutions, LLC (Entity name) and I certify that I have the authority to make the representations set forth within this Affidavit.
3. Florida Development Solutions, LLC (Entity name) intends to do business with Martin County in response to:

RFB
  RFP
  RFQ #: \_\_\_\_\_

whereby business will be awarded under a system of sealed, competitive bidding to the lowest or best bidder.

4. I have reviewed Section 112.313(3), 112.313(7), and 112.313(12), Florida Statutes; and pursuant to the provisions therein, Florida Development Solutions, LLC (Entity name) doing business with Martin County:

**DOES NOT** impact any public officer, advisory board member or employee of Martin County; or

**DOES IMPACT** public officer, advisory board member or employee of Martin County

(Public Officer / Advisory Board Member / Employee Name:

\_\_\_\_\_); and

5. In compliance with Section 112.313(12), Florida Statutes, the impacted public officer or employee of Martin County, prior to the submission of this bid, has filed a statement with the Supervisor of Elections of Martin County, disclosing their interest, or the interest of their spouse or child, and the nature of the intended business, as set forth in Florida Commission on Ethics Form 3A:

<http://www.ethics.state.fl.us/Documents/Forms/Form3A.pdf?cp=202058>.

6. Additionally, I have reviewed Sections 112.313(3) and 112.313(7), Florida Statutes, concerning advisory board members, and confirm that any business relationships involving advisory board members comply with these statutes. Disclosure of any conflicts of interest for advisory board members has been made in accordance with Florida Commission on Ethics Form 4a:

<http://www.ethics.state.fl.us/Documents/Forms/Form4a.pdf?cp=202058>.

Conflict Affidavit  
Page 1 of 2



FLORIDA DEVELOPMENT SOLUTIONS

Executed this 5<sup>th</sup> day of January, 2025.

By [Signature]  
(Signature)

By TOM IAROSCI - PRESIDENT  
(Name and Title)

STATE OF (FLORIDA)

COUNTY OF (HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5<sup>th</sup> day of January, 2025, by Tom Iarosci (Name of Officer or Agent), as President (Title of Officer or Agent) of

Florida Development Solutions, LLC (Name of Corporation Acknowledging) a Florida Limited Liability Company corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



BRIAN WATSON  
Commission # HH 308863  
Expires October 21, 2026

Brian Watson  
(Printed, Typed or Stamped Name of Notary Public)


**FLORIDA DEVELOPMENT SOLUTIONS**

**BIDDER'S QUALIFICATION STATEMENT**

The signatory of the Statement guarantees the truth and accuracy of all statements and of answers to all questions hereinafter made. Failure to complete and return this Statement, or any false statement therein may render a bid non-responsive at the sole discretion of the Martin County Board of County Commissioners. **All portions of the Statement must be completed.**

<b>Bid #:</b>	N/A
<b>Bid Name:</b>	Martin County New Operations Facility
<b>Bidder/Company Name:</b>	Florida Development Solutions, LLC.
<b>Street Address:</b>	2605 W Prospect Rd
<b>City, State, Zip Code:</b>	Tampa, FL 33629
<b>Telephone #:</b>	(813) 436-6521
<b>Email Address:</b>	iarossi.tom@floridadevelopmentsolutions.com
<b>Federal Employer ID # (FEIN):</b>	39-2317367

<b>If a corporation, please answer the following:</b>	
<b>Date of Incorporation:</b>	7/31/2024
<b>In what state:</b>	Florida
<b>President's Name:</b>	Tom Iarossi
<b>Vice President's Name:</b>	Brooke Iarossi
<b>Secretary's Name:</b>	Tom Iarossi
<b>Treasurer's Name:</b>	Tom Iarossi

<b>If a partnership, please answer the following:</b>	
<b>Date of Organization:</b>	
<b>General or Association:</b>	
<b>General Partner #1 Name:</b>	
<b>General Partner #1 Address:</b>	
<b>General Partner #2 Name:</b>	
<b>General Partner #2 Address:</b>	



**FLORIDA DEVELOPMENT SOLUTIONS**

If neither a corporation nor partnership, please provide the following information:	
Type of business organization:	
Principal #1 Name:	
Principal #1 Address:	
Principal #2 Name:	
Principal #2 Address:	
Principal #3 Name:	
Principal #3 Address:	

Contract Signature Authority (Individual that will sign the Contract, if awarded):	
Name:	TOM IAROSSE
Title:	President / Executive Director
Email Address:	iarossi.tom@floridadevelopmentsolutions.com

**LICENSE INFORMATION**

**License Category: Construction Industry**

Certified                       Registered

License Type:

Building Contractor       General Contractor       Utility & Excavation

Other: NA - FDS only specifically serving in Developer role for this project

<b>License #:</b>	
<b>Expiration Date:</b>	
<b>Name of License Holder/Qualifying Agent:</b> <i>(exactly as it appears on file with the State of Florida's Construction Industry Licensing Board)</i>	

**License Category: Engineers**

License Type:       Professional Engineer

<b>License #:</b>	
<b>Expiration Date:</b>	



**FLORIDA DEVELOPMENT SOLUTIONS**

<b>License Category: Other</b>	
License Type:	
License #:	
Expiration Date:	

<b>Martin County Occupational License</b>	
License Type:	
License #:	
Expiration Date:	

<i>For work funded by federal grant, Contractor/Vendor is required to have an active registration with the System for Award Management (SAM) (<a href="https://www.sam.gov">https://www.sam.gov</a>) prior to execution of the agreement.</i>	
Unique Entity ID:	

<b>Are you a Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE), Woman-Owned Business Enterprise (WBE) or Veteran Owned Business (VOB)?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	

<b>Are you a small business as defined by the SBA?</b> If Yes, # of Employees:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	

Number of years in business under this name:	2
Number of years in business under other names:	
How many years' experience in performing the type of work called for in this bid?	31
In what other lines of business do you or your organization or any partners thereof have financial interests? If none, please type "N/A".	General Contracting

<b>Does your firm have any officer, owner, employee or agent who is also an officer, employee or advisory board member of Martin County?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Section 112.313, Florida Statutes, prohibits contracts with County employees, officers, and advisory board members. All vendors must disclose the name of any Martin County officer or employee who is employed by (Section 112.313(7), Florida Statutes) or owns, directly or indirectly an interest in the vendor's firm or any of its branches (Section 112.313 (3), Florida Statutes). Advisory Board Members, County officers or County employees may qualify for an exemption by including a completed Commission on Ethics Form 3A with their submittal and filing such form with the Supervisor of Elections in accordance with Section 112.313(12)(b), Florida Statutes. Please contact the Purchasing Division ( <a href="mailto:pur_div@martin.fl.us">pur_div@martin.fl.us</a> ) for additional information.	



**FLORIDA DEVELOPMENT SOLUTIONS**

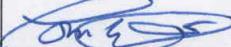
<p><b>Have you or your organization, or any office or partner thereof, failed to complete a contract?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p><b>Has your organization ever been assessed liquidated damages for failing to complete a Contract within the time specified in the Contract Documents?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p><b>Has your organization been assessed any penalties for non-compliance violations of the Federal or State Labor laws and/or regulations within the last five (5) years?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p><b>Does your organization have any outstanding judgments, demands or liens resulting from violating the State Labor laws, the Business and Professions Regulation statutes, Civil or Criminal decisions?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p><b>Have there been any suits, liens or surety claims against you or your organization over the past five (5) years for non-payment of sums due subcontractors or suppliers for work completed?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p><b>Has your organization been cited for violations of OSHA standards and requirements within the past 5 years?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		



**FLORIDA DEVELOPMENT SOLUTIONS**

<p><b>Are the Bidder, its principals or affiliates presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from participation in this transaction by any municipal, County, State, or Federal department or agency?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		

I certify that the above information is true and correct.

Name of Authorized Representative:	Tom Iarossi
Title:	President / Executive Director
Federal Tax I.D. Number:	39-2317367
Phone Number:	813-436-6521
Email Address:	iarossi.tom@floridadevelopmentsolutions.com
Authorized Signature:	



## FLORIDA DEVELOPMENT SOLUTIONS



### AFFIDAVIT REGARDING THE USE OF COERCION FOR LABOR & SERVICES

Respondent Vendor Name: Florida Development Solutions, LLC.

Vendor FEIN: 39-2317367

Vendor's Authorized Representative Name and Title: Tom Iarossi - President / Executive Director

Address: 2605 W Prospect Rd

City, State, Zip: Tampa, FL 33629

Phone Number: 813-436-6521

Email Address: iarossi.tom@floridadevelopmentsolutions.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

As the person authorized to sign on behalf of Respondent, I certify that the company identified **does not**:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose of exploitation of that person.



**FLORIDA DEVELOPMENT SOLUTIONS**

I declare under penalty of perjury that I have read the above document and that the statements contained therein are true.

Certified By: [Signature]  
Signature of Authorized Representative

Name and Title: Tom Iarossi - President / Executive Director

Date: 1/5/2026

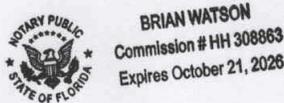
STATE OF ( FLORIDA )

COUNTY OF ( HILLSBOROUGH )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5th day of January, 2025, by Tom Iarossi (Name of Officer or Agent), as President (Title of Officer or Agent) of Florida Development Solutions, LLC (Name of Corporation Acknowledging) a Florida limited liability company corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



[Signature]  
(Printed, Typed or Stamped Name of Notary Public)



FLORIDA DEVELOPMENT SOLUTIONS



MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS  
BLUEPRINT / SCHEMATIC AFFIDAVIT  
FOR PROPOSALS AND BIDS

BEFORE ME, the undersigned authority, personally appeared on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. I am the PRESIDENT (title) of FLORIDA DEVELOPMENT SOLUTIONS, LLC. (company).
2. As the representative of a potential contractor to Martin County, I received building plans, blueprints, schematic drawings, diagrams or other public records which are exempt from public disclosure to assist FDS (company) in responding to a Martin County issued Request for Qualifications # N/A (Martin County New Operations Facility)
3. I was informed of the exempt nature of the specific public records when I received them and executed a form agreeing to accept responsibility to maintain the exemption.
4. As contemplated at the time I received the records, the records have been shared with others, which may include but are not limited to subcontractors and employees, in the preparation of a response to Martin County's Request.
5. Each party who has reviewed or received a copy of the exempt public records has been informed of the exempt nature of the records and of their responsibility for maintaining such.
6. Each individual and entity representative outside of myself and my organization who has reviewed or received a copy of the exempt public records is listed in Exhibit "A" attached to this Affidavit.
7. I hereby verify the above information to be true and correct.
8. I am familiar with the nature of an oath and with the penalties provided by the State of Florida for falsely swearing to a document.
9. I understand that I have accepted responsibility for any copies of the exempt records that I have provided to others.
10. I agree to indemnify, defend, and hold harmless Martin County, its Board of County Commissioners, and its staff for any direct or indirect claims for damages that arise in connection with the release of the exempt records by a party to whom they were provided.

[Signature]  
Signature

Tom Iarossi  
Printed Name

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5<sup>th</sup> day of January, 2025, by Tom Iarossi as President of Florida Development Solutions, LLC a Florida corporation, on behalf of the corporation.  He/She is personally known to me or has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



BRIAN WATSON  
Commission # HH 308863  
Expires October 21, 2026

Notary Public, State of Florida

Brian Watson  
[Signature]  
(Printed, Typed or Stamped Name of Notary Public)



**FLORIDA DEVELOPMENT SOLUTIONS**

**EXHIBIT A**

COMPANY NAME	INDIVIDUAL / ENTITY REPRESENTATIVE NAME
N/A	



**FLORIDA DEVELOPMENT SOLUTIONS**

Form **W-9**  
(Rev. March 2024)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

**1** Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)  
**Tom Iarossi**

**2** Business name/disregarded entity name, if different from above.  
**Florida Development Solutions, LLC**

**3a** Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.  
 Individual/sole proprietor     C corporation     S corporation     Partnership     Trust/estate  
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . **S**  
**Note:** Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  
 Other (see instructions)

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
Exempt payee code (if any) \_\_\_\_\_  
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the United States.)*

**3b** If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . .

**5** Address (number, street, and apt. or suite no.). See instructions.  
**2605 W Prospect Rd**

**6** City, state, and ZIP code  
**Tampa, FL 33629**

**7** List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Social security number**

				-				
--	--	--	--	---	--	--	--	--

OR

**Employer identification number**

3	9	-	2	3	1	7	3	6	7
---	---	---	---	---	---	---	---	---	---

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person  Date **1/8/26**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



**FLORIDA DEVELOPMENT SOLUTIONS**

**TAX RECEIPT**

<p><b>2025 - 2026</b> HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT</p> <p>OCC. CODE 280.000185 PLANNING CONSULTANT</p>	<p><b>EXPIRES SEPTEMBER 30, 2026</b></p> <p>2 Employees</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">ACCOUNT NO.</td> </tr> <tr> <td style="text-align: center;">97724</td> </tr> <tr> <td style="text-align: center;">RENEWAL</td> </tr> </table>	ACCOUNT NO.	97724	RENEWAL	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Receipt Fee</td> <td style="text-align: right;">22.00</td> </tr> <tr> <td>Hazardous Waste Surcharge</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Law Library Fee</td> <td style="text-align: right;">0.00</td> </tr> </table>	Receipt Fee	22.00	Hazardous Waste Surcharge	0.00	Law Library Fee	0.00
ACCOUNT NO.												
97724												
RENEWAL												
Receipt Fee	22.00											
Hazardous Waste Surcharge	0.00											
Law Library Fee	0.00											
<p>BUSINESS FLORIDA DEVELOPMENT SOLUTIONS LLC 2605 W PROSPECT RD TAMPA, FL 33629</p>		2025 - 2026										
<p>NAME FLORIDA DEVELOPMENT SOLUTIONS LLC MAILING 2605 W PROSPECT RD ADDRESS TAMPA, FL 33629</p>		<p>Paid 25-0-215681 12/23/2025 26.40</p>										
<p><b>BUSINESS TAX RECEIPT</b></p> <p style="font-size: 8px;">HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</p>		<p><b>NANCY C MILLAN, TAX COLLECTOR</b> 813-635-5200</p> <p><b>THIS BECOMES A TAX RECEIPT WHEN VALIDATED.</b></p>										

# Ajax

FORMS & LICENSES



## AJAX BUILDING COMPANY



**VENDOR CERTIFICATION REGARDING  
SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: Ajax Building Company, LLC

Vendor FEIN: 59-0969709

Vendor's Authorized Representative Name and Title: Jay Smith, President

Address: 1400 Centrepark Blvd.

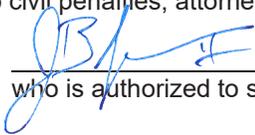
City, State, Zip: West Palm Beach, FL 33401

Phone Number: 850.251.0837

Email Address: jay.smith@ajaxbuilding.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By:   
who is authorized to sign on behalf of the above referenced company.

Jay Smith, President  
Print Name and Title



**AJAX BUILDING COMPANY**



**VENDOR CERTIFICATION REGARDING  
DISCRIMINATORY VENDOR LIST**

Respondent Vendor Name: Ajax Building Company, LLC

Vendor FEIN: 59-0969709

Vendor's Authorized Representative Name and Title: Jay Smith, President

Address: 1400 Centrepark Blvd.

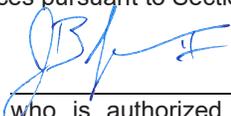
City, State, Zip: West Palm Beach, 33401

Phone Number: 850.251.0837

Email Address: jay.smith@ajaxbuilding.com

Section 287.134(3)(d), Florida Statutes, prohibits an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity." Section 287.134(2)(a), F.S.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on are on the Discriminatory Vendor List maintained by the Florida Department of Management Services pursuant to Section 287.134(3)(d), F.S.

Certified By:   
who is authorized to sign on behalf of the above referenced company.

Jay Smith, President  
Print Name and Title

February 6, 2026  
Date



## AJAX BUILDING COMPANY

**SWORN STATEMENT UNDER SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted for Martin County

2. This sworn statement is submitted by Ajax Building Company, LLC

Whose business address is: 1400 Centrepark Blvd., West Palm Beach, FL, 33401

and (if applicable) its Federal Employer Identification Number (FEIN) is: 59-0969709

(If entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_)

3. My name is Jay Smith and my relationship to the entity named above is President of Ajax Building Company, LLC

4. I understand that a “public entity crime” as defined in Section 287.133(1)(g), 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 of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that “convicted” or “conviction” as defined in Section 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without 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, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an “affiliate” as defined in Section 287.133(1) (a), Florida Statutes, means: (1) A predecessor or successor of a person convicted of a public entity crime; or (2) 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.

7. I understand that a “person” as defined in Section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States



## AJAX BUILDING COMPANY

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 management of an entity.

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

**[Please indicate which statement applies.]**

- Neither the entity submitting this sworn statement, nor one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of public entity crime subsequent to July 1, 1989.
- There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate has not been placed on the convicted vendor list. [Please describe any action taken by or pending with the Department of General Services.]

Signature: Jay Smith, President

Date: February 6, 2026



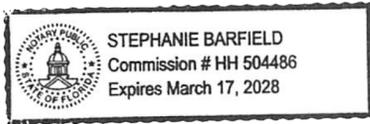
**AJAX BUILDING COMPANY**

STATE OF (Florida)

COUNTY OF (Palm Beach)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of February, 2026, by Jay Smith (Name of Officer or Agent), as President (Title of Officer or Agent) of Ajax Building Company, LLC (Name of Corporation Acknowledging) a Florida corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Stephanie Barfield *Stephanie Barfield*  
(Printed, Typed or Stamped Name of Notary Public)



**AJAX BUILDING COMPANY**



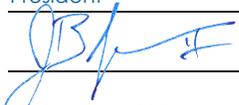
**NON-COLLUSION CERTIFICATION**

I (we) hereby certify that if the contract is awarded to me, our firm, partnership or corporation, that no members of the elected governing body of Martin County nor any professional management, administrative official or employee of the County, nor members of his or her immediate family including spouse, parents or children, nor any person representing or purporting to represent any member or members of the elected governing body or other official, has solicited, has received or has been promised, directly or indirectly, any financial benefit including but not limited to a fee, commission, finder's fee, political contribution, goods or services in return for favorable review of any Proposals submitted in response to the Request for Proposal or in return for execution of a contract for performance or provision of services for which proposals are herein sought.

Firm Name: Ajax Building Company, LLC

Name of Authorized Official: Jay Smith

Title of Authorized Official: President

Signature of Authorized Official: 

Date: February 6, 2026



**AJAX BUILDING COMPANY**



**E-VERIFY**

Bid/Contract Number: N/A

Bid/Contract Name: Martin County New Operations Facility

The Respondent (Bidder) hereby acknowledges and certifies compliance with Section [448.095](#), Florida Statutes.

- The Respondent (Bidder) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.
- The Respondent (Bidder) shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system.
- The Respondent (Bidder) shall comply with Section 448.095, Florida Statutes, for the duration of the contract term, including any extensions or renewal periods.

If the Respondent (Bidder) is a private employer that employs less than twenty-five (25) employees (in accordance with Section 448.095, Florida Statutes), please list the number of employees below:

\_\_\_\_\_

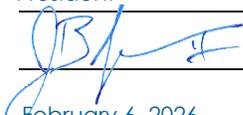
- **Respondent (Bidder) shall include as an attachment to this form, proof of registration with the United States Department of Homeland Security E-Verify system.**

Failure to complete this form may be grounds for rejection of bid.

Firm Name: Ajax Building Company, LLC

Name of Authorized Official: Jay Smith

Title of Authorized Official: President

Signature of Authorized Official: 

Date: February 6, 2026



## AJAX BUILDING COMPANY

**EQUAL OPPORTUNITY STATEMENT**

The Respondent (Bidder) shall complete the following statement by signing this form where indicated.

Failure to complete this form may be grounds for rejection of bid:

1. The awarded Contractor shall comply with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992, as amended) prohibiting employment discrimination and shall comply with the regulations and guidelines promulgated pursuant to this Act by the Secretary of the Interior and the Heritage Conservation and Recreation Service.
2. During the performance of this contract, the awarded Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:
3. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
4. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
5. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
6. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
7. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.



**AJAX BUILDING COMPANY**

- 8. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
  
- 9. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a sub-Contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Firm Name: Ajax Building Company, LLC

Name of Authorized Official: President

Title of Authorized Official: Jay Smith

Signature of Authorized Official: 

Date: February 6, 2026



**AJAX BUILDING COMPANY**



**DRUG FREE WORKPLACE CERTIFICATION**

The undersigned Bidder/Contractor, in accordance with Florida Statute 287.087 hereby certifies that

Ajax Building Company, LLC does:  
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities, or contractual services that are under bid, the employee will abide by the terms of the statement, and will notify the employer of any conviction of, or plea of guilty, or *nolo contendere* to any violation of Chapter 1893, or of any controlled substance law of the United States, or any State, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance, or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Firm Name: Ajax Building Company, LLC

Name of Authorized Official: President

Title of Authorized Official: Jay Smith

Signature of Authorized Official: 

Date: February 6, 2026



**AJAX BUILDING COMPANY**



**MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS  
CONSTRUCTION PLAN SET  
SIGN OUT FORM**

**Contractor Name:** Ajax Building Company, LLC

**Issued by:** Martin County BOCC - Purchasing Division

**Bid Number:** N/A

**Project Name:** Martin County New Operations Facility

These records are exempt from public disclosure under Chapter 119 of the Florida Public Records Law and shall not be duplicated or forwarded to another party unless written permission has been received by the Department/Agency/Office, releasing said records. Once the purpose for the release of the records is completed, the Contractor/Vendor who received these records shall provide written notification to the Department/Agency/Office that the records have been properly dispositioned by being returned or destroyed. The records are exempt from disclosure pursuant to the following:

Section 119.071(3)(b), F.S

1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.
2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.
3. Information made exempt by this paragraph may be disclosed:
  - a. To another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities;
  - b. To a licensed architect, engineer, or contractor who is performing work on or related to the building, arena, stadium, water treatment facility, or other structure owned or operated by an agency; or
  - c. Upon a showing of good cause before a court of competent jurisdiction.
4. The entities or persons receiving such information shall maintain the exempt status of the information.

Section 119.071(3)(c), F.S

1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attraction and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which records are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.
2. This exemption applies to any such records held by an agency before, on, or after the effective date of this act.
3. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

  
\_\_\_\_\_  
Signature of Vendor/Contractor

\_\_\_\_\_  
Signature of County Purchasing Representative

Date: February 6, 2026

Date: \_\_\_\_\_



## AJAX BUILDING COMPANY

## CONFLICT AFFIDAVIT

STATE OF ( Florida )COUNTY OF ( Palm Beach )

I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

1. I am over the age of 18 and am a resident of the State of Florida.
2. I am the President (title) of Ajax Building Company, LLC (Entity name) and I certify that I have the authority to make the representations set forth within this Affidavit.
3. Ajax Building Company, LLC (Entity name) intends to do business with Martin County in response to:

RFB  RFP  RFQ #: \_\_\_\_\_

whereby business will be awarded under a system of sealed, competitive bidding to the lowest or best bidder.

4. I have reviewed Section 112.313(3), 112.313(7), and 112.313(12), Florida Statutes; and pursuant to the provisions therein, Ajax Building Company, LLC (Entity name) doing business with Martin County:

**DOES NOT** impact any public officer, advisory board member or employee of Martin County; or

**DOES IMPACT** public officer, advisory board member or employee of Martin County

(Public Officer / Advisory Board Member / Employee Name:

\_\_\_\_\_); and

5. In compliance with Section 112.313(12), Florida Statutes, the impacted public officer or employee of Martin County, prior to the submission of this bid, has filed a statement with the Supervisor of Elections of Martin County, disclosing their interest, or the interest of their spouse or child, and the nature of the intended business, as set forth in Florida Commission on Ethics Form 3A:  
<http://www.ethics.state.fl.us/Documents/Forms/Form3A.pdf?cp=202058>.
6. Additionally, I have reviewed Sections 112.313(3) and 112.313(7), Florida Statutes, concerning advisory board members, and confirm that any business relationships involving advisory board members comply with these statutes. Disclosure of any conflicts of interest for advisory board members has been made in accordance with Florida Commission on Ethics Form 4a:  
<http://www.ethics.state.fl.us/Documents/Forms/Form4a.pdf?cp=202058>.

Conflict Affidavit  
Page 1 of 2



**AJAX BUILDING COMPANY**

Executed this 6th day of February, 2026.

By   
(Signature)

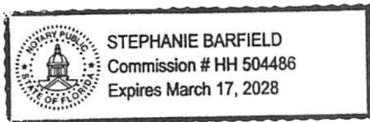
By Jay Smith, President  
(Name and Title)

STATE OF (Florida)

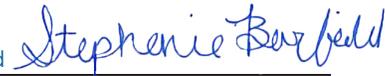
COUNTY OF (Palm Beach)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of February, 2026, by Jay Smith (Name of Officer or Agent), as President (Title of Officer or Agent) of Ajax Building Company, LLC (Name of Corporation Acknowledging) a Florida corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Stephanie Barfield   
(Printed, Typed or Stamped Name of Notary Public)



## AJAX BUILDING COMPANY

**BIDDER'S QUALIFICATION STATEMENT**

The signatory of the Statement guarantees the truth and accuracy of all statements and of answers to all questions hereinafter made. Failure to complete and return this Statement, or any false statement therein may render a bid non-responsive at the sole discretion of the Martin County Board of County Commissioners. **All portions of the Statement must be completed.**

<b>Bid #:</b>	N/A
<b>Bid Name:</b>	Martin County New Operations Facility
<b>Bidder/Company Name:</b>	Ajax Building Company, LLC
<b>Street Address:</b>	1400 Centrepark Blvd.,
<b>City, State, Zip Code:</b>	West Palm Beach, FL, 33401
<b>Telephone #:</b>	850.251.0837
<b>Email Address:</b>	jay.smith@ajaxbuilding.com
<b>Federal Employer ID # (FEIN):</b>	59-0969709

If a corporation, please answer the following:	
<b>Date of Incorporation:</b>	RFQ2026-3734
<b>In what state:</b>	Florida
<b>President's Name:</b>	Jay Smith
<b>Vice President's Name:</b>	N/A
<b>Secretary's Name:</b>	Appling Wells, V
<b>Treasurer's Name:</b>	Brian Desotell

If a partnership, please answer the following:	
<b>Date of Organization:</b>	
<b>General or Association:</b>	
<b>General Partner #1 Name:</b>	
<b>General Partner #1 Address:</b>	
<b>General Partner #2 Name:</b>	
<b>General Partner #2 Address:</b>	



**AJAX BUILDING COMPANY**

<b>If neither a corporation nor partnership, please provide the following information:</b>	
Type of business organization:	
Principal #1 Name:	
Principal #1 Address:	
Principal #2 Name:	
Principal #2 Address:	
Principal #3 Name:	
Principal #3 Address:	

<b>Contract Signature Authority (Individual that will sign the Contract, if awarded):</b>	
Name:	Jay Smith
Title:	President
Email Address:	jay.smith@ajaxbuilding.com

**LICENSE INFORMATION**

***License Category: Construction Industry***

Certified                       Registered

License Type:

Building Contractor             General Contractor             Utility & Excavation

Other: \_\_\_\_\_

License #:	CGC1520391
Expiration Date:	August 31, 2026
Name of License Holder/Qualifying Agent: <i>(exactly as it appears on file with the State of Florida's Construction Industry Licensing Board)</i>	Appling S. Wells, V

***License Category: Engineers***

License Type:             Professional Engineer

License #:	
Expiration Date:	



## AJAX BUILDING COMPANY

<b>License Category: Other</b>	
License Type:	
License #:	
Expiration Date:	

<b>Martin County Occupational License</b>	
License Type:	N/A
License #:	N/A
Expiration Date:	N/A

**For work funded by federal grant, Contractor/Vendor is required to have an active registration with the System for Award Management (SAM) (<https://www.sam.gov>) prior to execution of the agreement.**

Unique Entity ID:	
-------------------	--

Are you a Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE), Woman-Owned Business Enterprise (WBE) or Veteran Owned Business (VOB)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	If yes, provide copy of certificate.	

Are you a small business as defined by the SBA?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	If yes, provide copy of certificate.	
If Yes, # of Employees:		

Number of years in business under this name:	7 Years
Number of years in business under other names:	61 Years
How many years' experience in performing the type of work called for in this bid?	68 Years
In what other lines of business do you or your organization or any partners thereof have financial interests? If none, please type "N/A".	N/A

Does your firm have any officer, owner, employee or agent who is also an officer, employee or advisory board member of Martin County?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Section 112.313, Florida Statutes, prohibits contracts with County employees, officers, and advisory board members. All vendors must disclose the name of any Martin County officer or employee who is employed by (Section 112.313(7), Florida Statutes) or owns, directly or indirectly an interest in the vendor's firm or any of its branches (Section 112.313 (3), Florida Statutes). Advisory Board Members, County officers or County employees may qualify for an exemption by including a completed Commission on Ethics Form 3A with their submittal and filing such form with the Supervisor of Elections in accordance with Section 112.313(12)(b), Florida Statutes. Please contact the Purchasing Division ( <a href="mailto:pur_div@martin.fl.us">pur_div@martin.fl.us</a> ) for additional information.	



**AJAX BUILDING COMPANY**

<b>Have you or your organization, or any office or partner thereof, failed to complete a contract?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Has your organization ever been assessed liquidated damages for failing to complete a Contract within the time specified in the Contract Documents?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Has your organization been assessed any penalties for non-compliance violations of the Federal or State Labor laws and/or regulations within the last five (5) years?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Does your organization have any outstanding judgments, demands or liens resulting from violating the State Labor laws, the Business and Professions Regulation statutes, Civil or Criminal decisions?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Have there been any suits, liens or surety claims against you or your organization over the past five (5) years for non-payment of sums due subcontractors or suppliers for work completed?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Has your organization been cited for violations of OSHA standards and requirements within the past 5 years?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		



**AJAX BUILDING COMPANY**

<b>Are the Bidder, its principals or affiliates presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from participation in this transaction by any municipal, County, State, or Federal department or agency?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		

**I certify that the above information is true and correct.**

<b>Name of Authorized Representative:</b>	Jay Smith
<b>Title:</b>	President
<b>Federal Tax I.D. Number:</b>	59-0969709
<b>Phone Number:</b>	850.251.0837
<b>Email Address:</b>	jay.smith@ajaxbuilding.com
<b>Authorized Signature:</b>	



## AJAX BUILDING COMPANY



### AFFIDAVIT REGARDING THE USE OF COERCION FOR LABOR & SERVICES

Respondent Vendor Name: Jay Smith

Vendor FEIN: 59-0969709

Vendor's Authorized Representative Name and Title: Jay Smith, President

Address: 1400 Centrepark Blvd.,

City, State, Zip: West Palm Beach, FL, 33401

Phone Number: 850.251.0837

Email Address: jay.smith@ajaxbuilding.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

As the person authorized to sign on behalf of Respondent, I certify that the company identified **does not**:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose of exploitation of that person.



**AJAX BUILDING COMPANY**

I declare under penalty of perjury that I have read the above document and that the statements contained therein are true.

Certified By:   
Signature of Authorized Representative

Name and Title: Jay Smith, President

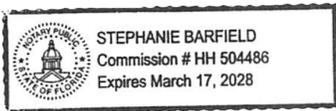
Date: February 6, 2026

STATE OF (Florida)

COUNTY OF (Palm Beach)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of February, 2026, by Jay Smith (Name of Officer or Agent), as President (Title of Officer or Agent) of Ajax Building Company, LLC (Name of Corporation Acknowledging) a Florida corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Stephanie Barfield   
(Printed, Typed or Stamped Name of Notary Public)



**AJAX BUILDING COMPANY**



**MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS  
BLUEPRINT / SCHEMATIC AFFIDAVIT  
FOR PROPOSALS AND BIDS**

BEFORE ME, the undersigned authority, personally appeared on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. I am the President of Ajax Building Company
2. As the representative of a potential contractor to Martin County, I received building plans, blueprints, schematic drawings, diagrams or other public records which are exempt from public disclosure to assist Ajax Building Company in responding to a Martin County issued Request for Qualifications # N/A (Martin County New Operations Facility)
3. I was informed of the exempt nature of the specific public records when I received them and executed a form agreeing to accept responsibility to maintain the exemption.
4. As contemplated at the time I received the records, the records have been shared with others, which may include but are not limited to subcontractors and employees, in the preparation of a response to Martin County's Request.
5. Each party who has reviewed or received a copy of the exempt public records has been informed of the exempt nature of the records and of their responsibility for maintaining such.
6. Each individual and entity representative outside of myself and my organization who has reviewed or received a copy of the exempt public records is listed in Exhibit "A" attached to this Affidavit.
7. I hereby verify the above information to be true and correct.
8. I am familiar with the nature of an oath and with the penalties provided by the State of Florida for falsely swearing to a document.
9. I understand that I have accepted responsibility for any copies of the exempt records that I have provided to others.
10. I agree to indemnify, defend, and hold harmless Martin County, its Board of County Commissioners, and its staff for any direct or indirect claims for damages that arise in connection with the release of the exempt records by a party to whom they were provided.

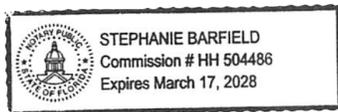
  
Signature

Jay Smith  
Printed Name

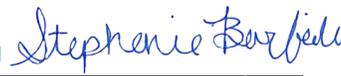
STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of February, 2026, by Jay Smith, as President of Ajax Building Company, LLC, a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Stephanie Barfield   
(Printed, Typed or Stamped Name of Notary Public)



**AJAX BUILDING COMPANY**

**EXHIBIT A**

<b>COMPANY NAME</b>	<b>INDIVIDUAL / ENTITY REPRESENTATIVE NAME</b>
Ajax Building Company, LLC	Jay Smith



### AJAX LICENSES

## CERTIFIED GENERAL CONTRACT LICENSE

License #: CGC1520391

Ron DeSantis, Governor Melanie S. Griffin, Secretary

**Florida**  
**dbpr**

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**WELLS, APPLING SPEAKES V**

AJAX BUILDING COMPANY, LLC  
1080 COMMERCE BOULEVARD  
MIDWAY FL 32343

LICENSE NUMBER: CGC1520391

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.




## State of Florida Department of State

I certify from the records of this office that AJAX BUILDING COMPANY, LLC is a limited liability company organized under the laws of the State of Florida, filed on June 27, 2019, effective May 7, 1962.

The document number of this limited liability company is L19000160919.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on April 28, 2025, 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-eighth day of April, 2025*



  
Secretary of State

Tracking Number: 4989314917CU

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

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

**\*Renewal is in progress\***



**AJAX**

**TAX RECEIPT**

# Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY



7382905

**RECEIPT NO.**

RENEWAL

7678741

**BUSINESS NAME/LOCATION**  
AJAX BUILDING COMPANY LLC  
DOING BUSINESS IN DADE  
COUNTY



**EXPIRES**  
**SEPTEMBER 30, 2026**

Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10

**OWNER**  
AJAX BUILDING COMPANY LLC  
C/O APPLING S WELLS V QUALIFIER

**SEC. TYPE OF BUSINESS**  
196 GENERAL BUILDING  
CONTRACTOR

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

1275.00 09/16/2025

PTBTC-25-156777

Worker(s) 250

CGC1520391



This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit [mdctaxcollector.gov](http://mdctaxcollector.gov)



**AJAX BUILDING COMPANY**

Form **W-9**  
(Rev. March 2024)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Ajax Building Company, LLC</b>
	2 Business name/disregarded entity name, if different from above.
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>C</b> <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	5 Address (number, street, and apt. or suite no.). See instructions. <b>1080 Commerce Blvd.</b>
	6 City, state, and ZIP code <b>Midway, FL 32343</b>
7 List account number(s) here (optional)	Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
5	9	-	0	9	6	9	7	0	9

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

<b>Sign Here</b>	Signature of U.S. person ▶	<b>2/06/2026</b>
------------------	----------------------------	------------------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)  
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.  
*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



AJAX BUILDING COMPANY



Ajax Building Company  
User ID #: 242179  
Date of Authorization: 2/22/2010

# Remnant

C O N S T R U C T I O N

FORMS & LICENSES



## REMNANT CONSTRUCTION



### VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: Remnant Construction, LLC

Vendor FEIN: 82-3438825

Vendor's Authorized Representative Name and Title: Brandon Nobile, CEO

Address: 201 South 2nd Street, Suite 100

City, State, Zip: Fort Pierce, FL 34950

Phone Number: (772) 577-5850

Email Address: bnobile@remnantconstruction.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By:   
who is authorized to sign on behalf of the above referenced company.

Brandon Nobile, CEO

Print Name and Title

1/6/2026

Date



REMNANT CONSTRUCTION



VENDOR CERTIFICATION REGARDING DISCRIMINATORY VENDOR LIST

Respondent Vendor Name: Remnant Construction, LLC
Vendor FEIN: 82-3438825
Vendor's Authorized Representative Name and Title: Brandon Nobile, CEO
Address: 201 South 2nd Street, Suite 100
City, State, Zip: Fort Pierce, FL 34950
Phone Number: (772) 577-5850
Email Address: bnobile@remnantconstruction.com

Section 287.134(3)(d), Florida Statutes, prohibits an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity." Section 287.134(2)(a), F.S.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on are on the Discriminatory Vendor List maintained by the Florida Department of Management Services pursuant to Section 287.134(3)(d), F.S.

Certified By: [Signature] who is authorized to sign on behalf of the above referenced company.

Brandon Nobile, CEO
Print Name and Title

1/6/2026
Date



## REMNANT CONSTRUCTION

### SWORN STATEMENT UNDER SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

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

1. This sworn statement is submitted for Remnant Construction, LLC

2. This sworn statement is submitted by Remnant Construction, LLC

Whose business address is: 201 South 2nd Street, Suite 100, Fort Pierce, FL 34950

and (if applicable) its Federal Employer Identification Number (FEIN) is: 82-3438825

(If entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_)

3. My name is Brandon Nobile and my relationship to the entity named above is Chief Executive Officer

4. I understand that a "public entity crime" as defined in Section 287.133(1)(g), 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 of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Section 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without 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, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Section 287.133(1) (a), Florida Statutes, means: (1) A predecessor or successor of a person convicted of a public entity crime; or (2) 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.

7. I understand that a "person" as defined in Section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States



REMNANT CONSTRUCTION

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 management of an entity.

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

[Please indicate which statement applies.]

Neither the entity submitting this sworn statement, nor one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of public entity crime subsequent to July 1, 1989.

There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. [Please attach a copy of the Final Order.]

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. [Please attach a copy of the Final Order.]

The person or affiliate has not been placed on the convicted vendor list. [Please describe any action taken by or pending with the Department of General Services.]

Signature: \_\_\_\_\_

Date: 1/6/2026



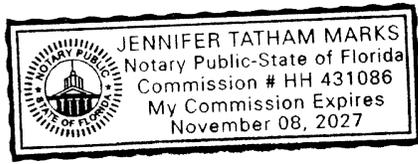
REMNANT CONSTRUCTION

STATE OF (Florida)

COUNTY OF (St. Lucie)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [x] online notarization this 6th day of January, 2026, by Brandon Nobile (Name of Officer or Agent), as Chief Executive Officer (Title of Officer or Agent) of Remnant Construction, LLC (Name of Corporation Acknowledging) a FL LLC corporation (State or Place of Incorporation), on behalf of the corporation. He/She is [x] personally known to me or [ ] has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Jennifer T Marks

(Printed, Typed or Stamped Name of Notary Public)



REMNANT CONSTRUCTION



NON-COLLUSION CERTIFICATION

I (we) hereby certify that if the contract is awarded to me, our firm, partnership or corporation, that no members of the elected governing body of Martin County nor any professional management, administrative official or employee of the County, nor members of his or her immediate family including spouse, parents or children, nor any person representing or purporting to represent any member or members of the elected governing body or other official, has solicited, has received or has been promised, directly or indirectly, any financial benefit including but not limited to a fee, commission, finder's fee, political contribution, goods or services in return for favorable review of any Proposals submitted in response to the Request for Proposal or in return for execution of a contract for performance or provision of services for which proposals are herein sought.

Firm Name: Remnant Construction, LLC

Name of Authorized Official: Brandon Nobile

Title of Authorized Official: Chief Executive Officer

Signature of Authorized Official: 

Date: 1/6/2026



REMNANT CONSTRUCTION



E-VERIFY

Bid/Contract Number: N/A

Bid/Contract Name: Martin County New Operations Facility

The Respondent (Bidder) hereby acknowledges and certifies compliance with Section [448.095](#), Florida Statutes.

- The Respondent (Bidder) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.
- The Respondent (Bidder) shall utilize the U.S. Department of Homeland Security’s E-Verify system, in accordance with the terms governing use of the system.
- The Respondent (Bidder) shall comply with Section 448.095, Florida Statutes, for the duration of the contract term, including any extensions or renewal periods.

If the Respondent (Bidder) is a private employer that employs less than twenty-five (25) employees (in accordance with Section 448.095, Florida Statutes), please list the number of employees below:

N/A

- Respondent (Bidder) shall include **as an attachment to this form**, proof of registration with the United States Department of Homeland Security E-Verify system. See at end of this section

Failure to complete this form may be grounds for rejection of bid.

Firm Name: Remnant Construction, LLC

Name of Authorized Official: Brandon Nobile

Title of Authorized Official: Chief Executive Officer

Signature of Authorized Official: 

Date: 1/6/2026

**REMNANT CONSTRUCTION****EQUAL OPPORTUNITY STATEMENT**

The Respondent (Bidder) shall complete the following statement by signing this form where indicated.

Failure to complete this form may be grounds for rejection of bid:

1. The awarded Contractor shall comply with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992, as amended) prohibiting employment discrimination and shall comply with the regulations and guidelines promulgated pursuant to this Act by the Secretary of the Interior and the Heritage Conservation and Recreation Service.
2. During the performance of this contract, the awarded Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:
3. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
4. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
5. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
6. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
7. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.



REMNANT CONSTRUCTION

- 8. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
  
- 9. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a sub-Contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Firm Name: Remnant Construction, LLC

Name of Authorized Official: Brandon Nobile

Title of Authorized Official: Chief Executive Officer

Signature of Authorized Official:  \_\_\_\_\_

Date: 1/6/2026



REMNANT CONSTRUCTION



DRUG FREE WORKPLACE CERTIFICATION

The undersigned Bidder/Contractor, in accordance with Florida Statute 287.087 hereby certifies that Remnant Construction, LLC

(Name of Business)

does:

- 1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities, or contractual services that are under bid, the employee will abide by the terms of the statement, and will notify the employer of any conviction of, or plea of guilty, or nolo contendere to any violation of Chapter 1893, or of any controlled substance law of the United States, or any State, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance, or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Firm Name: Remnant Construction, LLC
Name of Authorized Official: Brandon Nobile
Title of Authorized Official: Chief Executive Officer
Signature of Authorized Official: [Handwritten Signature]
Date: 1/6/2026



REMNANT CONSTRUCTION



MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
CONSTRUCTION PLAN SET
SIGN OUT FORM

Contractor Name: Remnant Construction, LLC

Issued by: Martin County BOCC - Purchasing Division

Bid Number: N/A

Project Name: Martin County New Operations Facility

These records are exempt from public disclosure under Chapter 119 of the Florida Public Records Law and shall not be duplicated or forwarded to another party unless written permission has been received by the Department/Agency/Office, releasing said records. Once the purpose for the release of the records is completed, the Contractor/Vendor who received these records shall provide written notification to the Department/Agency/Office that the records have been properly disposed of by being returned or destroyed. The records are exempt from disclosure pursuant to the following:

Section 119.071(3)(b), F.S

- 1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.
2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.
3. Information made exempt by this paragraph may be disclosed:
a. To another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities;
b. To a licensed architect, engineer, or contractor who is performing work on or related to the building, arena, stadium, water treatment facility, or other structure owned or operated by an agency; or
c. Upon a showing of good cause before a court of competent jurisdiction.
4. The entities or persons receiving such information shall maintain the exempt status of the information.

Section 119.071(3)(c), F.S

- 1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attraction and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which records are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.
2. This exemption applies to any such records held by an agency before, on, or after the effective date of this act.
3. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

Signature of Vendor/Contractor

Signature of County Purchasing Representative

Date: 1/6/2026

Date:



## REMNANT CONSTRUCTION

### CONFLICT AFFIDAVIT

STATE OF ( Florida )

COUNTY OF ( St. Lucie )

I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

1. I am over the age of 18 and am a resident of the State of Florida.
2. I am the CEO (title) of Remnant Construction, LLC (Entity name) and I certify that I have the authority to make the representations set forth within this Affidavit.
3. Remnant Construction, LLC (Entity name) intends to do business with Martin County in response to:

RFB  RFP  RFQ #: N/A

whereby business will be awarded under a system of sealed, competitive bidding to the lowest or best bidder.

4. I have reviewed Section 112.313(3), 112.313(7), and 112.313(12), Florida Statutes; and pursuant to the provisions therein, Remnant Construction, LLC (Entity name) doing business with Martin County:

**DOES NOT** impact any public officer, advisory board member or employee of Martin County; or

**DOES IMPACT** public officer, advisory board member or employee of Martin County

(Public Officer / Advisory Board Member / Employee Name:

\_\_\_\_\_); and

5. In compliance with Section 112.313(12), Florida Statutes, the impacted public officer or employee of Martin County, prior to the submission of this bid, has filed a statement with the Supervisor of Elections of Martin County, disclosing their interest, or the interest of their spouse or child, and the nature of the intended business, as set forth in Florida Commission on Ethics Form 3A:  
<http://www.ethics.state.fl.us/Documents/Forms/Form3A.pdf?cp=202058>.
6. Additionally, I have reviewed Sections 112.313(3) and 112.313(7), Florida Statutes, concerning advisory board members, and confirm that any business relationships involving advisory board members comply with these statutes. Disclosure of any conflicts of interest for advisory board members has been made in accordance with Florida Commission on Ethics Form 4a:  
<http://www.ethics.state.fl.us/Documents/Forms/Form4a.pdf?cp=202058>.

Conflict Affidavit  
Page 1 of 2



REMNANT CONSTRUCTION

Executed this 6th day of January, 2026.

By [Signature]  
(Signature)

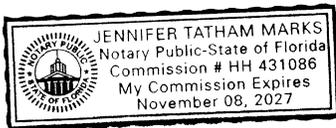
By Brandon Nobile, CEO  
(Name and Title)

STATE OF (Florida)

COUNTY OF (St. Lucie)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of January, 2026, by Brandon Nobile (Name of Officer or Agent), as Chief Executive Officer (Title of Officer or Agent) of Remnant Construction, LLC (Name of Corporation Acknowledging) a FL LLC corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Jennifer Tatham Marks [Signature]  
(Printed, Typed or Stamped Name of Notary Public)



## REMNANT CONSTRUCTION



### BIDDER'S QUALIFICATION STATEMENT

The signatory of the Statement guarantees the truth and accuracy of all statements and of answers to all questions hereinafter made. Failure to complete and return this Statement, or any false statement therein may render a bid non-responsive at the sole discretion of the Martin County Board of County Commissioners. **All portions of the Statement must be completed.**

<b>Bid #:</b>	N/A
<b>Bid Name:</b>	<b>Martin County New Operations Facility</b>
<b>Bidder/Company Name:</b>	Remnant Construction, LLC
<b>Street Address:</b>	201 South 2nd Street, Suite 100
<b>City, State, Zip Code:</b>	Fort Pierce, FL 34950
<b>Telephone #:</b>	(772) 577-5850
<b>Email Address:</b>	bnobile@remnantconstruction.com
<b>Federal Employer ID # (FEIN):</b>	82-3438825

#### If a corporation, please answer the following:

<b>Date of Incorporation:</b>	11/15/2017
<b>In what state:</b>	Florida
<b>President's Name:</b>	Brandon Nobile - CEO
<b>Vice President's Name:</b>	Mark Bock - CFO/COO
<b>Secretary's Name:</b>	Michael Stubblefield - Manager
<b>Treasurer's Name:</b>	Brian Garcia - Manager

#### If a partnership, please answer the following:

<b>Date of Organization:</b>	
<b>General or Association:</b>	
<b>General Partner #1 Name:</b>	
<b>General Partner #1 Address:</b>	
<b>General Partner #2 Name:</b>	
<b>General Partner #2 Address:</b>	



**REMNANT CONSTRUCTION**

If neither a corporation nor partnership, please provide the following information:	
Type of business organization:	
Principal #1 Name:	
Principal #1 Address:	
Principal #2 Name:	
Principal #2 Address:	
Principal #3 Name:	
Principal #3 Address:	

Contract Signature Authority (Individual that will sign the Contract, if awarded):	
Name:	Remnant Construction, LLC
Title:	Brandon Nobile, CEO
Email Address:	bnobile@remnantconstruction.com

**LICENSE INFORMATION**

***License Category: Construction Industry***

Certified                       Registered

License Type:

Building Contractor             General Contractor             Utility & Excavation

Other: \_\_\_\_\_

License #:	FL #CBC1261746 / FL #CGC1530607
Expiration Date:	08/31/2026
Name of License Holder/Qualifying Agent: <i>(exactly as it appears on file with the State of Florida's Construction Industry Licensing Board)</i>	Brandon Nobile: FL #CBC1261746 Erin O'Brien: FL #CGC1530607

***License Category: Engineers***

License Type:             Professional Engineer

License #:	
Expiration Date:	



**REMNANT CONSTRUCTION**

<b>License Category: Other</b>	
License Type:	
License #:	
Expiration Date:	

<b>Martin County Occupational License</b>	
License Type:	
License #:	
Expiration Date:	

<b>For work funded by federal grant, Contractor/Vendor is required to have an active registration with the System for Award Management (SAM) (<a href="https://www.sam.gov">https://www.sam.gov</a>) prior to execution of the agreement.</b>	
Unique Entity ID:	

<b>Are you a Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE), Woman-Owned Business Enterprise (WBE) or Veteran Owned Business (VOB)?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	

<b>Are you a small business as defined by the SBA?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	
If Yes, # of Employees:		

Number of years in business under this name:	8
Number of years in business under other names:	0
How many years' experience in performing the type of work called for in this bid?	8
In what other lines of business do you or your organization or any partners thereof have financial interests? If none, please type "N/A".	N/A

<b>Does your firm have any officer, owner, employee or agent who is also an officer, employee or advisory board member of Martin County?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Section 112.313, Florida Statutes, prohibits contracts with County employees, officers, and advisory board members. All vendors must disclose the name of any Martin County officer or employee who is employed by (Section 112.313(7), Florida Statutes) or owns, directly or indirectly an interest in the vendor's firm or any of its branches (Section 112.313 (3), Florida Statutes). Advisory Board Members, County officers or County employees may qualify for an exemption by including a completed Commission on Ethics Form 3A with their submittal and filing such form with the Supervisor of Elections in accordance with Section 112.313(12)(b), Florida Statutes. Please contact the Purchasing Division ( <a href="mailto:pur_div@martin.fl.us">pur_div@martin.fl.us</a> ) for additional information.	



**REMNANT CONSTRUCTION**

<p><b>Have you or your organization, or any office or partner thereof, failed to complete a contract?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p> </p>		
<p><b>Has your organization ever been assessed liquidated damages for failing to complete a Contract within the time specified in the Contract Documents?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p> </p>		
<p><b>Has your organization been assessed any penalties for non-compliance violations of the Federal or State Labor laws and/or regulations within the last five (5) years?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p> </p>		
<p><b>Does your organization have any outstanding judgments, demands or liens resulting from violating the State Labor laws, the Business and Professions Regulation statutes, Civil or Criminal decisions?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p> </p>		
<p><b>Have there been any suits, liens or surety claims against you or your organization over the past five (5) years for non-payment of sums due subcontractors or suppliers for work completed?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p> </p>		
<p><b>Has your organization been cited for violations of OSHA standards and requirements within the past 5 years?</b></p>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>If yes, explain:</p>		
<p> </p>		



**REMNANT CONSTRUCTION**

<b>Are the Bidder, its principals or affiliates presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from participation in this transaction by any municipal, County, State, or Federal department or agency?</b>	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>
If yes, explain:		

**I certify that the above information is true and correct.**

<b>Name of Authorized Representative:</b>	Brandon Nobile
<b>Title:</b>	Chief Executive Officer
<b>Federal Tax I.D. Number:</b>	82-3438825
<b>Phone Number:</b>	(772) 577-5850
<b>Email Address:</b>	bnobile@remnantconstruction.com
<b>Authorized Signature:</b>	



## REMNANT CONSTRUCTION



### AFFIDAVIT REGARDING THE USE OF COERCION FOR LABOR & SERVICES

Respondent Vendor Name: Remnant Construction, LLC

Vendor FEIN: 82-3438825

Vendor's Authorized Representative Name and Title: Brandon Nobile, CEO

Address: 201 South 2nd Street, Suite 100

City, State, Zip: Fort Pierce, FL 34950

Phone Number: (772) 577-5850

Email Address: bnobile@remnantconstruction.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

As the person authorized to sign on behalf of Respondent, I certify that the company identified **does not**:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose of exploitation of that person.



REMNANT CONSTRUCTION

I declare under penalty of perjury that I have read the above document and that the statements contained therein are true.

Certified By:

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Authorized Representative

Name and Title: Brandon Nobile, CEO

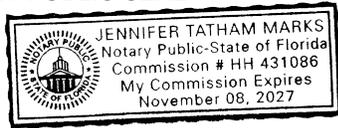
Date: 01/06/2026

STATE OF (Florida)

COUNTY OF (St. Lucie)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of January, 2026, by Brandon Nobile (Name of Officer or Agent), as CEO (Title of Officer or Agent) of Remnant Construction, LLC (Name of Corporation Acknowledging) a FL LLC corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Jennifer Tatham Marks *Jennifer T O Marks*  
(Printed, Typed or Stamped Name of Notary Public)



REMNANT CONSTRUCTION



MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
BLUEPRINT / SCHEMATIC AFFIDAVIT
FOR PROPOSALS AND BIDS

BEFORE ME, the undersigned authority, personally appeared on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

- 1. I am the CEO (title) of Remnant Construction, LLC (company).
2. As the representative of a potential contractor to Martin County, I received building plans, blueprints, schematic drawings, diagrams or other public records which are exempt from public disclosure to assist Remnant (company) in responding to a Martin County issued Request for Qualifications # Martin County New Operations Facility
3. I was informed of the exempt nature of the specific public records when I received them and executed a form agreeing to accept responsibility to maintain the exemption.
4. As contemplated at the time I received the records, the records have been shared with others, which may include but are not limited to subcontractors and employees, in the preparation of a response to Martin County's Request.
5. Each party who has reviewed or received a copy of the exempt public records has been informed of the exempt nature of the records and of their responsibility for maintaining such.
6. Each individual and entity representative outside of myself and my organization who has reviewed or received a copy of the exempt public records is listed in Exhibit "A" attached to this Affidavit.
7. I hereby verify the above information to be true and correct.
8. I am familiar with the nature of an oath and with the penalties provided by the State of Florida for falsely swearing to a document.
9. I understand that I have accepted responsibility for any copies of the exempt records that I have provided to others.
10. I agree to indemnify, defend, and hold harmless Martin County, its Board of County Commissioners, and its staff for any direct or indirect claims for damages that arise in connection with the release of the exempt records by a party to whom they were provided.

Signature

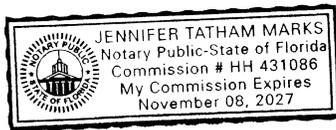
Brandon Nobile

Printed Name

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or X online notarization this 6th day of January, 2026, by Brandon Nobile, as Chief Executive Officer of Remnant Construction, LLC a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Jennifer Tatham Marks

(Printed, Typed or Stamped Name of Notary Public)



REMNANT CONSTRUCTION

EXHIBIT A

COMPANY NAME	INDIVIDUAL / ENTITY REPRESENTATIVE NAME
N/A	





REMNANT CONSTRUCTION



Remnant Construction  
User ID #: 1825250



**REMNANT CONSTRUCTION LICENSES**

**CORPORATE CHARTER**

**State of Florida  
Department of State**

I certify from the records of this office that REMNANT CONSTRUCTION LLC is a limited liability company organized under the laws of the State of Florida, filed on November 15, 2017.

The document number of this limited liability company is L17000236597.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 18, 2025, 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 Eighteenth day of February, 2025*



*[Signature]*  
Secretary of State

Tracking Number: 3959905060CU  
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.  
<https://services.sunbiz.org/Files/CertificateOfStatus/CertificateAuthentication>

**SUNBIZ REPORT**

**2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**  
DOCUMENT# L17000236597  
Entity Name: REMNANT CONSTRUCTION LLC  
Current Principal Place of Business:  
201 SOUTH SECOND ST  
100  
FORT PIERCE, FL 34950

**FILED  
Feb 18, 2025  
Secretary of State  
9823065834CC**

**Current Mailing Address:**  
201 SOUTH SECOND ST  
SUITE 100  
FORT PIERCE, FL 34950 US

**FEI Number: 82-3438825**      **Certificate of Status Desired: No**  
**Name and Address of Current Registered Agent:**  
NOBILE, BRANDON  
201 SOUTH SECOND ST  
SUITE 100  
FORT PIERCE, FL 34950 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_ Date \_\_\_\_\_  
Electronic Signature of Registered Agent

**Authorized Person(s) Detail :**

Title	MGRM	Title	CEO
Name	STUBBLEFIELD, MICHAEL	Name	NOBILE, BRANDON
Address	201 SOUTH SECOND ST STE 100	Address	201 SOUTH SECOND ST SUITE 100
City-State-Zip:	FORT PIERCE FL 34950	City-State-Zip:	FORT PIERCE FL 34950
Title	MANAGER	Title	CFO, COO
Name	GARCIA, BRIAN	Name	BOCK, MARK
Address	201 SOUTH SECOND ST SUITE 100	Address	201 SOUTH SECOND ST 100
City-State-Zip:	FORT PIERCE FL 34950	City-State-Zip:	FORT PIERCE FL 34950

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowerments.

**SIGNATURE: BRANDON NOBILE**      **CEO**      **02/18/2025**  
Electronic Signature of Signing Authorized Person(s) Detail      Date

**CERTIFIED GENERAL CONTRACT LICENSE**

CGC #1530607

Ron DeSantis, Governor      Melanie S. Griffin, Secretary      Florida dbpr

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**  
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**O BRIEN, ERIN PATRICIA**  
REMNANT CONSTRUCTION LLC  
201 S 2ND ST STE 100  
FORT PIERCE FL 34950

**LICENSE NUMBER: CGC1530607**  
**EXPIRATION DATE: AUGUST 31, 2026**  
Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/24/2024  
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



**CERTIFIED BUILDING CONTRACT LICENSE**

CBC #1261746

Ron DeSantis, Governor      Melanie S. Griffin, Secretary      Florida dbpr

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**  
THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**NOBILE, BRANDON ROBERT**  
REMNANT CONSTRUCTION LLC  
201 S 2ND ST STE 100  
FORT PIERCE FL 34950

**LICENSE NUMBER: CBC1261746**  
**EXPIRATION DATE: AUGUST 31, 2026**  
Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/12/2024  
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.







FORMS & LICENSES



## SPIEZLE ARCHITECTURAL GROUP



**VENDOR CERTIFICATION REGARDING  
SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: Spiezle Architectural Group, Inc.

Vendor FEIN: 26-0805847

Vendor's Authorized Representative Name and Title: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP, Principal

Address: 1101 N. Lake Destiny Road, Suite 365

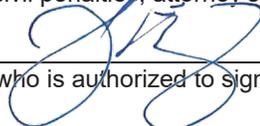
City, State, Zip: Maitland, FL, 32751

Phone Number: 866.974.7666 ext. 296

Email Address: jwright@spiezle.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By:   
who is authorized to sign on behalf of the above referenced company.

John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP, Principal  
Print Name and Title

1/26/2026  
Date



**SPIEZLE ARCHITECTURAL GROUP**



**VENDOR CERTIFICATION REGARDING  
DISCRIMINATORY VENDOR LIST**

Respondent Vendor Name: Spiezle Architectural Group, Inc.

Vendor FEIN: 26-0805847

Vendor's Authorized Representative Name and Title: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP, Principal

Address: 1101 N. Lake Destiny Road, Suite 365

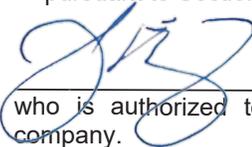
City, State, Zip: Maitland, FL, 32751

Phone Number: 866.974.7666 ext. 296

Email Address: jwright@spiezle.com

Section 287.134(3)(d), Florida Statutes, prohibits an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity." Section 287.134(2)(a), F.S.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on are on the Discriminatory Vendor List maintained by the Florida Department of Management Services pursuant to Section 287.134(3)(d), F.S.

Certified By:  who is authorized to sign on behalf of the above referenced company.

John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP, Principal  
Print Name and Title

1/26/2026  
Date



## SPIEZLE ARCHITECTURAL GROUP

**SWORN STATEMENT UNDER SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted for Martin County
2. This sworn statement is submitted by Spiezle Architectural Group, Inc.

Whose business address is: 1101 N. Lake Destiny Road, Suite 365, Maitland, FL 32751

and (if applicable) its Federal Employer Identification Number (FEIN) is: 26-0805847

(If entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: N/A)

3. My name is John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP and my relationship to the entity named above is Principal

4. I understand that a "public entity crime" as defined in Section 287.133(1)(g), 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 of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Section 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without 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, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Section 287.133(1) (a), Florida Statutes, means: (1) A predecessor or successor of a person convicted of a public entity crime; or (2) 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.
7. I understand that a "person" as defined in Section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States



**SPIEZLE ARCHITECTURAL GROUP**

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 management of an entity.

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

**[Please indicate which statement applies.]**

- Neither the entity submitting this sworn statement, nor one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of public entity crime subsequent to July 1, 1989.
- There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate has not been placed on the convicted vendor list. [Please describe any action taken by or pending with the Department of General Services.]

Signature: \_\_\_\_\_

Date: 1/26/2026



SPIEZLE ARCHITECTURAL GROUP

STATE OF (Florida \_\_\_\_\_)

COUNTY OF (Orange \_\_\_\_\_)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 26 day of January, 2026, by

John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP (Name of Officer or Agent), as Principal (Title of Officer or Agent) of

John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP (Name of Corporation Acknowledging) a Florida

corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida \_\_\_\_\_

Rosalind Rivera (Printed, Typed or Stamped Name of Notary Public)



**SPIEZLE ARCHITECTURAL GROUP**



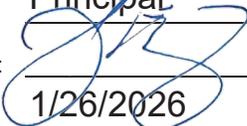
**NON-COLLUSION CERTIFICATION**

I (we) hereby certify that if the contract is awarded to me, our firm, partnership or corporation, that no members of the elected governing body of Martin County nor any professional management, administrative official or employee of the County, nor members of his or her immediate family including spouse, parents or children, nor any person representing or purporting to represent any member or members of the elected governing body or other official, has solicited, has received or has been promised, directly or indirectly, any financial benefit including but not limited to a fee, commission, finder's fee, political contribution, goods or services in return for favorable review of any Proposals submitted in response to the Request for Proposal or in return for execution of a contract for performance or provision of services for which proposals are herein sought.

Firm Name: Spiezle Architectural Group, Inc.

Name of Authorized Official: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP

Title of Authorized Official: Principal

Signature of Authorized Official: 

Date: 1/26/2026



SPIEZLE ARCHITECTURAL GROUP



E-VERIFY

Bid/Contract Number: RFQ2026-3734

Bid/Contract Name: Martin County UP3 Facilities Operations Center

The Respondent (Bidder) hereby acknowledges and certifies compliance with Section [448.095](#), Florida Statutes.

- The Respondent (Bidder) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.
- The Respondent (Bidder) shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system.
- The Respondent (Bidder) shall comply with Section 448.095, Florida Statutes, for the duration of the contract term, including any extensions or renewal periods.

If the Respondent (Bidder) is a private employer that employs less than twenty-five (25) employees (in accordance with Section 448.095, Florida Statutes), please list the number of employees below:

\_\_\_\_\_

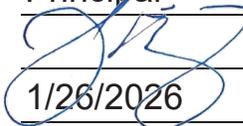
- **Respondent (Bidder) shall include as an attachment to this form, proof of registration with the United States Department of Homeland Security E-Verify system.**

Failure to complete this form may be grounds for rejection of bid.

Firm Name: Spiezle Architectural Group, Inc.

Name of Authorized Official: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP

Title of Authorized Official: Principal

Signature of Authorized Official: 

Date: 1/26/2026



## SPIEZLE ARCHITECTURAL GROUP

**EQUAL OPPORTUNITY STATEMENT**

The Respondent (Bidder) shall complete the following statement by signing this form where indicated.

Failure to complete this form may be grounds for rejection of bid:

1. The awarded Contractor shall comply with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992, as amended) prohibiting employment discrimination and shall comply with the regulations and guidelines promulgated pursuant to this Act by the Secretary of the Interior and the Heritage Conservation and Recreation Service.
2. During the performance of this contract, the awarded Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:
3. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
4. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
5. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
6. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
7. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.



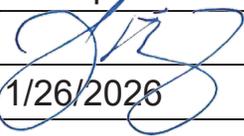
**SPIEZLE ARCHITECTURAL GROUP**

- 8. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
  
- 9. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a sub-Contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Firm Name: Spiezle Architectural Group, Inc.

Name of Authorized Official: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP

Title of Authorized Official: Principal

Signature of Authorized Official: 

Date: 1/26/2026



**SPIEZLE ARCHITECTURAL GROUP**



**DRUG FREE WORKPLACE CERTIFICATION**

The undersigned Bidder/Contractor, in accordance with Florida Statute 287.087 hereby certifies that

**Spiezle Archiectural Group, Inc.** \_\_\_\_\_ does:

(Name of Business)

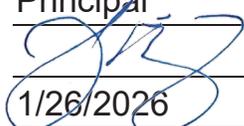
1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities, or contractual services that are under bid, the employee will abide by the terms of the statement, and will notify the employer of any conviction of, or plea of guilty, or *nolo contendere* to any violation of Chapter 1893, or of any controlled substance law of the United States, or any State, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance, or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Firm Name: Spiezle Architectural Group, Inc.

Name of Authorized Official: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP

Title of Authorized Official: Principal

Signature of Authorized Official: 

Date: 1/26/2026



**SPIEZLE ARCHITECTURAL GROUP**



**MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS  
CONSTRUCTION PLAN SET  
SIGN OUT FORM**

**Contractor Name:** Spiezle Architectural Group, Inc.

**Issued by:** Martin County BOCC - Purchasing Division

**Bid Number:** RFQ2026-3734

**Project Name:** Public-Private Partnership (P3) for a Public Facility

These records are exempt from public disclosure under Chapter 119 of the Florida Public Records Law and shall not be duplicated or forwarded to another party unless written permission has been received by the Department/Agency/Office, releasing said records. Once the purpose for the release of the records is completed, the Contractor/Vendor who received these records shall provide written notification to the Department/Agency/Office that the records have been properly dispositioned by being returned or destroyed. The records are exempt from disclosure pursuant to the following:

*Section 119.071(3)(b), F.S*

1. *Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.*
2. *This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.*
3. *Information made exempt by this paragraph may be disclosed:*
  - a. *To another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities;*
  - b. *To a licensed architect, engineer, or contractor who is performing work on or related to the building, arena, stadium, water treatment facility, or other structure owned or operated by an agency; or*
  - c. *Upon a showing of good cause before a court of competent jurisdiction.*
4. *The entities or persons receiving such information shall maintain the exempt status of the information.*

*Section 119.071(3)(c), F.S*

1. *Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attraction and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which records are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.*
2. *This exemption applies to any such records held by an agency before, on, or after the effective date of this act.*
3. *Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.*

  
\_\_\_\_\_  
Signature of Vendor/Contractor

Date: 1/26/2026

\_\_\_\_\_  
Signature of County Purchasing Representative

Date: \_\_\_\_\_



## SPIEZLE ARCHITECTURAL GROUP

## CONFLICT AFFIDAVIT

STATE OF ( January 26, 2026 )  
 COUNTY OF ( Orange )

I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

1. I am over the age of 18 and am a resident of the State of Pennsylvania.
2. I am the Principal (title) of Spiezle Architectural Group, Inc. (Entity name) and I certify that I have the authority to make the representations set forth within this Affidavit.
3. Spiezle Architectural Group, Inc. (Entity name) intends to do business with Martin County in response to:

RFB  RFP  RFQ #: RFQ2026-3734

whereby business will be awarded under a system of sealed, competitive bidding to the lowest or best bidder.

4. I have reviewed Section 112.313(3), 112.313(7), and 112.313(12), Florida Statutes; and pursuant to the provisions therein, Spiezle Architectural Group, Inc. (Entity name) doing business with Martin County:



**DOES NOT** impact any public officer, advisory board member or employee of Martin County; or



**DOES IMPACT** public officer, advisory board member or employee of Martin County

(Public Officer / Advisory Board Member / Employee Name:

\_\_\_\_\_); and

5. In compliance with Section 112.313(12), Florida Statutes, the impacted public officer or employee of Martin County, prior to the submission of this bid, has filed a statement with the Supervisor of Elections of Martin County, disclosing their interest, or the interest of their spouse or child, and the nature of the intended business, as set forth in Florida Commission on Ethics Form 3A:  
<http://www.ethics.state.fl.us/Documents/Forms/Form3A.pdf?cp=202058>.

6. Additionally, I have reviewed Sections 112.313(3) and 112.313(7), Florida Statutes, concerning advisory board members, and confirm that any business relationships involving advisory board members comply with these statutes. Disclosure of any conflicts of interest for advisory board members has been made in accordance with Florida Commission on Ethics Form 4a:  
<http://www.ethics.state.fl.us/Documents/Forms/Form4a.pdf?cp=202058>.

Conflict Affidavit  
 Page 1 of 2



SPIEZLE ARCHITECTURAL GROUP

Executed this 26 day of January, 2026.

By [Signature] (Signature)

By John F. Wright, Principal (Name and Title)

STATE OF (Florida)

COUNTY OF (Orange)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization this 26 day of January, 2026, by John F. Wright, AIA, NCARB, LEED AP BD (Name of Officer or Agent), as Principal (Title of Officer or Agent) of Spiezle Architectural Group, Inc. (Name of Corporation Acknowledging) a Florida corporation (State or Place of Incorporation), on behalf of the corporation. He/She is [X] personally known to me or [ ] has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL

[Signature]

Notary Public, State of Florida



Rosalind Rivera (Printed, Typed or Stamped Name of Notary Public)



**SPIEZLE ARCHITECTURAL GROUP**



**BIDDER'S QUALIFICATION STATEMENT**

The signatory of the Statement guarantees the truth and accuracy of all statements and of answers to all questions hereinafter made. Failure to complete and return this Statement, or any false statement therein may render a bid non-responsive at the sole discretion of the Martin County Board of County Commissioners. **All portions of the Statement must be completed.**

<b>Bid #:</b>	RFQ2026-3734
<b>Bid Name:</b>	Martin County UP3 Facilities Operations Center
<b>Bidder/Company Name:</b>	Spiezle Architetural Group, Inc.
<b>Street Address:</b>	1101 N. Lake Destiny Road, Suite 365
<b>City, State, Zip Code:</b>	Maitland, FL 32751
<b>Telephone #:</b>	866.974.7666 ext. 296
<b>Email Address:</b>	jwright@spiezle.com
<b>Federal Employer ID # (FEIN):</b>	26-0805847

<b>If a corporation, please answer the following:</b>	
<b>Date of Incorporation:</b>	1954
<b>In what state:</b>	New Jersey
<b>President's Name:</b>	Thomas S. Perrino
<b>Vice President's Name:</b>	Thomas D. Lee
<b>Secretary's Name:</b>	Thomas S. Perrino
<b>Treasurer's Name:</b>	Thomas D. Lee

<b>If a partnership, please answer the following:</b>	
<b>Date of Organization:</b>	
<b>General or Association:</b>	
<b>General Partner #1 Name:</b>	
<b>General Partner #1 Address:</b>	
<b>General Partner #2 Name:</b>	
<b>General Partner #2 Address:</b>	



**SPIEZLE ARCHITECTURAL GROUP**

<b>If neither a corporation nor partnership, please provide the following information:</b>	
Type of business organization:	
Principal #1 Name:	
Principal #1 Address:	
Principal #2 Name:	
Principal #2 Address:	
Principal #3 Name:	
Principal #3 Address:	

<b>Contract Signature Authority</b> (Individual that will <b>sign</b> the Contract, if awarded):	
Name:	John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP
Title:	Principal
Email Address:	jwright@spiezle.com

**LICENSE INFORMATION**

***License Category: Construction Industry***

Certified                       Registered

License Type:

Building Contractor       General Contractor       Utility & Excavation

Other: Architecture

License #:	
Expiration Date:	
Name of License Holder/Qualifying Agent: <i>(exactly as it appears on file with the State of Florida's Construction Industry Licensing Board)</i>	

***License Category: Engineers***

License Type:       Professional Engineer

License #:	
Expiration Date:	



**SPIEZLE ARCHITECTURAL GROUP**

<b>License Category: Other</b>	
License Type:	Architecture
License #:	AR101341
Expiration Date:	February 28, 2027

<b>Martin County Occupational License</b>	
License Type:	
License #:	
Expiration Date:	

**For work funded by federal grant, Contractor/Vendor is required to have an active registration with the System for Award Management (SAM) (<https://www.sam.gov>) prior to execution of the agreement.**

Unique Entity ID:	
-------------------	--

<b>Are you a Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE), Woman-Owned Business Enterprise (WBE) or Veteran Owned Business (VOB)?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	

<b>Are you a small business as defined by the SBA?</b> If Yes, # of Employees:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	

Number of years in business under this name:	19
Number of years in business under other names:	53
How many years' experience in performing the type of work called for in this bid?	15+
In what other lines of business do you or your organization or any partners thereof have financial interests? If none, please type "N/A".	N/A

<b>Does your firm have any officer, owner, employee or agent who is also an officer, employee or advisory board member of Martin County?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Section 112.313, Florida Statutes, prohibits contracts with County employees, officers, and advisory board members. All vendors must disclose the name of any Martin County officer or employee who is employed by (Section 112.313(7), Florida Statutes) or owns, directly or indirectly an interest in the vendor's firm or any of its branches (Section 112.313 (3), Florida Statutes). Advisory Board Members, County officers or County employees may qualify for an exemption by including a completed Commission on Ethics Form 3A with their submittal and filing such form with the Supervisor of Elections in accordance with Section 112.313(12)(b), Florida Statutes. Please contact the Purchasing Division ( <a href="mailto:pur_div@martin.fl.us">pur_div@martin.fl.us</a> ) for additional information.	



**SPIEZLE ARCHITECTURAL GROUP**

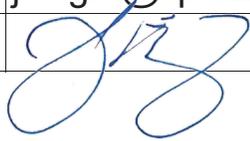
<b>Have you or your organization, or any office or partner thereof, failed to complete a contract?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, explain:  		
<b>Has your organization ever been assessed liquidated damages for failing to complete a Contract within the time specified in the Contract Documents?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:  		
<b>Has your organization been assessed any penalties for non-compliance violations of the Federal or State Labor laws and/or regulations within the last five (5) years?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:  		
<b>Does your organization have any outstanding judgments, demands or liens resulting from violating the State Labor laws, the Business and Professions Regulation statutes, Civil or Criminal decisions?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:  		
<b>Have there been any suits, liens or surety claims against you or your organization over the past five (5) years for non-payment of sums due subcontractors or suppliers for work completed?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:  		
<b>Has your organization been cited for violations of OSHA standards and requirements within the past 5 years?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:  		



**SPIEZLE ARCHITECTURAL GROUP**

<b>Are the Bidder, its principals or affiliates presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from participation in this transaction by any municipal, County, State, or Federal department or agency?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		

**I certify that the above information is true and correct.**

<b>Name of Authorized Representative:</b>	John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP
<b>Title:</b>	Principal
<b>Federal Tax I.D. Number:</b>	26-0805847
<b>Phone Number:</b>	866.974.7666 ext. 296
<b>Email Address:</b>	jwright@spiezle.com
<b>Authorized Signature:</b>	



## SPIEZLE ARCHITECTURAL GROUP



### AFFIDAVIT REGARDING THE USE OF COERCION FOR LABOR & SERVICES

Respondent Vendor Name: Spiezle Architectural Group, Inc.

Vendor FEIN: 26-0805847

Vendor's Authorized Representative Name and Title: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP, Principal

Address: 1101 N. Lake Destiny Road, Suite 365

City, State, Zip: Maitland, FL, 32751

Phone Number: 866.974.7666 ext. 296

Email Address: jwright@spiezle.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

As the person authorized to sign on behalf of Respondent, I certify that the company identified **does not**:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose of exploitation of that person.



SPIEZLE ARCHITECTURAL GROUP

I declare under penalty of perjury that I have read the above document and that the statements contained therein are true.

Certified By: [Signature]  
Signature of Authorized Representative

Name and Title: John F. Wright, AIA, NCARB, LEED AP BD+C, WELL AP

Date: January 26, 2026

STATE OF (Florida)

COUNTY OF (Orange)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 26 day of January, 2026, by John F. Wright, AIA, NCARB, LEED AP (Name of Officer or Agent), as Principal (Title of Officer or Agent) of Spiezle Architectural Group, Inc. (Name of Corporation Acknowledging) a Florida corporation (State or Place of Incorporation), on behalf of the corporation. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Rosalind Rivera  
(Printed, Typed or Stamped Name of Notary Public)



SPIEZLE ARCHITECTURAL GROUP



MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
BLUEPRINT / SCHEMATIC AFFIDAVIT
FOR PROPOSALS AND BIDS

BEFORE ME, the undersigned authority, personally appeared on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

- 1. I am the Principal (title) of Spiezle Architectural Group, Inc.
2. As the representative of a potential contractor to Martin County, I received building plans, blueprints, schematic drawings, diagrams or other public records which are exempt from public disclosure to assist JM STUDIO PRO, LLC (company) in responding to a Martin County issued Request for Qualifications #RFQ2026-3734: Public-Private Partnership (P3) for a Public Facility.
3. I was informed of the exempt nature of the specific public records when I received them and executed a form agreeing to accept responsibility to maintain the exemption.
4. As contemplated at the time I received the records, the records have been shared with others, which may include but are not limited to subcontractors and employees, in the preparation of a response to Martin County's Request.
5. Each party who has reviewed or received a copy of the exempt public records has been informed of the exempt nature of the records and of their responsibility for maintaining such.
6. Each individual and entity representative outside of myself and my organization who has reviewed or received a copy of the exempt public records is listed in Exhibit "A" attached to this Affidavit.
7. I hereby verify the above information to be true and correct.
8. I am familiar with the nature of an oath and with the penalties provided by the State of Florida for falsely swearing to a document.
9. I understand that I have accepted responsibility for any copies of the exempt records that I have provided to others.
10. I agree to indemnify, defend, and hold harmless Martin County, its Board of County Commissioners, and its staff for any direct or indirect claims for damages that arise in connection with the release of the exempt records by a party to whom they were provided.

Signature
John F. Wright, AIA, NCARB, LEED
Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [x] online notarization this 26 day of January, 2026, by John F. Wright, AIA, NCARB as Principal of Spiezle Architectural Group, Inc. a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL
Signature of Rosalind Rivera
Seal: ROSALIND RIVERA, NOTARY PUBLIC, MY COMMISSION EXPIRES 4-26-2029, STATE OF FLORIDA, COMMISSION NUMBER PH 153367

Notary Public, State of Florida
Rosalind Rivera
(Printed, Typed or Stamped Name of Notary Public)





SPIEZLE ARCHITECTURAL GROUP

Form **W-9**  
(Rev. March 2024)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

**1** Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)  
**Spiezle Architectural Group, Inc.**

**2** Business name/disregarded entity name, if different from above.

**3a** Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.  
 Individual/sole proprietor     C corporation     S corporation     Partnership     Trust/estate  
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .  
**Note:** Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  
 Other (see instructions)

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
Exempt payee code (if any) \_\_\_\_\_  
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the United States.)*

**3b** If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . .

**5** Address (number, street, and apt. or suite no.). See instructions.  
**1101 North Lake Destiny Road, Suite 365**

**6** City, state, and ZIP code  
**Maitland, FL 32751**

**7** List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

			-						
--	--	--	---	--	--	--	--	--	--

**or**

**Employer identification number**

2	6	-	0	8	0	5	8	4	7
---	---	---	---	---	---	---	---	---	---

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person  Date **1/8/2026**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



**SPIEZLE ARCHITECTURAL GROUP LICENSES**

**ARCHITECTURE & INTERIOR DESIGN LICENSE**

License #: AR92118

STATE OF FLORIDA  
 DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
 BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**DOIG, CHRISTOPHER LEE**  
 2935 UPPER PARK RD  
 ORLANDO FL 32814

**LICENSE NUMBER: AR92118**  
**EXPIRATION DATE: FEBRUARY 28, 2027**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/17/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

**TAX RECEIPT**

**CITY OF VERO BEACH  
 PLANNING DEPARTMENT**  
 P.O. BOX 1389 - 1053 20TH PLACE  
 VERO BEACH, FL 32961 -1389  
 (772) 978-4550

**RETURN SERVICE  
 REQUESTED**

**LOCAL BUSINESS TAX**  
**FISCAL YEAR 2025-2026 10/1/25-9/30/26**  
 LICENSE: PROFESSIONAL - ARCHITECT

LOCATION: 80 ROYAL PALM PTE #404

FIRM NAME: SPIEZLE ARCHITECTURAL GROUP INC  
 OWNER/MGR: ANTHONY J DONADIO

ADDRESS: 80 ROYAL PALM POINTE #404  
 VERO BEACH FL 32960

ACCOUNT NO: 20-000275  
 LICENSE FEE: 75.00  
 IN HOME FEE: 0.00  
 TRANSFER: 0.00  
 LATE FEE: 0.00  
 TOTAL PAYMENT: 75.00  
 DATE ISSUED: 08/05/2025  
**THANK YOU FOR YOUR PAYMENT**

Planning and Development

THIS RECEIPT MUST BE EXHIBITED CONSPICUOUSLY AT YOUR ESTABLISHMENT OR PLACE OF BUSINESS

Merchant: CITY OF VERO BEACH  
 1053 20TH PLACE  
 VERO BEACH, FL 32960  
 US 17729784770

Order Information  
 Description: 20-000275  
 Order Number: P.O. Number:  
 Customer ID: Invoice Number:

Billing Information 08691 Shipping Information

Shipping: 0.00  
 Tax: 0.00  
 Total: USD 75.00

Payment Information  
 Date/Time: 05-Aug-2025 12:27:08 EDT  
 Transaction ID: 121168327010  
 Transaction Type: Authorization w/ Auto Capture  
 Transaction Status: Captured/Pending Settlement  
 Authorization Code: 050646  
 Payment Method: Visa XXXX6719



**FLORIDA  
DEVELOPMENT  
SOLUTIONS**

**Ajax**  
**Remnant**  
CONSTRUCTION

**spieze**

[floridadevelopmentsolutions.com](http://floridadevelopmentsolutions.com)