



 Building Tomorrow's
Schools

RYAN^{INC}

PRK

 PUBLIC
SAFETY
DEVELOPMENT
SOLUTIONS

FAGAN  ENGINEERING, INC.

UNSOLICITED PROPOSAL FOR Public-Private Partnership Services

TO BUILD MARTIN COUNTY OPERATIONS FACILITY

Proposed by Building Tomorrow's Schools, Inc.
a Non-Profit 501(c)(3) Organization
Submitted: October 31, 2025

ORIGINAL REDACTED COPY

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CONFIDENTIALITY OF THIS PROPOSAL:

Please note that this proposal contains certain material information which has been identified as confidential, proprietary, trade secret, and or is otherwise exempt from public disclosure. Certain contents of this Proposal which are subject to protection from public record disclosure pursuant to FS 815.045, and FS 812.081 and FS 119 have been clearly marked and contain an advisory on each page which contain confidential information.

A redacted copy has been submitted simultaneously with this unsolicited proposal. We take seriously the protections afforded these documents to safeguard the bid, financial, procurement and trade secret and proprietary information and the protections of safety and security aspects of public buildings for public security and safety and acknowledge the procedural safeguards incorporated in this process.

Prior to public disclosure and public discussion of the protected materials identified in the Proposal, Building Tomorrow's Schools (BTS) anticipates and offers a collaborative review meeting including the parties' respective legal counsel, during which a determination may be made as to appropriate disclosure of documents in order to satisfy public records requests and/or in furtherance of preparation, presentations, and discussions as may be required for public meetings.

Transmittal Letter

1





October 31, 2025

Dear Martin County Board of County Commissioners:

Building Tomorrow's Schools, Inc., a Non-Profit 501(c)(3) organization, (BTS), is pleased to submit this Unsolicited Proposal (Proposal) to the Martin County Board of County Commissioners (Martin County). This Proposal offers a unique collaboration with Martin County as a Public-Private Partnership to deliver a new Maintenance and Operations Facility by July 2027. BTS proposes to design, build, and convey the completed turnkey project, as more specifically set forth in this Proposal in Sections 4-7.

BTS is offering to deliver Martin County's new Maintenance and Operations Facility, a modern building of 114,000 sq. ft to house diverse departments, in a single structure. BTS brings its experienced and highly qualified team to deliver a state-of-the-art structure, meeting critical timeframes with the highest quality, full-amenity facilities where they are most needed, and in ways that ease the financial burden on governmental entities and taxpayers. BTS fulfills this mission in cooperation and collaboration with Martin County, providing a single point of accountability with private sector capabilities to integrate every aspect of the development, design, and building processes with a typical outcome of reducing the total project cost without any reduction in quality.

Through its unparalleled analytics and evaluation methods, BTS has identified Martin County's critical challenges for relocating, consolidating, and streamlining its support to meet the infrastructure demands. By way of this Proposal, BTS is offering a comprehensive, expedited, cost-effective and high-quality turnkey solution for the development of Martin County's new Operations and Maintenance Facility.

As part of this Proposal, the BTS Project team includes a highly respected local builder with years of successful governmental facility building experience in coordination with one of the nation's premiere, award winning architects.

Our team of highly qualified professionals has a proven track record of on-time, on-budget high-quality projects, including the successful design and construction of public facilities throughout Florida.

In today's environment of tight deadlines, tight budgets, and rapidly growing communities, it is important to look for alternative solutions to infrastructure challenges. BTS offers just such a solution, to work shoulder-to-shoulder with Martin County's leadership and staff as a steward of taxpayers' funds and a trusted partner in meeting the challenges in delivering a critically needed facility on-time and on-budget. Moreover, BTS's Public-Private Partnership model incorporates strengths from both the public and private sectors to share skills and assets, while allowing Martin County to defer risk and rely on BTS as its P3 partner to lead the project and deliver promised timely cost-efficient results.



SEC. 1 – TRANSMITTAL LETTER

This Proposal is valid for your consideration, action, and acceptance until June 15, 2026 in order to ensure the proposed delivery time and cost containment. This Proposal is submitted pursuant to and in accordance with Martin County's Resolutions passed October 21, 2025 and Florida Statute §255.065(3)(c), provided in Section 10, Resource Documents. The materials contained in Section 10 are provided for ease of reference and information only and not intended to be a part of this Proposal. The Florida Legislature recognizes the need for a streamlined public procurement process to provide an efficient, effective, and timely method to address the ever-growing needs of governmental entities to expand and develop critically needed projects. Martin County's adoption of its Resolutions on October 21, 2025 (Resolution amending application fee for Unsolicited Proposal and Resolution amending Section 17.6 of the Purchasing Manual regarding P3s) is consistent with the statute's expedited and fully transparent method of procurement and will allow for the timely consideration of this Proposal within the BTS offer period.

Please find attached a comprehensive Proposal that delivers an Operations Facility with design excellence and efficient/attractive facility and financing costs within an 18-month delivery date in July 2027 that meets the needs of the Martin County community.

BUILDING TOMORROW'S SCHOOLS



Steven Bracy
Director/Chairman
Building Tomorrow's Schools



10/31/2025

Submission of Unsolicited Proposal/Transmittal of Administrative Fee

The attached Unsolicited Proposal for the development of an Operations Facility in Martin County is hereby submitted to Martin County Board of County Commissioners on behalf of Building Tomorrow's Schools, Inc. (BTS).

A cashier's check payment for administrative review is submitted by BTS to the County in the amount of \$25,000.00 in accordance with the Martin County Resolution which was passed on October 21, 2025.

BUILDING TOMORROW'S SCHOOLS

Steven Bracy

Steven Bracy
Director/Chairman

THIS CHECK IS PROTECTED WITH A VOID PANTOGRAPH - OTHER SECURITY FEATURES DETAILED ON BACK.

ANCHOR BANK OFFICIAL CHECK 13417

4500 PGA Boulevard
Palm Beach Gardens, FL 33418

REMITTER BUILDINGS TOMORROWS SCHOOLS INC

PAY Twenty Five Thousand Dollars AND 00/100

TO THE ORDER OF Martin County Board of Cty Commissioners

PURPOSE Application fee for unsolicited proposal

DATE October 29, 2025

\$***25,000.00**

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND MAY BE REQUIRED BEFORE ANY OFFICIAL CHECK OF THIS BANK WILL BE REPLACED OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.

TWO SIGNATURES REQUIRED OVER \$250,000.00

AUTHORIZED SIGNATURE

63-1565/670

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⑈ 20000 1 6 ⑈





CONFIDENTIALITY NOTICE

This Unsolicited Proposal contains certain material information which is deemed confidential, proprietary, trade secret, and/or is otherwise exempt from public disclosure. Certain contents of this Proposal are subject to protection from public record disclosure pursuant to Florida law, including FS 815.045; FS 812.081; and FS 119.071. Confidential information and materials and sections of materials have been identified as such throughout this Unsolicited Proposal.

Please note that a REDACTED COPY of this Unsolicited Proposal has been submitted for the County's ease of responding to public records requests. We take seriously the protections afforded these documents to safeguard the procurement process, the proposal, financial, trade secret, and/or proprietary information and the protections of safety and security aspects of public buildings for security and safety and acknowledge the procedural safeguards which are afforded this process.

Prior to public disclosure and public discussion of the protected materials identified in the Proposal, Building Tomorrow's Schools (BTS) anticipates and offers a collaborative review meeting including the parties' respective legal counsel, during which a determination may be made as to appropriate disclosure of documents in order to satisfy public records requests and/or in furtherance of preparation, presentations, and discussions as may be required for public meetings.

PLEASE IMMEDIATELY NOTIFY THE UNDERSIGNED WITH A COPY TO OUR GENERAL COUNSEL in the event of the County's receipt of a Public Records Request which involves this Unsolicited Proposal.

Lauren Hollander, CEO
Public Safety Development Solutions
4500 PGA Boulevard, Suite 302
Palm Beach Gardens, FL 33418
Email: LHollander@PSDSFL.us
(561) 379-8555

cc: JulieAnn Rico, Esq., General Counsel
Public Safety Development Solutions
Email: Jrico.psdsgmail.com
(561) 758-9032





Executive Summary

2

SEC. 2 – EXECUTIVE SUMMARY

UNSOLICITED PROPOSAL – MARTIN COUNTY OPERATIONS FACILITY

This Proposal offers a Public-Private Partnership with Martin County, whereby Building Tomorrow's Schools (BTS) will design, build, and deliver an innovative, high-quality Operations Facility to address unmet public facility needs in Martin County. This Public-Private Partnership anticipates collaboratively working with Martin County' leadership and staff to accomplish opening Martin County's new Maintenance and Operations Facility in July 2027.

This Proposal is submitted in accordance with the expedited process set forth in FS 255.065(3)(c) and Martin County Resolutions adopted on October 21, 2025. Please find the texts of the statute and the Resolutions in Section 10 for ease of reference. Utilizing the P3 Public-Private Partnership model to develop this project is wholly aligned with the public best interests articulated by Martin County in its recent Resolutions, wherein the County Commission recognized the public benefits of public-private partnerships including saving scarce staff resources, avoiding costs associated with protracted and duplicative procurement methods, and providing financial benefits in containing costs and streamlining the project delivery. Please see a detailed discussion as to the public benefits of the P3 model contained in Section 2 Pages 13-15.

The following Executive Summary provides an overview of the Building Tomorrow's Schools' (BTS) detailed Proposal, and contains information to address each of the requirements for Martin County Board of County Commissioners' consideration of the Unsolicited Proposal.

QUALIFYING PROJECT:

This Proposal offers a plan for a P3 Qualifying Project, under §255.065 of the Florida Statutes, consisting of the development of a new Maintenance and Operations Facility. This Proposal offers a Qualifying Project which serves a public purpose used to benefit its citizens by allowing Martin County to timely relocate and consolidate its maintenance and operations activities by providing spaces needed to serve the residents of Martin County for decades to come. Please see the full description and detail of the project in Sections 4-7.

QUALIFICATIONS AND EXPERIENCE OF THE PROPOSER:

Building Tomorrow's Schools (BTS) is a progressive, turnkey development solutions provider to public agencies throughout Florida. BTS has decades of experience in helping to facilitate all aspects of a project such as site identification and acquisition, zoning and entitlements, financing structuring, permitting, design, construction, and lifecycle planning. Our team is comprised of Florida industry leaders in real estate, development, public safety facility design, public safety facility construction, and institutional financing. The BTS track record, as well as testimonials from our public sector partners, speaks volumes about BTS's demonstrated results for delivering on-time and on-budget while maintaining the high quality and integrity of the project. Please see Section 8 for details about our Project Team and team members.

OUR PROJECT TEAM:

Proposer: Building Tomorrow's Schools (BTS) and its affiliated entities
Address: 4500 PGA Boulevard, Suite 301A, Palm Beach Gardens, FL 33418

Development Services Provider: Public Safety Development Solutions (PSDS)
Address: 4500 PGA Blvd., Suite 302, Palm Beach Gardens, FL 33418



SEC. 2 – EXECUTIVE SUMMARY

Architect: PBK (f/k/a Harvard Jolly | PBK)

Address: 2047 Vista Parkway, Suite 100, West Palm Beach, FL 33411

General Contractor: Ryan Incorporated Southern

Address: 1700 South Powerline Road, Suite H, Deerfield Beach, FL 33442

Engineer: Fagan Engineering, Inc.

Address: 2137 Milano Court, Palm Beach Gardens, FL 33418

Financing Underwriter: Stifel, Nicolaus & Company, Incorporated (Stifel)

Address: 501 North Broadway, 10th Floor, St. Louis, MO 63102

Having designed more than one million square feet of public safety facilities, PBK has a deep understanding of the unique attributes required by such facilities and a respect to the owner's needs and desires. PBK's public safety design team have specialized expertise in a wide array of public safety facilities, which include emergency operations centers (EOC), command and control centers, law enforcement facilities, mission-critical facilities, data centers and communications centers. We have thorough knowledge of the special design requirements as well as the best practices to achieve a functional, aesthetically pleasing and safe environment

BENEFITS TO THE PUBLIC:

This Unsolicited Proposal addresses the critical challenges faced by Martin County in its challenge to timely relocate and consolidate its existing maintenance and operations facilities, thereby centralizing resources for the County's services, staff, and crews. Moreover, the proposed new Maintenance and Operations Facility provides critically needed enhancements to modernize, effectively and efficiently utilize space, and enhance safety and effective work environments for staff and the public.

Key benefits to the community include the expedited delivery of a turnkey facility which will serve Martin County and its growing population. Expedited development allows Martin County to meet the needs of the community faster and provides a hedge against rising costs due to inflation, designed to allow the County to own and occupy the facility within 18 months and within a cost-efficient project delivery budget.

Building Tomorrow's Schools (BTS) Proposal offers an optimal solution, and the most value for the following reasons:

Exhaustive Due Diligence | The project team has been engaged in this project for over a year and has researched current and future market and populations trends, identified all development activity proximate to the suggested facility site, validated needs, and has developed timetables for those needs. Please see Sections 4-7 for detailed analysis of the project, site, response to critical need, and project compatibility and integration with Martin County's current and future community needs.

A properly functioning and centralized public Operations Facility not only provides community resources, but provides safe, effective, and productive workspaces for public servants who must function at optimal levels to carry out needed services to the community. Please see Sections 4-7 for detailed information about the project.

Single Point of Accountability/Turnkey Solution | BTS collaborates and integrates with County leaders, staff, and council members to provide turnkey new facility solutions in a way that guarantees on-time delivery while removing the time, expense, and execution

SEC. 2 – EXECUTIVE SUMMARY

risk that exists when dealing with several disparate parties. Please see Sections 4-7 for a detailed project planning, design, and development plan.

BTS is a single point of accountability from location siting to occupancy of the new Operations Facility. The Project Team becomes a highly cost-effective extension of the Martin County team, allowing staff to get more done in less time and with greater cost efficiency. The vision, goals, wants and needs of the County and Operations Facility staff become Project Team deliverables, executed with private sector speed and accountability. Please see Sections 4-7 for a detailed outline of the plan for accomplishing the project.

Guaranteed Maximum Price (“GMP”) | PSDS will provide a GMP that eliminates the risk of cost overruns and guarantees predictable financial planning. Please see Sections 6-7 for a detailed outline of the proposed costs and value of the project.

PROJECT COMPATIBILITY WITH REGIONAL INFRASTRUCTURE PLANS:

Since the early 2000s, Martin County has continued to strengthen its ability to provide high-quality services to its residents. With steady population growth and increasing demands on County resources, the need for modern, efficient, and purpose-built facilities has become clear. Looking forward, in order to sustain Martin County’s quality of life and support its continued growth, the development of a new Operations Facility has presented itself as a critical priority.

Our project concept envisions a state-of-the-art 114,000 square foot Operations Facility designed specifically with Martin County’s current and future needs in mind. To achieve this, we have evaluated several key factors, including the appropriate size and scope of the facility, potential site locations, turnkey costs, and the flexibility required for long-term operational success. Our mission is to provide Martin County with all available options and facts, enabling County leadership to make informed decisions in developing a generational facility that not only meets today’s operational and administrative needs, but also provides adaptability and resources for future growth.

This facility will be designed and constructed to incorporate industry “best practices” for municipal operations, including considerations for safety and security, employee health and wellness, environmental resilience, training, physical fitness, contaminant control, and a welcoming environment for both staff and the community.

Collaborating with Martin County as a true building partner, our team is prepared to deliver a facility that is highly functional, extremely safe, cost-effective, and aesthetically welcoming. This Unsolicited Proposal represents our commitment and ability to provide the professional development services necessary to deliver a new Operations Facility to Martin County efficiently, effectively, and affordably. Please see Section 5 for detailed information and analysis concerning this project’s compatibility and integration with current and future Martin County infrastructure and needs.

Our Project Team’s comprehensive analysis of Martin County’s needs have determined that the current Martin County Operations facility is undersized and does not include many safety and security features that Martin County facilities need in order to best serve the community while maintaining a safe and healthy work environment. A new facility designed with these factors in mind will increase the quality of life, as well as provide them with the resources and facilities needed to do their job to the best of their ability.

SEC. 2 – EXECUTIVE SUMMARY

The result will be more effective, excellent response times, and adequate facilities to support them as they support Martin County. Please see Sections 4-7 for detailed information about the project plan, scope, and due diligence details.

FINANCIAL STRUCTURE AND ECONOMIC EFFICIENCIES ACHIEVED BY THE PROJECT:

Building Tomorrow's Schools (BTS) offers a comprehensive facilities delivery solution that provides turnkey facilities built with the most modern design and integrated safety features, facility specific architect and design services, and tailored financing options, all structured to work together seamlessly and to accelerate the delivery of the facilities at a lower aggregate cost when compared to traditional development methods. Please see Sections 6-8 for project plan development and proposed alternatives for financing considerations.

Our proposed financing approach will be structured in collaboration with the County to deliver a solution that is efficient, affordable, and optimizes the project's delivery while reducing risk to the County. Our team will provide the County with all necessary aspects of development from a financial and legal structuring standpoint while also creating an ongoing lifecycle reinvestment fund that will ensure the efficacy and effectiveness of the facility in the years to come.

PUBLIC BENEFITS OF USING A PUBLIC-PRIVATE PARTNERSHIP DELIVERY METHOD

"There is a public need for timely and cost-effective acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, operation, implementation, or installation of projects serving a public purpose, including educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities within the state which serve a public need and purpose, and that such public need may not be wholly satisfied by existing procurement methods." F.S. 255.065

As the fastest growing state in the nation, Florida's local governments are faced with the challenge of funding, building, maintaining, and operating facilities necessary to meet the demands of its rapid population growth. Counties struggle to develop, expand, and modernize critically needed support facilities through traditional procurement mechanisms to respond to ever-growing community needs. The State of Florida recognized this problem and codified the Public-Private Partnership Act (P3) to give Florida's governmental bodies the ability to partner with the private sector to meet facility development challenges.

By enacting Florida's Public-Private Partnership Act, the Legislature specifically determined that:

- There is a public need for the construction or upgrade of facilities that are used predominantly for public purposes and that it is in the public's interest to provide for the construction or upgrade of such facilities.

SEC. 2 – EXECUTIVE SUMMARY

- There is a public need for timely and cost-effective acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, operation, implementation, or installation of projects serving a public purpose, including educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities within the state which serve a public need and purpose.
- The public need for critical infrastructure may not be wholly satisfied by existing procurement methods.
- There are inadequate resources to develop new educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities for the benefit of residents of this state.
- Public-private partnership has demonstrated that it can meet the needs by improving the schedule for delivery, lowering the cost, and providing other benefits to the public.
- Procurement under the Public-Private Partnership Act serves the public purpose because this procurement method facilitates the timely development or operation of a qualifying project.

For over two decades, Florida governmental entities have partnered with private sector companies and successfully created critically needed public use facilities, public roads, schools, libraries, and utilities systems. Building on the process success, the Legislature recently amended the law to allow for an “expedited process” when considering unsolicited proposals. In so doing, the Legislature recognized the public benefit in avoiding protracted solicitations processes, cutting down on the time and cost pressures on administrative staff, and avoiding potential cost and time changes during a lengthy procurement process. The “expedited process,” set forth in F.S. 255.065(3)(c), offers a cost and time savings to the public while at the same time requiring a sound and transparent evaluation process, all of which includes notice and involvement of the public during the consideration period. Please see the statute and other resource information contained in Section 10 for your ease of reference.

The Martin County Commission has recognized the benefits of the public-private partnership process in the adoption of two resolutions on October 21, 2025. These Resolutions are provided in their entirety in Section 10 for ease of reference.

“WHEREAS, Martin County Board of County Commissioners (“Board”) recognizes the need for a fair and transparent fee structure that balances the costs associated with utilizing public funds to adequately review unsolicited P3 proposals.” Resolution Amending the Application Fee for Unsolicited Proposals for Public-Private Partnerships Pursuant to Section 255.065, Florida Statutes.

-And-



SEC. 2 – EXECUTIVE SUMMARY

“WHEREAS, the Board affirms that P3s serve the best interests of public taxpayers by facilitating the development of critical infrastructure and services while optimizing the use of public resources.” Resolution Amending the Application Fee for Unsolicited Proposals for Public-Private Partnerships Pursuant to Section 255.065, Florida Statutes.

-And-

“WHEREAS, the Board affirms that public-private partnerships serve the best interests of public taxpayers by facilitating the development of critical infrastructure and services while optimizing the use of public resources.” Resolution Amending Section 17.6 of the Purchasing Manual Regarding Public-Private Partnerships (P3).

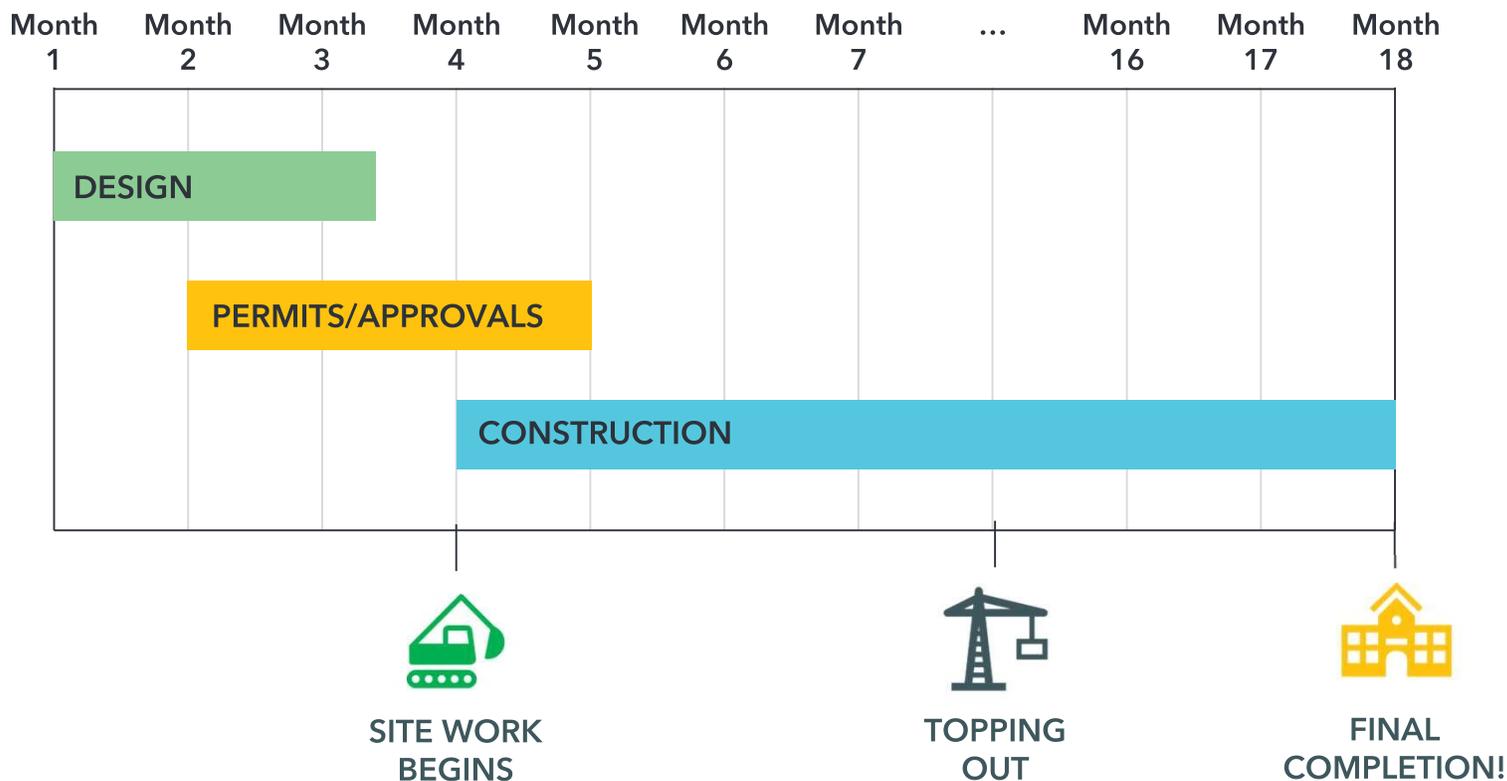
The following key steps for Procurement and Project delivery implement the Public Benefits for efficiency and cost savings, as articulated by Martin County Board of County Commissioners and the Florida Legislature.

In conclusion, BTS’s Proposal offers Martin County a timely, collaborative, and effective solution to its current Operations Facility needs. The Proposal offers a unique and effective solution which benefits the public by utilizing a cost-effective, efficient financial structure, commits high-qualified and accountable performance by an experienced team, a project based on sound evaluation and analysis of the county’s current and future needs.



PROJECT TIMELINE

18 Months from Award to Completion



PROJECT TIMELINE | DESIGN & CONSTRUCTION

Project Phases	Milestone
PHASE 1	Architectural & Program Design Collaboration; Commencement of Civil Plans
PHASE 2	Approvals & Permits for Construction
PHASE 3	Site Improvements
PHASE 4	Vertical Construction
PHASE 5	Substantial Completion
PHASE 6	Facility Acceptance by County Staff
PHASE 7	Convey Warranties & Project Documents

A large conference room with long tables, chairs, and whiteboards. The room is dimly lit, with the primary light source being the recessed ceiling lights. The tables are arranged in a U-shape, and the chairs are black office chairs. The whiteboards are mounted on the wall at the front of the room. A blue banner is overlaid on the image, containing the text and a large number.

**Best Interest
Determination Factors**

3

SEC. 3 – BEST INTEREST DETERMINATION FACTORS

Florida's Public-Private Partnership Act provides for an expedited procurement process which is intended to avoid costly delays and allow for a timely engagement of a private project development provider, while at the same time ensuring that the proposed project is thoroughly evaluated and determined to be in the best interest of the public. This best interest determination is publicly presented and discussed, with public comment and participation. The required factors for evaluation and ultimate determination by the Martin County Board of County Commissioners are thoroughly addressed within this Proposal, as follows:

1. Determination that the project is a Qualifying Project (please see Section 4 which describes the project and public use).
2. The financial structure/economic efficiencies achieved by the Proposal (please see Section 7).
3. Qualifications and experience of the private entity proposer and the entity's ability to perform the project described in the Proposal (please see Sections 8 and 9).
4. The project's compatibility with regional infrastructure plans (please see Section 5).

Facility Design

4



SEC. 4 – FACILITY DESIGN

The Project Team proposes to provide the County with a modern, efficient, safe, and healthy Operations Facility in one of the fastest growing regions in the United States. Every aspect of the project, including project development, civil engineering, permitting and approvals, design, all construction documents, site work, vertical construction and final delivery is included in this turnkey, ready to open Operations Facility.

The Martin County leadership will be engaged in PSDS's "Collaborative Programming and Design Process" to ensure that the ultimate project outcome, a state-of-the-art new facility, will meet the expectations of the Operations personnel, the community, and the County. The new Operations Facility will meet or exceed every local and state governmental requirement.

Project & Process Inclusions:

- Collaborative design review with the County/Operations Staff
- All design and architectural deliverables
- All governmental permitting and approvals
- All civil engineering and site plan development
- All specified onsite and offsite work
- Highest quality construction
- Most modern design and construction techniques
- Built with the most up-to-date Operations safety features
- Client-friendly collaborative construction management
- Gross Maximum Price: Elimination of risk associated with project execution and cost overruns



Project Description

Martin County's New Maintenance and Operations facility is a modern building housing diverse departments in a single structure. It balances developing such a structure by respectfully using public funds, while also providing the spaces needed to serve the residents of Martin County for decades to come.

This single story building and grounds are comprised of the departments noted below. Its design uses building extensions in the form of wings, from a centralized center to maximize the availability of outdoor vehicle areas. All departments with needs for vehicle access to their spaces are served by paved service areas.

Support Areas

- This area is centrally located to serve all departments. The conceptual “hub of the wheel” is within a short distance from all departments in the facility. A main reception area controls visitors, as well as most meeting and general staff spaces. Visitors would come to this area and be met by representatives of those departments, which could meet in strategically placed meeting and conference spaces at this front of the building. This co-location of meeting rooms, conference rooms, restrooms, breakrooms and similar spaces eliminates the duplication of those types of spaces, which would normally occur in buildings with multiple departments.

Vehicle & Maintenance Administration

- Office areas, workshops and storage spaces are grouped for efficiency. Vehicle areas are placed to allow for vehicle access through provided over sized garage doors.

General Services Trade

- The General Services Trade administration areas and workshop areas are located within a wing of this new building. All office areas are grouped into one general administrative suite, allowing for greater flexibility in staffing and growth. All workshop areas are provided with access to surrounding paved areas by way of oversized garage doors.

Environmental Resources

- Required warehouse areas for this department are provided with the necessary overhead doors to vehicular areas.

Mosquito Control

- As in the case of other departments within this design, administrative and warehouse areas for this department are provided adjacent to one another. This enables greater department efficiency as all department staff are relatively near each other.

Project Description

Field Ops & SW

- Workshop areas are provided access to exterior vehicle areas on two differing sides. Administrative areas are then grouped adjacent to this space.

Traffic & Signs

- Required staff areas are provided along side storage and shop areas with garage doors to the exterior vehicle areas.

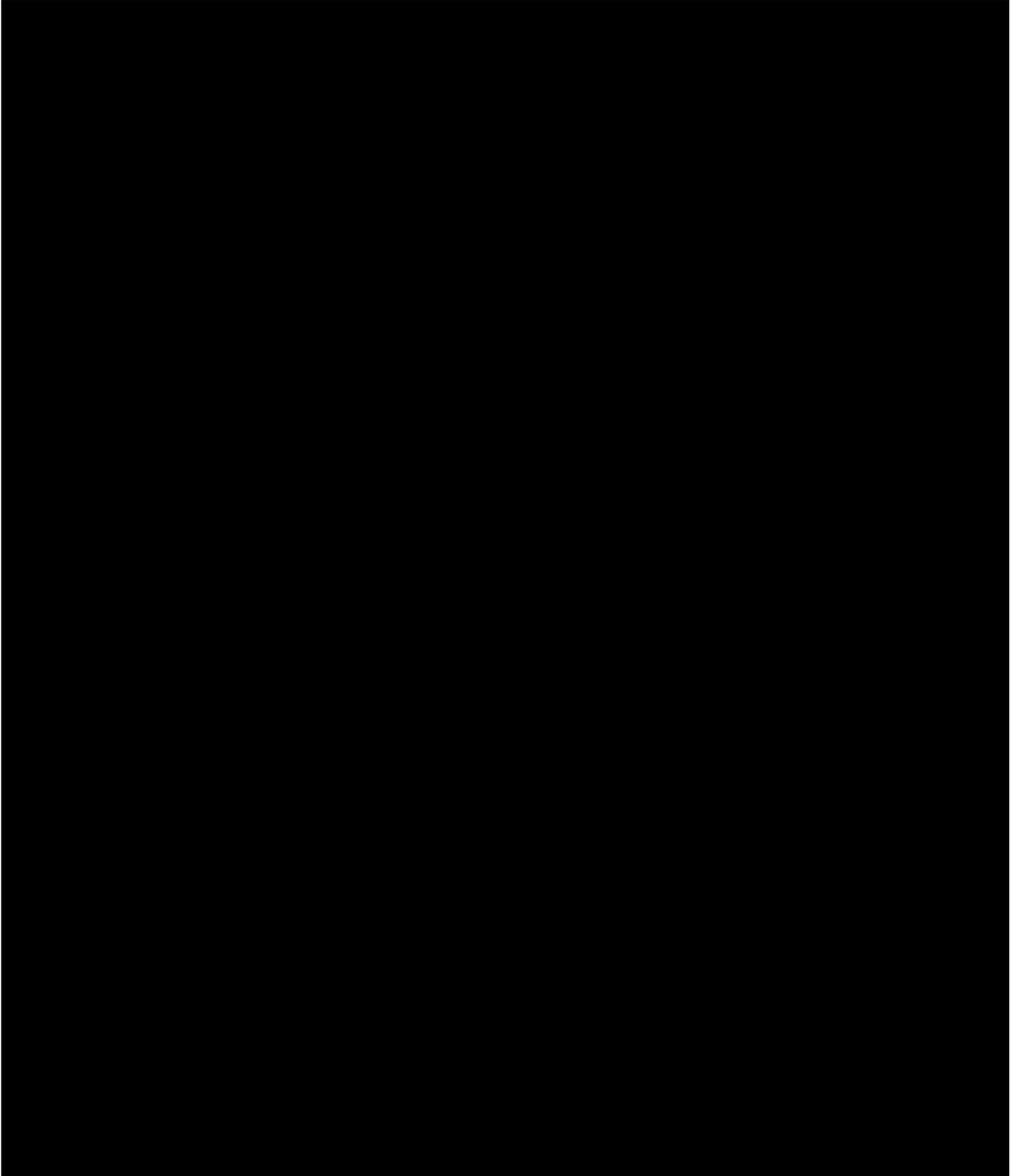
Parks & Recreation Operations

- The new facility features, as in the case of other departments, exterior facing shop and storage areas with garage doors. Immediately adjacent, one can find the related Parks & Recreation operations staff.

In general, the building construction will feature exterior concrete walls designed using the “Tilt-Up” construction method. These solid concrete walls eliminate the use of stucco on exterior walls and the related life cycle cost of that material. These walls will be designed to sustain a 180MPH wind, which exceeds the code requirements. Constructing it as such will allow County Staff to operate sooner and with less disruption after a potential storm event. This structural enhancement shall extend to all exterior openings such as doors and windows.

Further construction details include:

1. All warehouse areas will average 18’ clearance to the structure above, providing plenty of clearance for storage and vehicles.
2. The facility will be protected with a complete fire sprinkler system.
3. Two 15,000 gallon fuel tanks will be constructed as part of the complex. This dispensing station will have both gasoline and Deisel fuels for County vehicle use.
4. Parking areas immediately surrounding all storage and warehouse areas shall be paved in concrete in lieu of asphalt. This is done to ensure that those areas, given their constant heavy load use, do not deteriorate from the wear of the vehicle tires.
5. Extensive staff parking areas are provided, alongside convenient visitor parking at the front of the building.
6. The conditioned areas of the overall building will be served by an air cooled chiller as it avoids the cost of water and maintenance of water cooled systems, while also being easier to maintain in the long term.
7. The building shall be served by a diesel back-up generator.



This page contains confidential information per FS 119. Do not reproduce or distribute to unauthorized parties.



SEC. 4 – FACILITY DESIGN

PROJECT TIMELINE | PROCUREMENT PHASE

Below are the steps necessary to complete the procurement of this P3 offering for a turnkey Operations Facility:

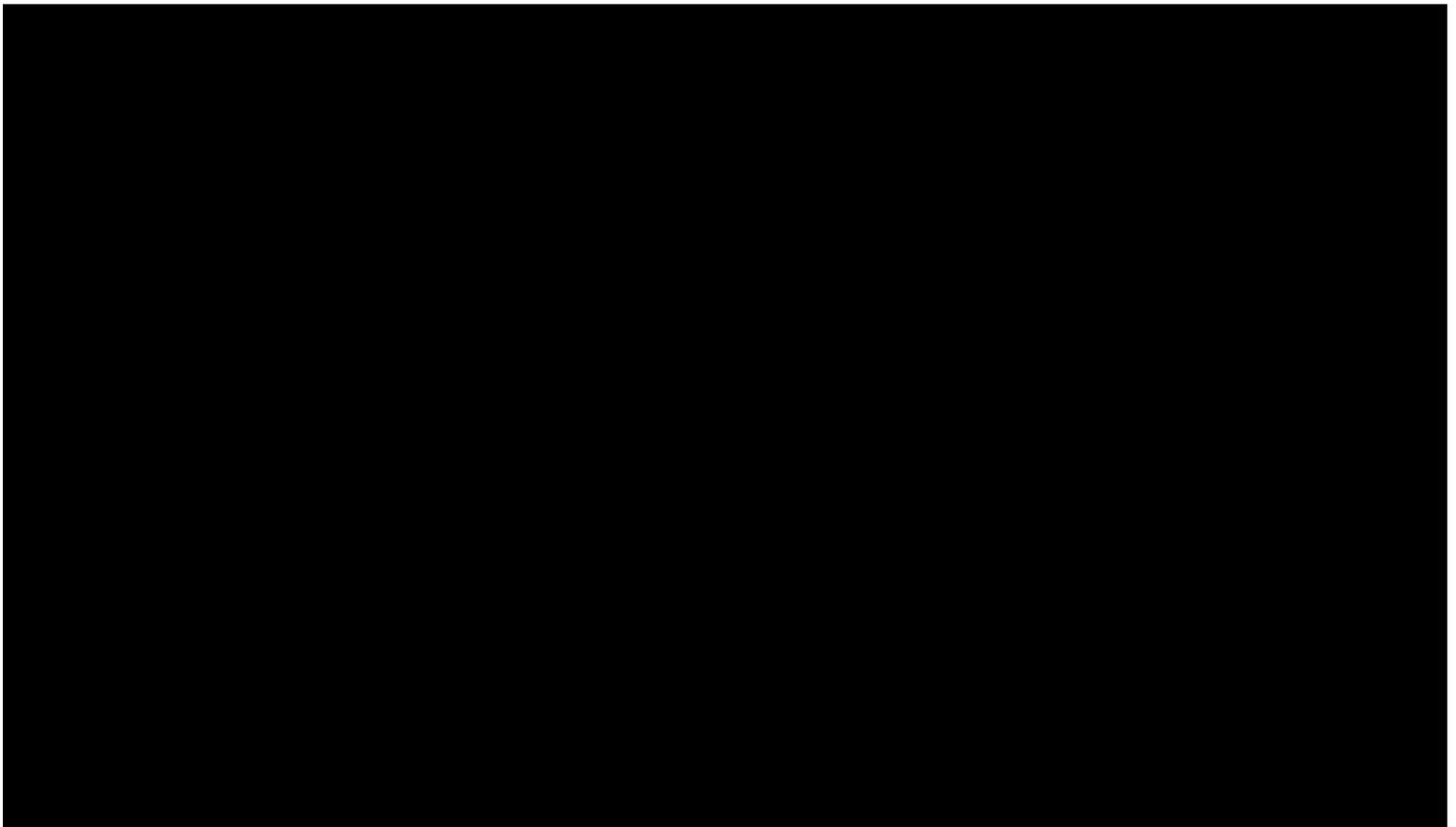
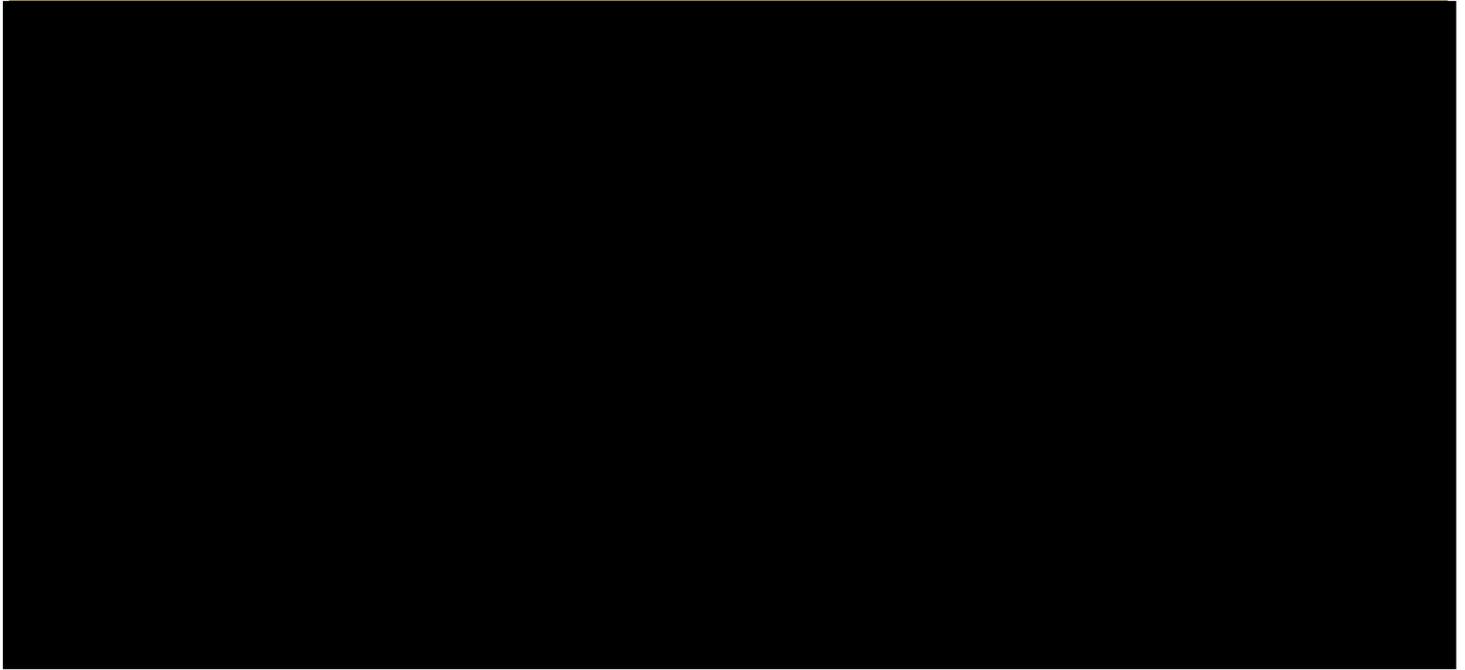
Procurement	Milestone	Date
STEP 1	Receipt of Unsolicited Proposal	October 2025
STEP 2	Public Meeting #1	December 2025
STEP 3	Public Meeting #2	February 2026
STEP 4	Publish in Florida Administrative Register (FAR) for 7 Days	7 Days
STEP 5	County Negotiation of Comprehensive Agreement with Proposer	
STEP 6	Public Meeting #3 – County Commission to Approve and Enter into Comprehensive Agreement with Proposer	April 2026

PROJECT TIMELINE | DESIGN & CONSTRUCTION

Below are the steps that will take our proposed project from Comprehensive Agreement to a turnkey project delivery:

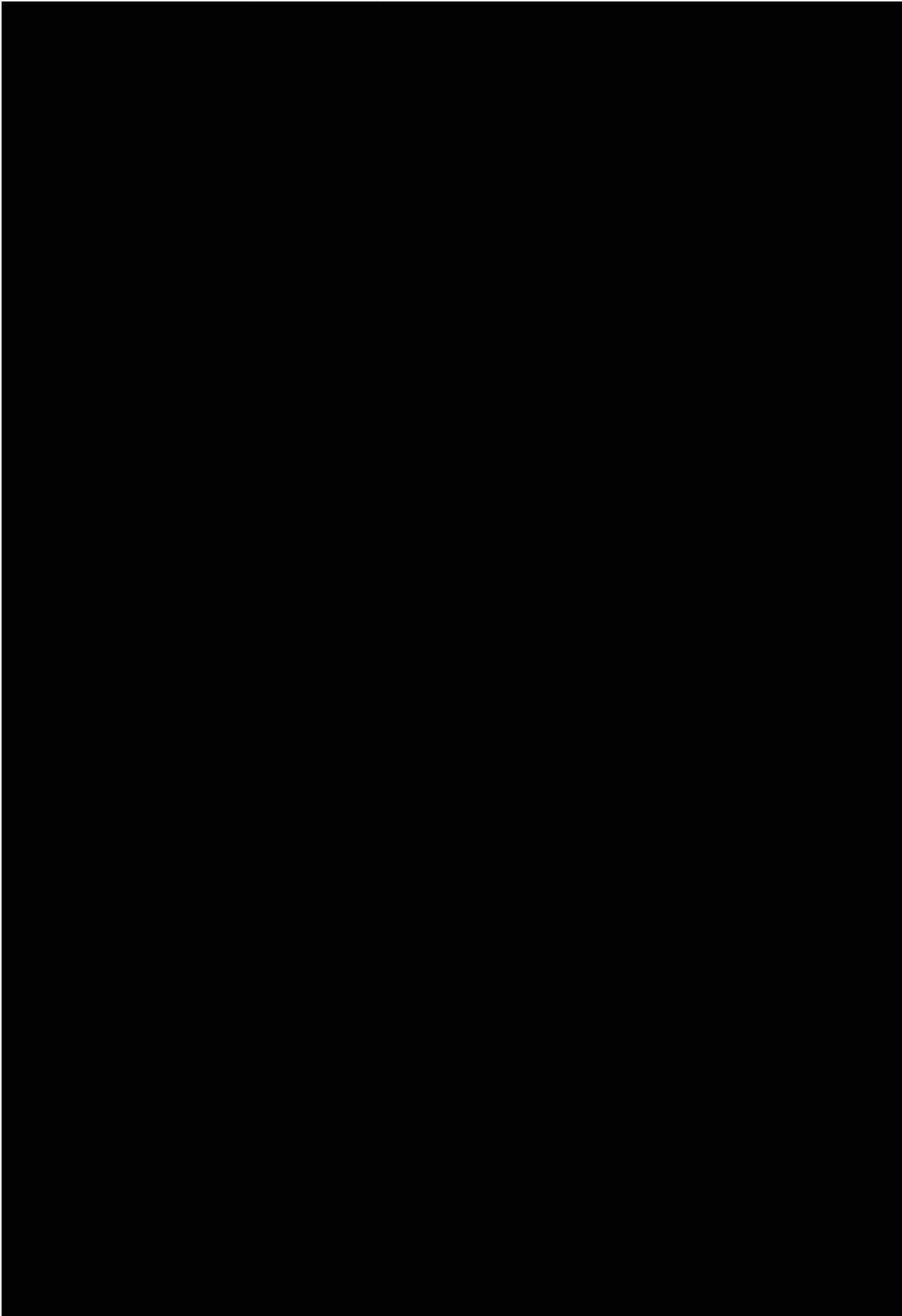
Project Phases	Milestone
PHASE 1	Architectural & Program Design Collaboration; Commencement of Civil Plans
PHASE 2	Approvals & Permits for Construction
PHASE 3	Site Improvements
PHASE 4	Vertical Construction
PHASE 5	Substantial Completion
PHASE 6	Facility Acceptance by County Staff
PHASE 7	Convey Warranties & Project Documents

Conceptual Renderings



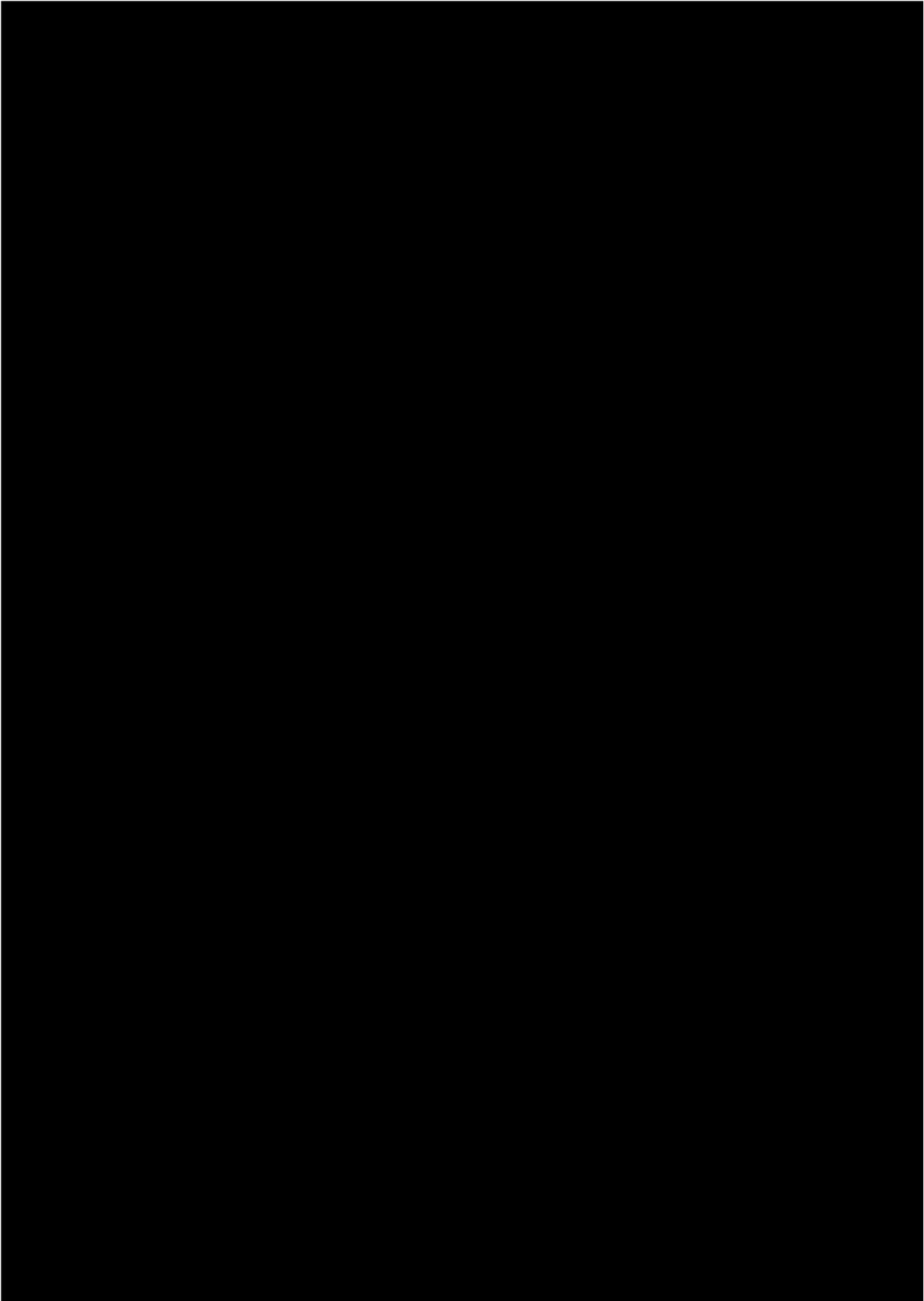
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Conceptual Engineering/Site Plan



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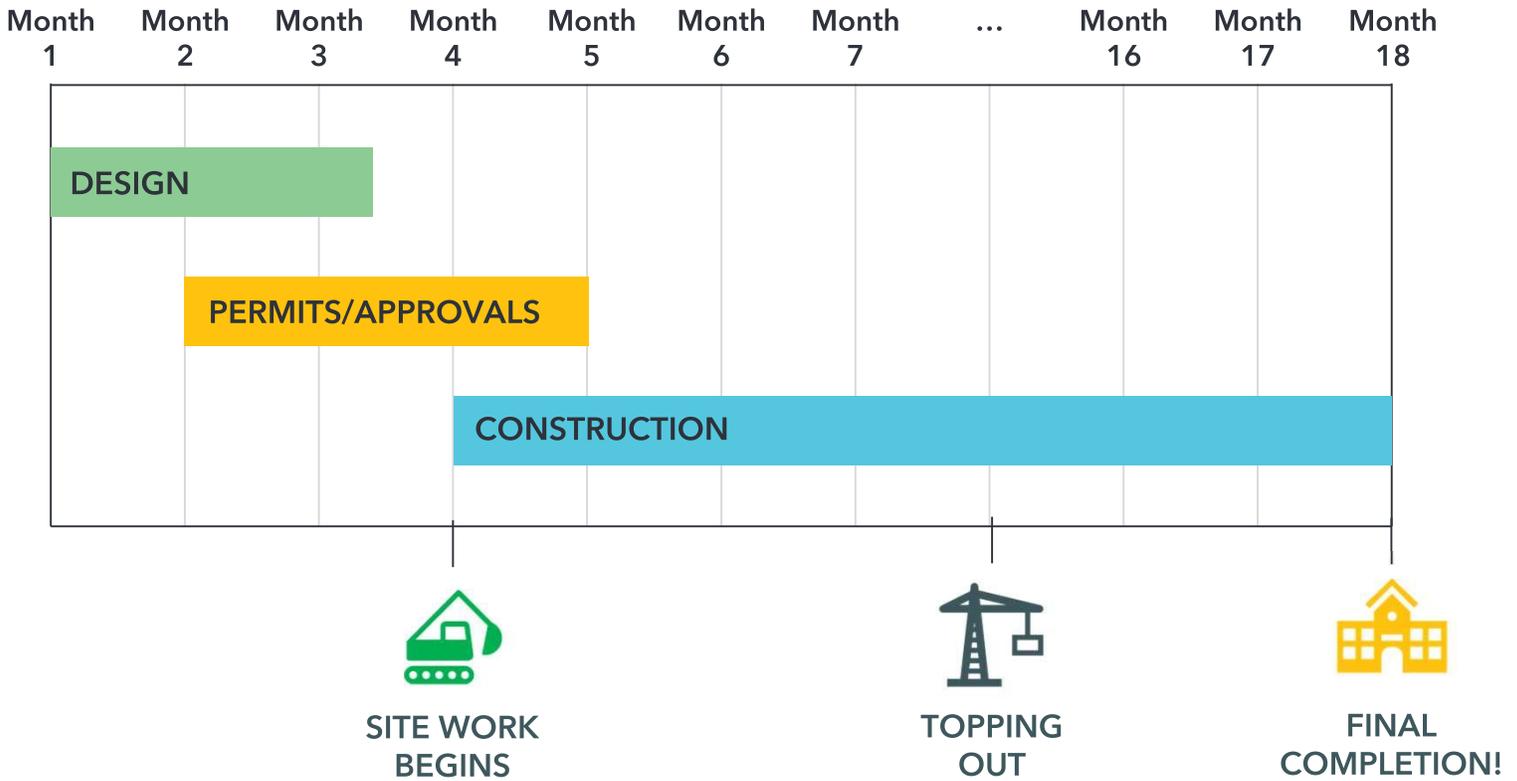


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PROJECT TIMELINE

18 Months from Award to Completion



PROJECT TIMELINE | DESIGN & CONSTRUCTION

Project Phases	Milestone
PHASE 1	Architectural & Program Design Collaboration; Commencement of Civil Plans
PHASE 2	Approvals & Permits for Construction
PHASE 3	Site Improvements
PHASE 4	Vertical Construction
PHASE 5	Substantial Completion
PHASE 6	Facility Acceptance by County Staff
PHASE 7	Convey Warranties & Project Documents

Martin County Operations Facility — Scope of Work by Category

Organized to align with Schedule of Values and Bid Packages

1) Structure & Shell (Tilt-Wall, Steel, Roof, Exterior Openings)

Provide a complete structural and weather-tight building envelope designed to meet or exceed hurricane wind-load criteria appropriate to a hardened, 24/7 operations facility. Scope includes foundations and slabs; tilt-wall panels, erection, and bracing; structural steel columns, beams and miscellaneous metals; a 20-year bonded roofing system with all flashings and terminations; and a hurricane-rated exterior enclosure including windows, pedestrian doors, and overhead/garage doors with rated hardware and seals.

2) Interiors & Building Systems (including FF&E/IT Allowance)

Furnish and install all interior construction and building systems to support continuous operations. Work includes chilled-water HVAC and controls; electrical power and lighting plus low-voltage distribution; BDA; lighting protection; plumbing systems and fixtures; automatic fire sprinkler protection and fire alarm; interior partitions; doors, frames, and hardware; ceilings; flooring; wall finishes; millwork and trim; interior glazing; signage/wayfinding; and paint. Including a FF&E/IT allowance of \$5,000,000.

3) Site Improvements & Utilities

Deliver complete site work including stormwater management (piping, inlets/structures, retention/detention ponds and swales, outfalls), earthwork and grading, heavy-duty and light-duty paving with curbs, sidewalks, pavement markings, and site signage. Provide landscaping and irrigation. Furnish and install wet utilities—fire protection and potable water services (hydrants, valves, meters, backflow prevention), sanitary sewer (mains, manholes, cleanouts, lift station) and all required connections. Include site electrical distribution/ductbanks and lighting as specified, exterior signage, and the emergency electrical generation plant serving the facility. Construct a Fuel Depot including both diesel and gasoline tanks, piping, pumps and covered canopy. Coordinate all work with utility providers and authorities having jurisdiction.

4) Architectural/Engineering Design, Permitting & Approvals

Provide full multi-disciplinary A/E services and approvals necessary to permit and construct the facility, including civil engineering; geotechnical investigations and reports; boundary/topographic surveys; traffic and environmental studies; off-site utility capacity assessments; exterior photometric plans; landscape design; architectural programming and floor plans/elevations; structural engineering; MEP design with life-safety systems (sprinkler and fire alarm); BDA; and lighting protection. Manage the end-to-end permitting process—applications, coordination, responses/resubmittals, and receipt of approvals—with all agencies having jurisdiction.

5) Development / Construction Management Costs & Fees

- General Conditions — Provide project staffing and field management; temporary utilities and protections; site logistics and safety; project controls, QA/QC, and documentation; cleanup; and administrative support through closeout.
- Payment & Performance Bond — Furnish statutory payment and performance bonds covering the construction scope for the protection of the Owner and subcontractors/suppliers.
- Contingency — Maintain a managed contingency to address design-development gaps, concealed conditions, and minor scope clarifications consistent with public-sector best practices.
- GC/Developer Fee — Provide corporate overhead and fee commensurate with risk transfer, financial accountability, and DBF delivery requirements.

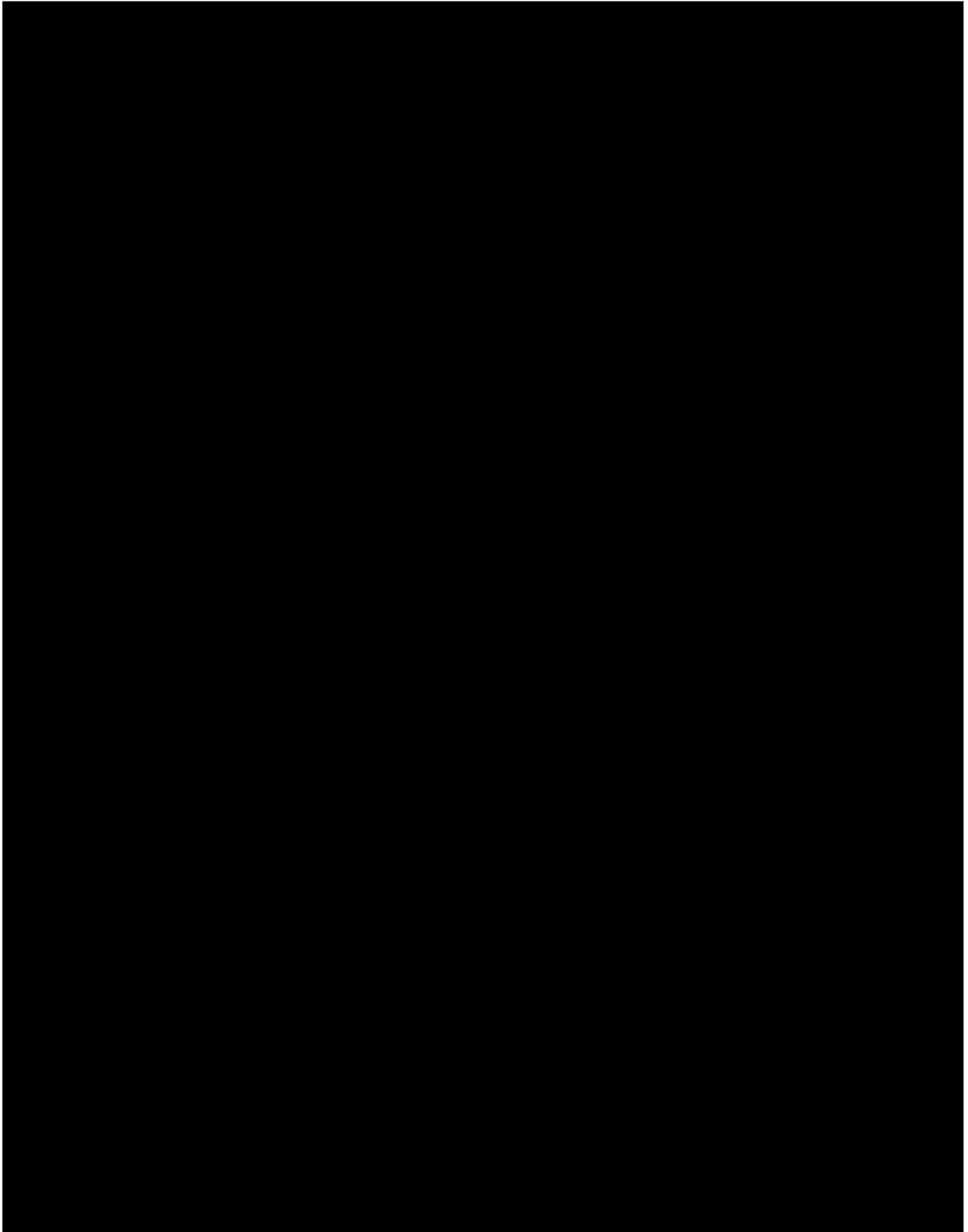
Note: The above scope language is intended to pair 1:1 with the Schedule of Values and the trade Bid Package breakdown for consistent procurement, pay applications, and reporting.



Proposed Site Analysis

5

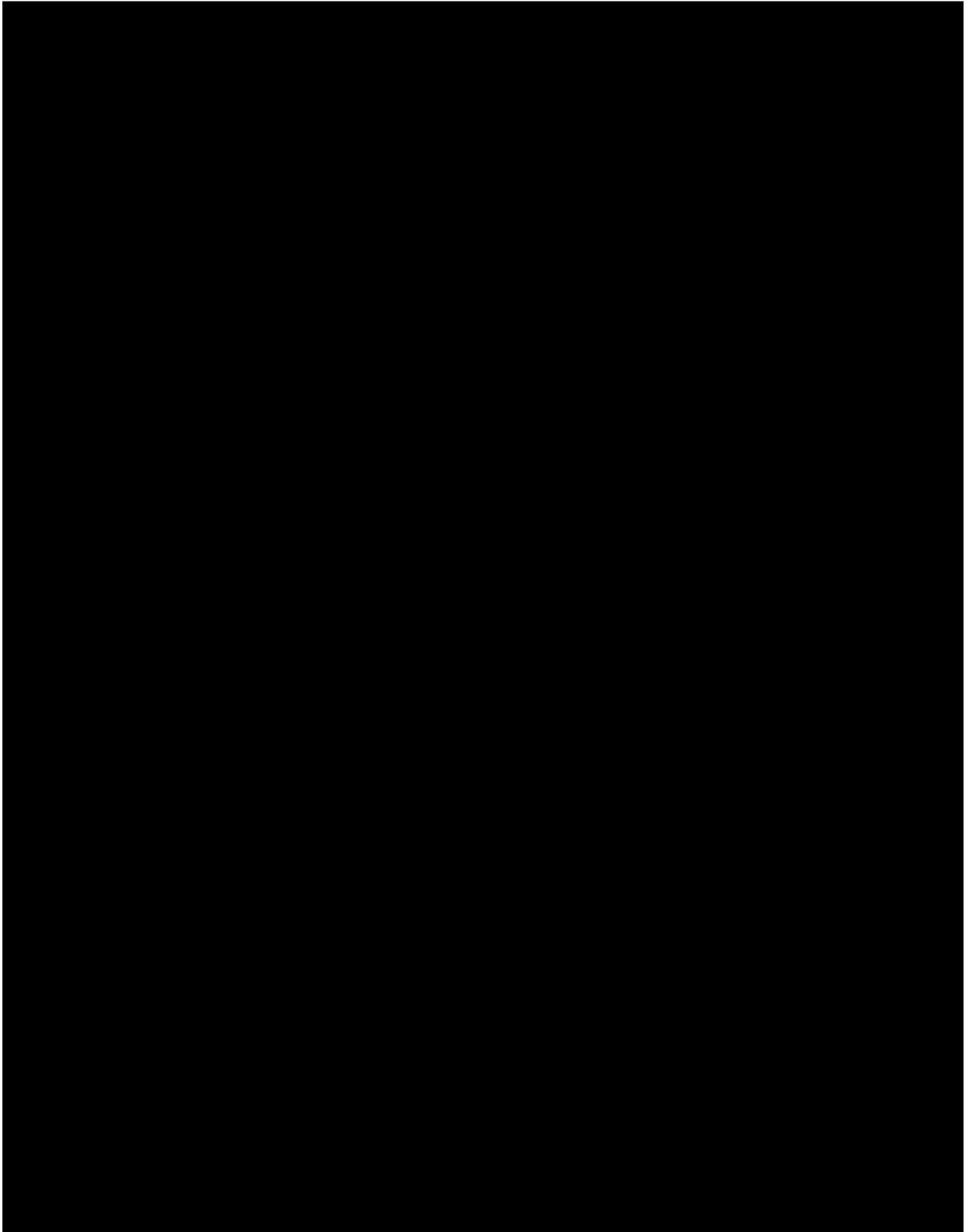
Suitability Report



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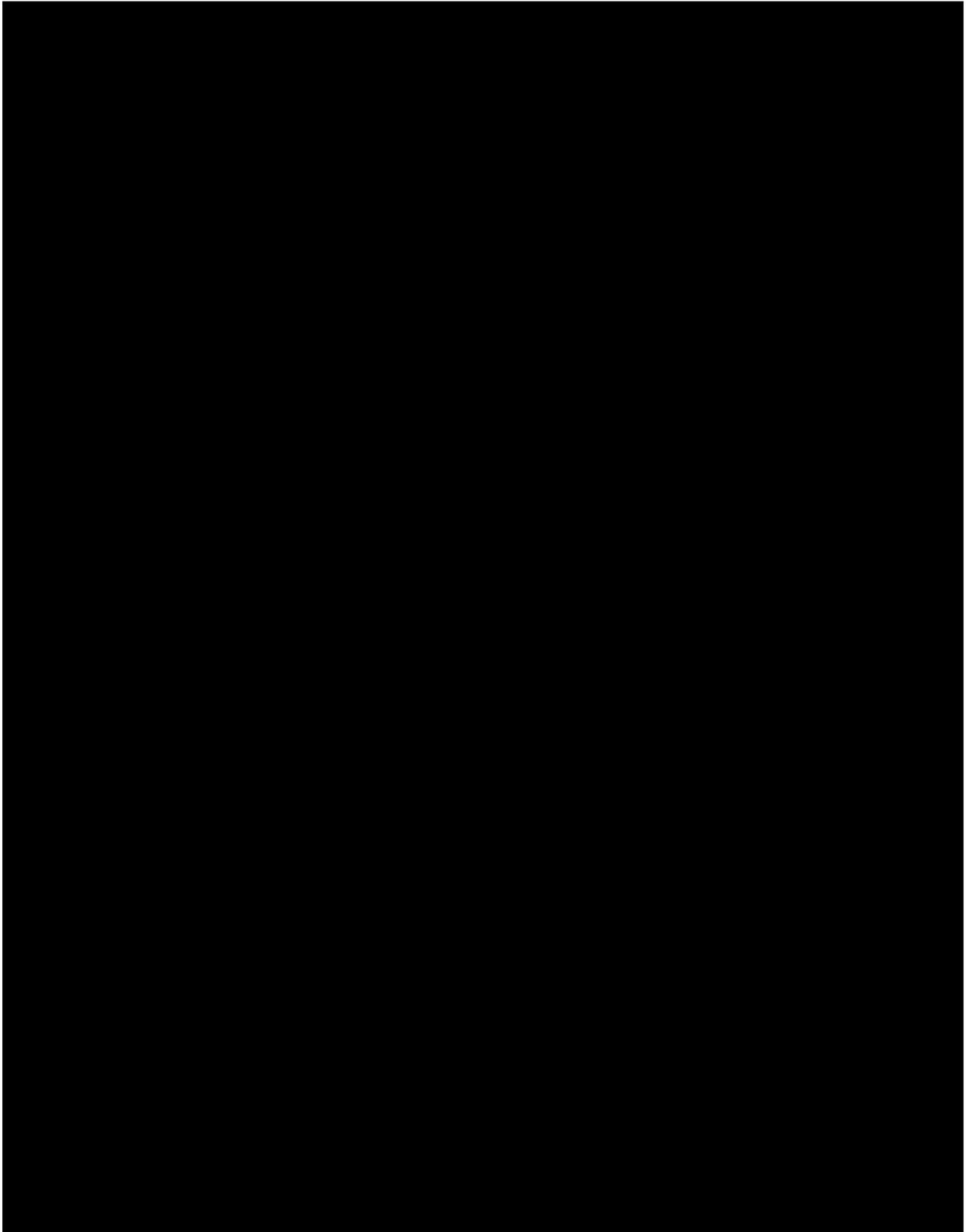
Suitability Report



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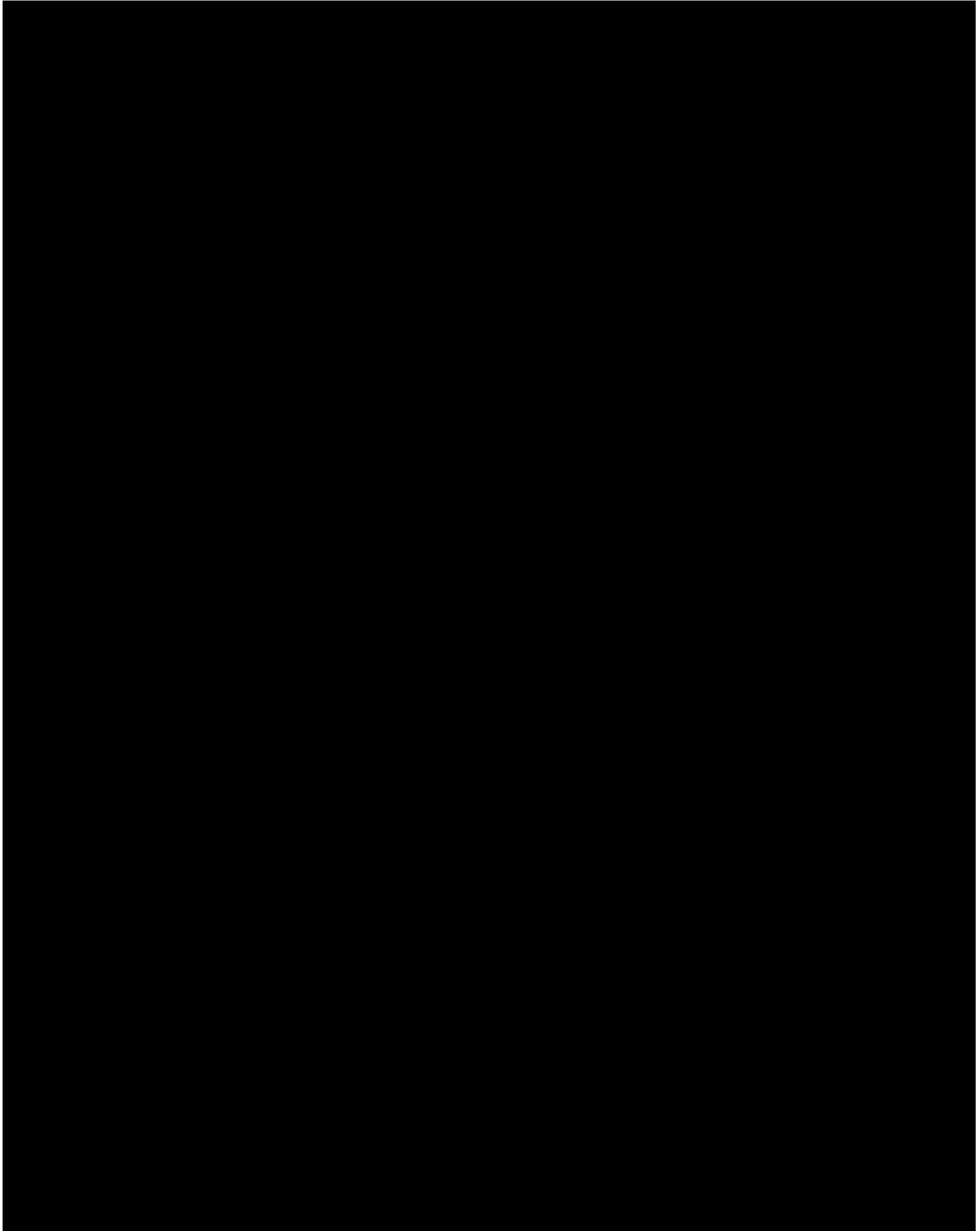
Suitability Report



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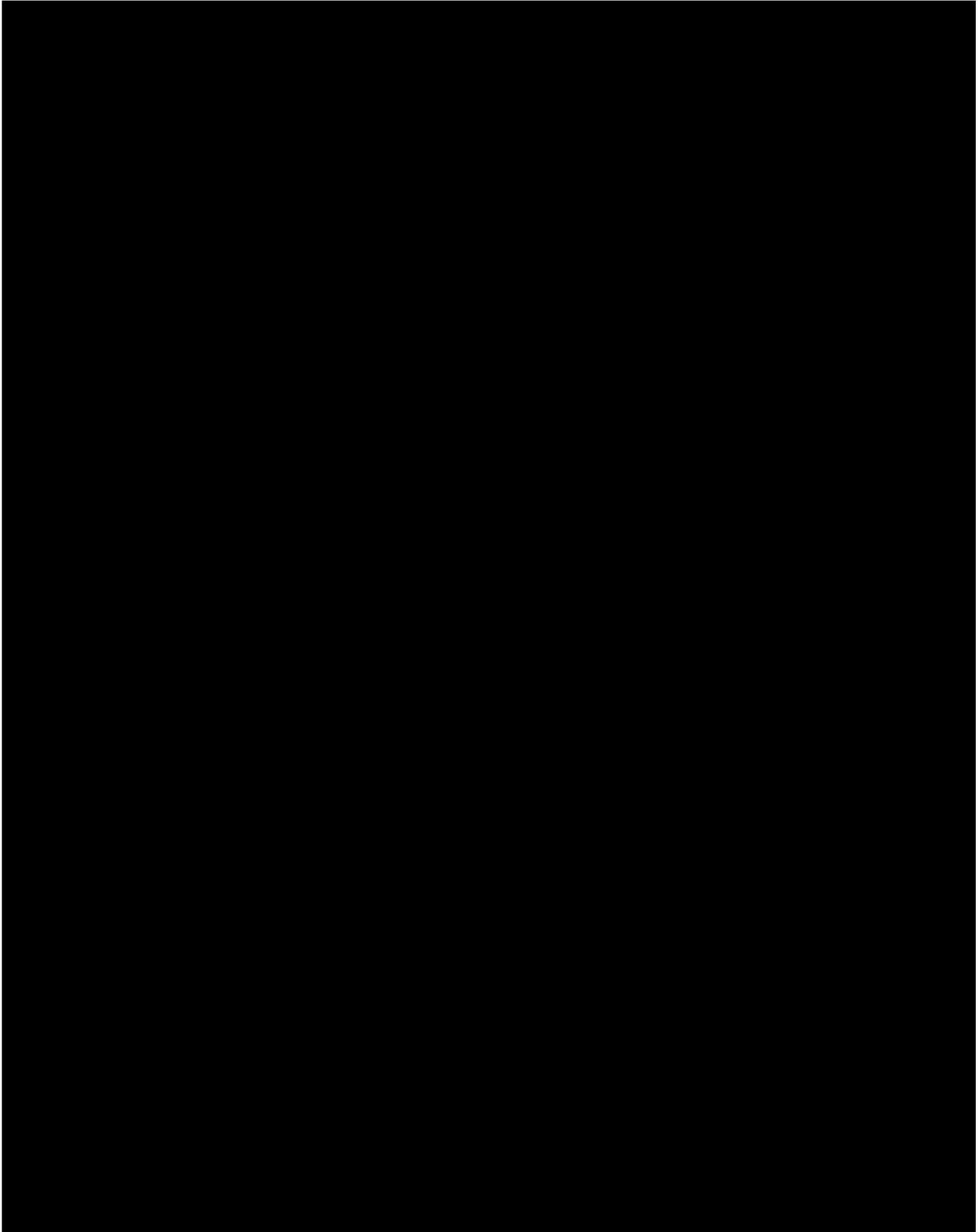
Proposed Site Location for Qualifying Project



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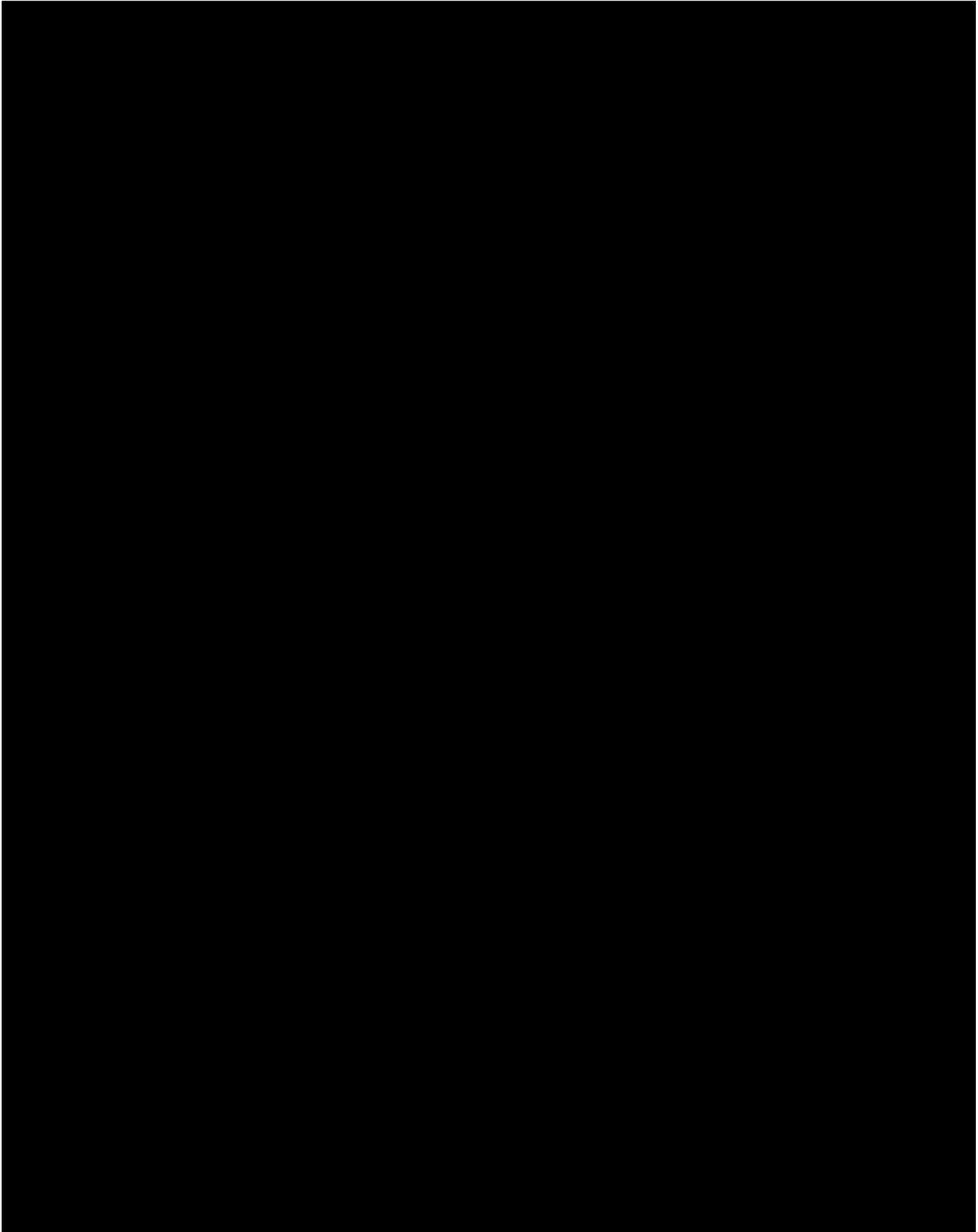
Project Site Aerial View



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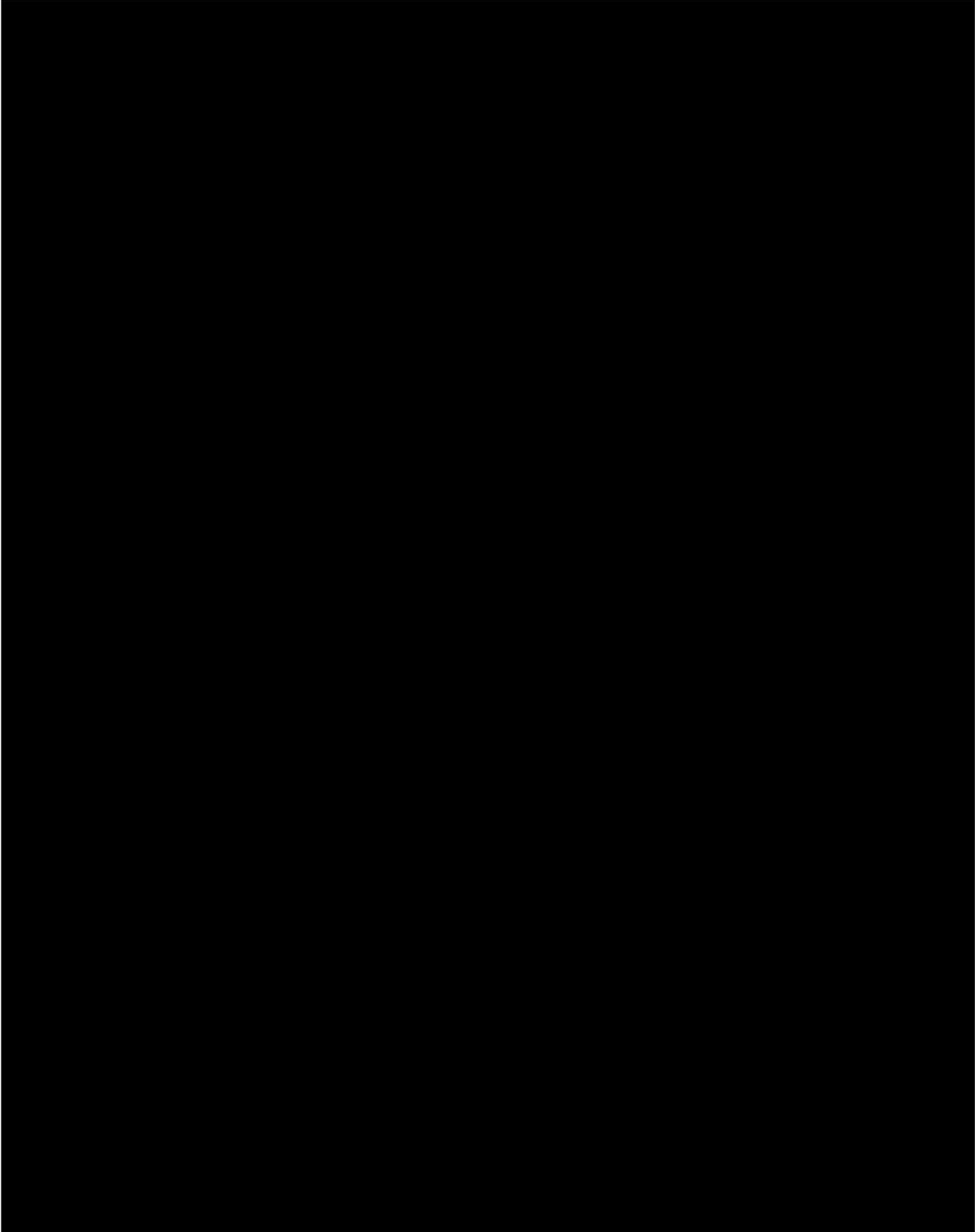
Project Site Soil Map



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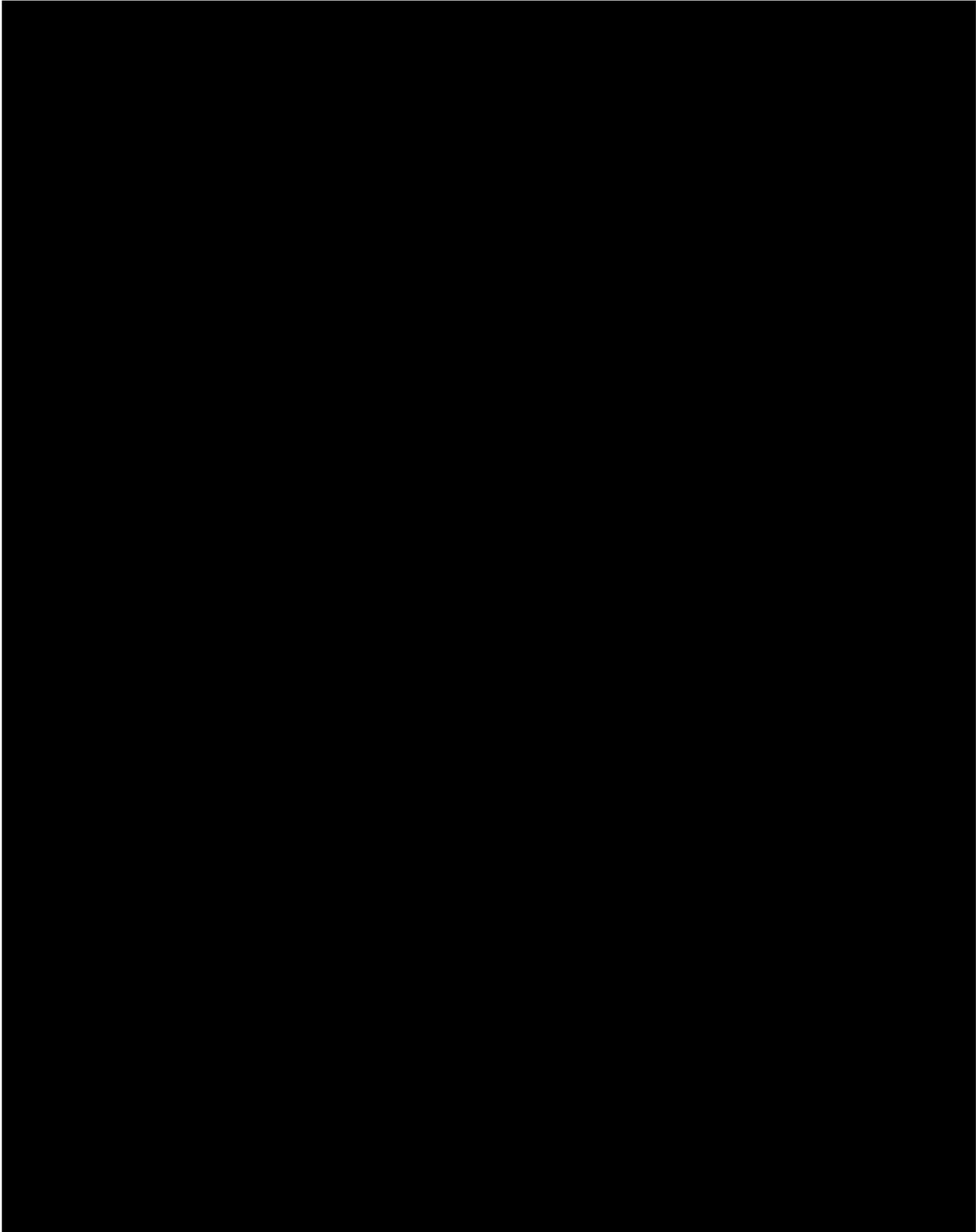
Project Site FEMA Map



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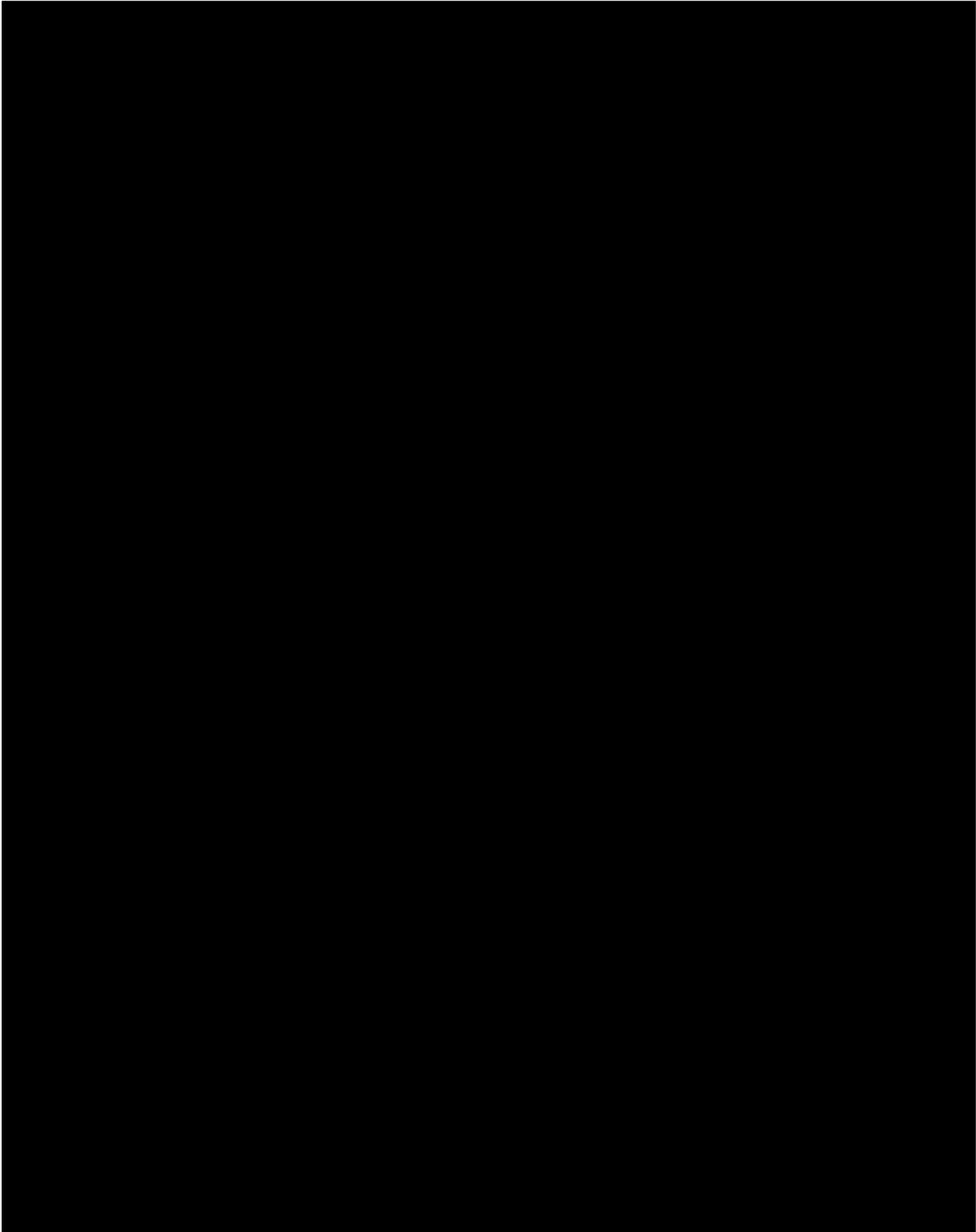
Title Survey



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Title Survey



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**Facility Schedule of
Value**

6

SEC. 6 – FACILITY SCHEDULE OF VALUE

* This Proposal is submitted pursuant to Florida Stat. §255.065, known as the Public-Private Partnership Act and commonly referred to as the P3 Act. This process provides governmental entities, including Municipalities, an alternative flexible, transparent, and cost-effective procurement process. As with any other public procurement process, the County is not committed to enter into a contract with PSDS or any other potential Proposer unless and until the County votes to approve the final Comprehensive Agreement. As such, at any point along the process trajectory, the County may cease to pursue the project and/or our or any other Proposal. PSDS certainly hopes that the County will consider, pursue, and ultimately approve its Proposal. However, in an effort to manage expectations and in order to enable PSDS' fulfillment of its Proposal, particularly as to time and cost, PSDS may withdraw its Proposal in the event that the County does not take any action to consider the Proposal within 90 days of the Proposal submittal date.

ALL documents contained in this Proposal marked with a red margin and identified as Confidential, Proprietary and/or Trade Secret shall be safeguarded and protected from public disclosure. Additionally, Florida's Uniform Trade Secret Act, codified in Chapter 688, Florida statutes, applies. Moreover, Section 119.071(3)(b), F.S., provides among other things that building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building to be owned or operated are confidential and exempt from public disclosure pursuant to Florida's Public Records Law.



SEC. 6 – FACILITY SCHEDULE OF VALUE

NAME OF PROJECT	Martin County Operations Facility
DEVELOPMENT FIRM	Building Tomorrow’s Schools, Inc.
TYPE OF REQUEST	Contract/Comprehensive Agreement
DEVELOPMENT SERVICES START DATE	Following Approval of Comprehensive Agreement
DEVELOPMENT SERVICES COMPLETION DATE	18 Months After Commencement of Project
CONTRACTING METHOD	Comprehensive Agreement Including Guaranteed Maximum Price (GMP)
FUNDING SOURCE	Collaboration with Financial Professionals
REQUESTED AMOUNT	\$ 74,000,000

Project Scope of Work

The project consists of constructing a new 114,000 sq ft single-story Maintenance and Operations Facility for Martin County. The building consolidates multiple departments—including Vehicle & Maintenance, General Services, Environmental Resources, Mosquito Control, Field Operations, Traffic & Signs, and Parks & Recreation—into one modern structure. Designed around a central hub with department wings, the facility maximizes vehicle access through extensive paved service areas. Construction utilizes tilt-up concrete panels rated for 180 mph wind resistance, ensuring resilience and reduced maintenance. Work includes full MEP systems, fire sprinklers, air-cooled chiller, backup generator, dual 15,000-gallon fuel tanks, and comprehensive site improvements with concrete paving and parking. The project delivers durable, efficient, and cost-effective infrastructure to support long-term county operations.

PROJECT VALUE

CATEGORY	COST
Planning, Design & Soft Costs	\$ 6,000,000
Construction And Project Management	\$ 63,000,000
FF&E / IT Allowance	\$ 5,000,000
Requested Amount	\$ 74,000,000

Summary

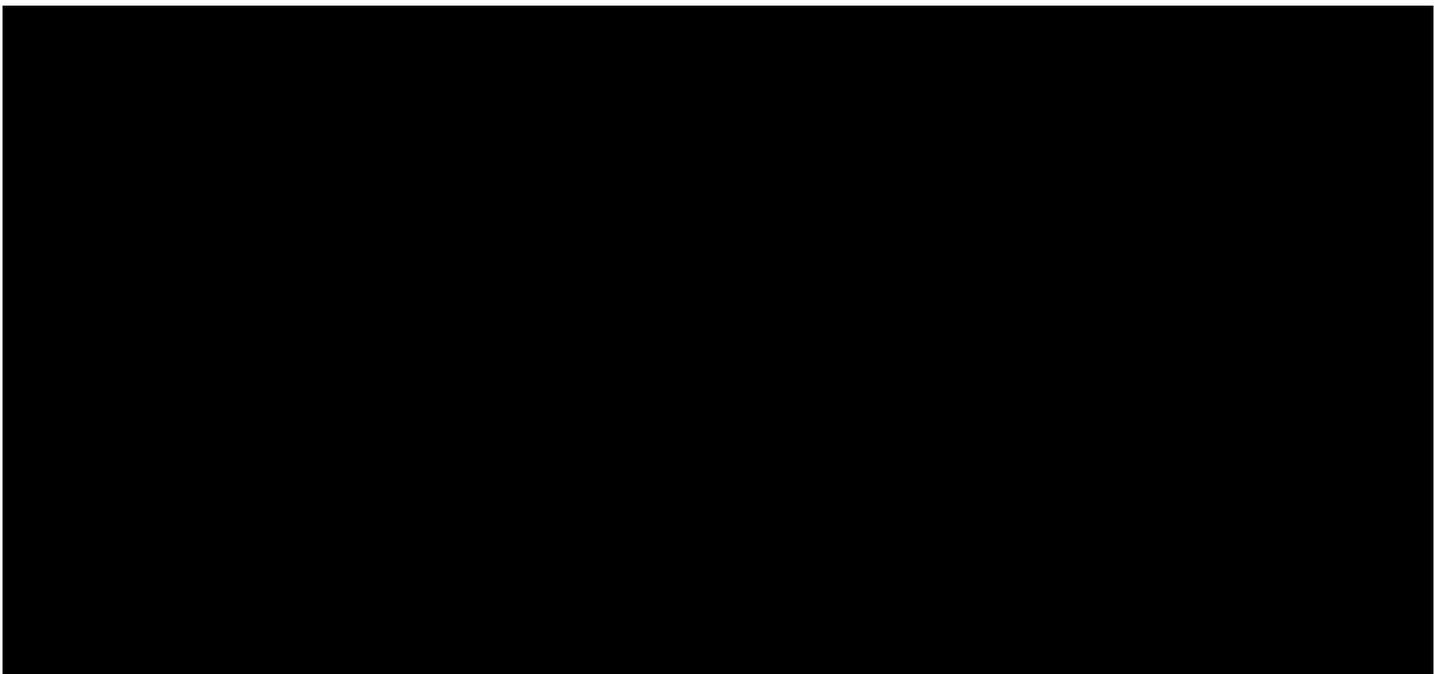
The comprehensive GMP for the Operations Center project will be **\$74 million**. The Scope of Work for this GMP includes the architectural and engineering design, onsite and offsite improvements, and construction of a new Operations Facility. The new Operations Facility will be an approximate **114,000 square foot facility**. The consideration of industry escalations has been included in this GMP.

Comparative Costs

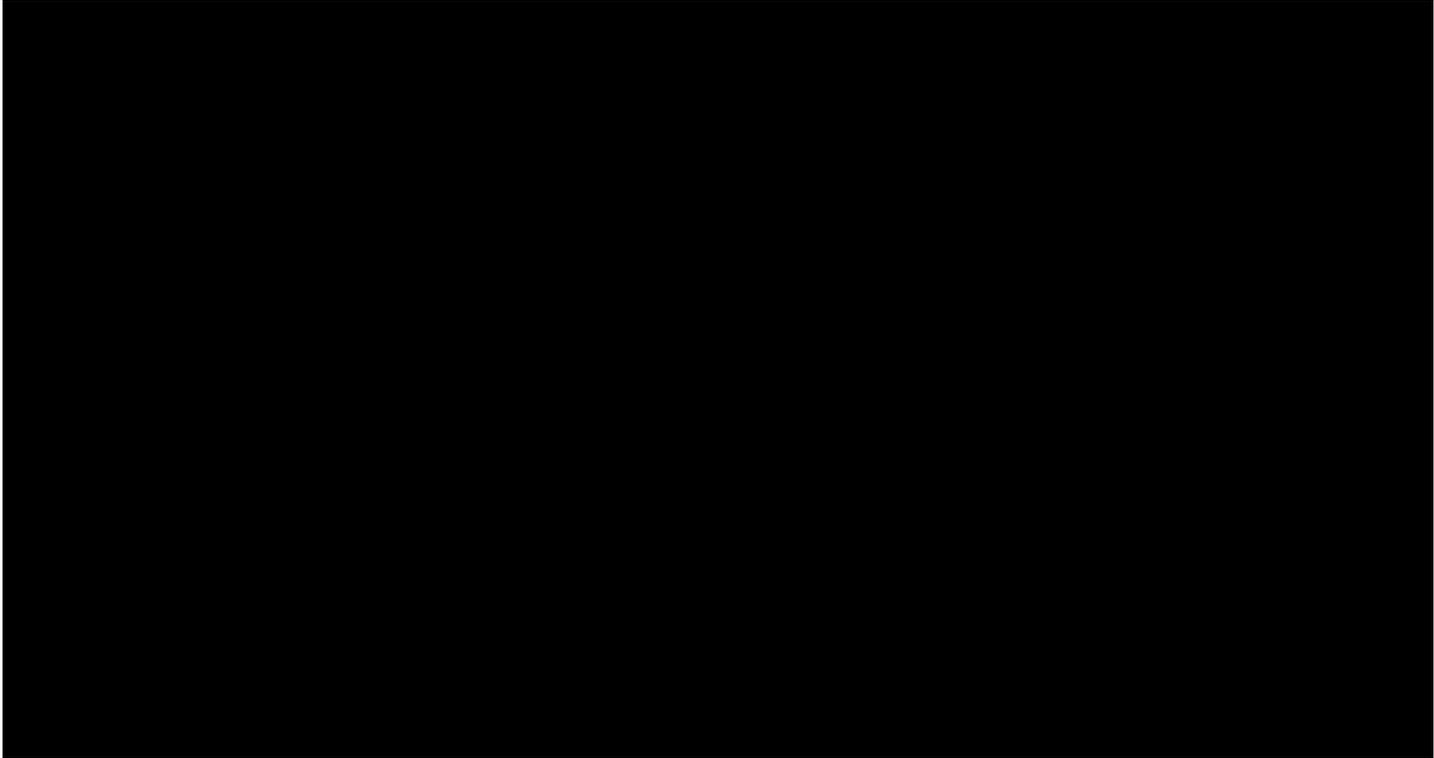
The cost for services for this GMP Project takes into consideration soft costs and escalations that may occur to deliver this governmental plant. The project provides an operations facility at a competitive savings for Martin County.



For this proposal, Stifel, a municipal financing industry leader since 1890, is a member of the proposal team and is willing to serve as underwriter in connection with financing for the Project. Prior to the date of this Proposal, Stifel has received a letter from the County disclosing that PFM Financial Advisors LLC, Orlando, Florida (the “IRMA”), led by Jeremy Niedfelt, Managing Director, serves as the County’s independent municipal advisor (the “IRMA Letter”), and that the County intends to rely on the IRMA for review and advice of the municipal opportunities described in this Proposal. Stifel and the other members of the team acknowledge that we are not a municipal advisor and encourage Martin County to engage its IRMA to review and structure any debt hereunder. Further, we are happy to collaborate or completely defer to the IRMA for Martin County’s preferred financing structure, underwriter and delivery.



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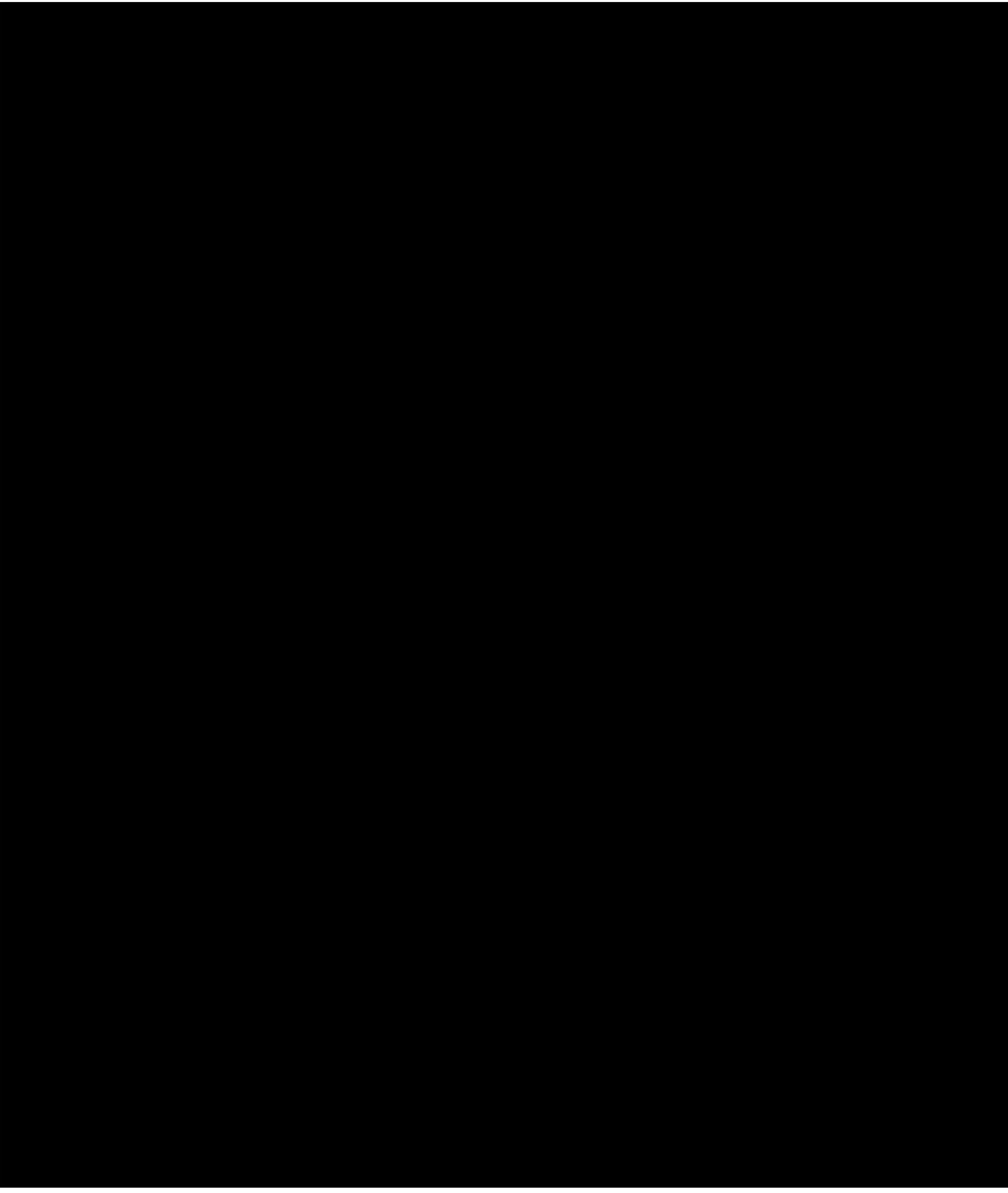
As stated, above these materials do not constitute a recommendation or commitment for any transaction involving any products named or described herein, including securities, if any, and is not intended as investment advice or as a confirmation of any transaction. Nothing in these materials constitutes a commitment by Stifel or any other person for any products or to enter into any transaction. No assurance can be given that any transaction mentioned herein could in fact be executed. Stifel's willingness to enter into any transaction is subject to final credit approval, agreement on transaction terms and compliance with all applicable legal and regulatory requirements. Historical data, past trends and past performance do not reflect or guarantee future results. Transactions involving the debt related to the project may not be suitable for all investors. No participant in this proposal is a "municipal advisor" as contemplated in Exchange Act Rule 15(B)(e)(4)(C) and the participants hereunder will only provide services that are of a traditional developer, contractor, architecture or engineering nature, as applicable. Martin County is advised to consult with its IRMA, legal advisors and tax advisors prior to entering any agreements proposed hereunder.

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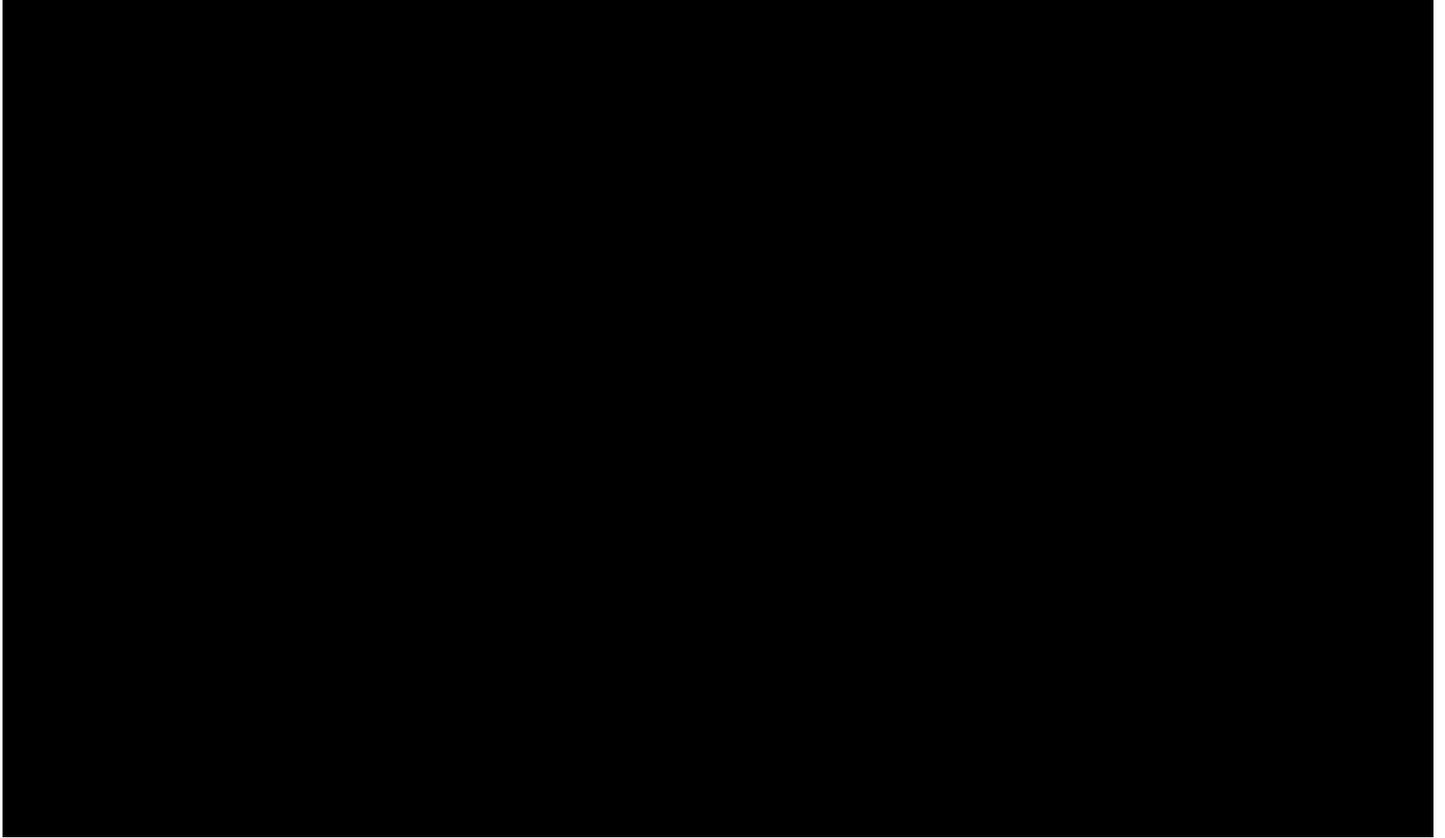


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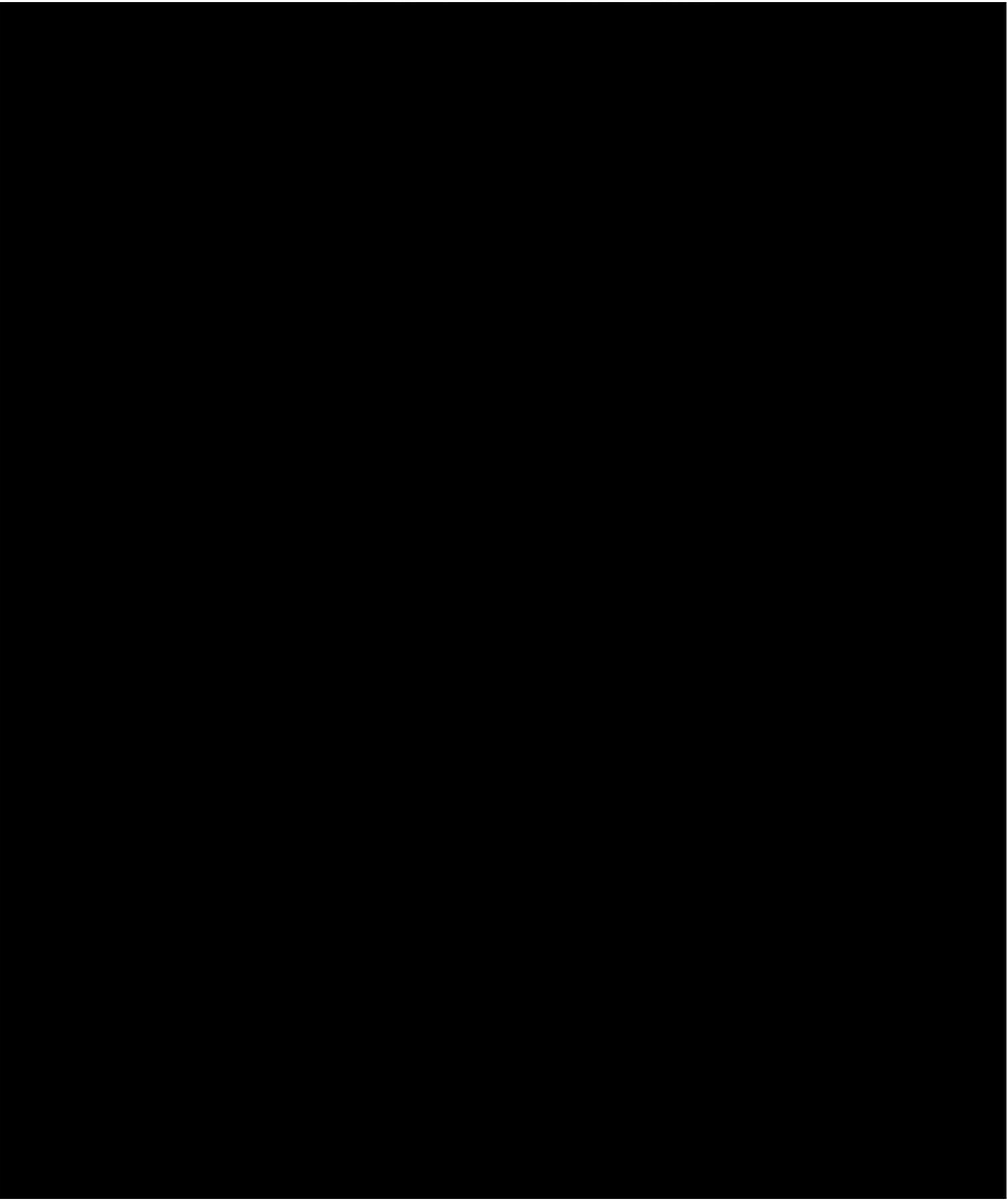


SEC. 6 – FACILITY SCHEDULE OF VALUE

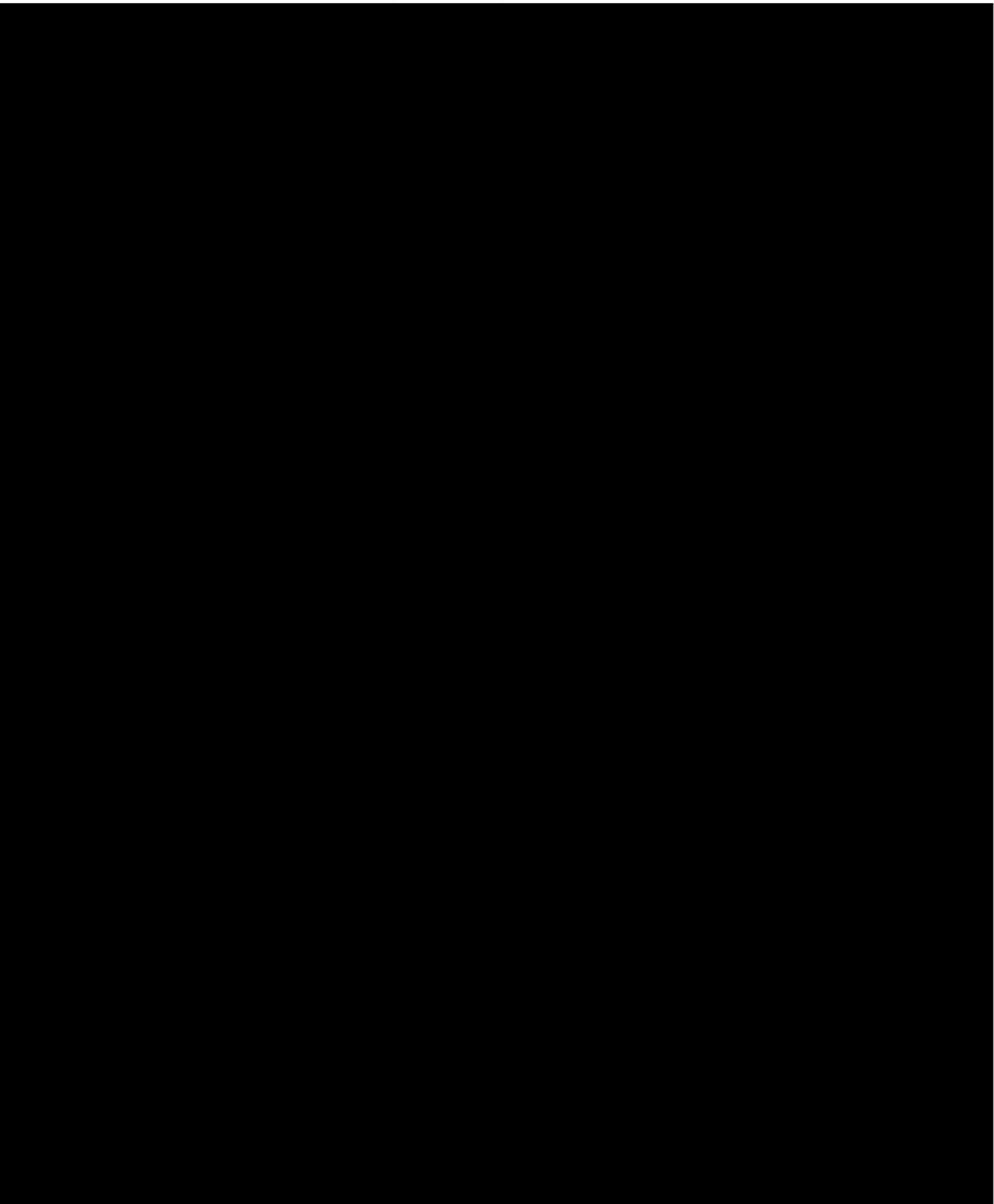


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Financial Resources

7



For this proposal, Stifel, a municipal financing industry leader since 1890, is a member of the proposal team and is willing to serve as underwriter in connection with financing for the Project. Prior to the date of this Proposal, Stifel has received a letter from the County disclosing that PFM Financial Advisors LLC, Orlando, Florida (the “IRMA”), led by Jeremy Niedfelt, Managing Director, serves as the County’s independent municipal advisor (the “IRMA Letter”), and that the County intends to rely on the IRMA for review and advice of the municipal opportunities described in this Proposal. Stifel and the other members of the team acknowledge that we are not a municipal advisor and encourage Martin County to engage its IRMA to review and structure any debt hereunder. Further, we are happy to collaborate or completely defer to the IRMA for Martin County’s preferred financing structure, underwriter and delivery.

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STIFEL | Public Finance

Helping clients better serve their communities.

- Stifel's Public Finance professionals specialize in raising capital to build and maintain essential infrastructure in the communities they serve.

Local knowledge. National presence.

- The locations of Stifel's regional Public Finance offices provide for a broad national platform with specific local expertise across the country.

Areas of expertise.

- From some of the nation's largest states, cities, and counties to rural school districts and small towns and nearly everything in between, our municipal banking and underwriting groups work with issuers to develop and implement financing strategies that allow them to operate and optimize the important work they do.

Our mission is to provide the professional guidance and resources you need to work toward your goals.

- | | |
|-----------------------|---|
| STIFEL HISTORY | <ul style="list-style-type: none"> ▪ Founded in 1890 and publicly listed since 1983 ▪ Headquartered in St. Louis, Missouri ▪ More than 8,500 Global Employees ▪ More than \$452.1 billion in client assets under management |
|-----------------------|---|

- | | |
|--------------------------|---|
| CAPITAL POSITION* | <ul style="list-style-type: none"> ▪ Total capital: \$1.4 billion ▪ Excess net capital: \$425.5 million ▪ Capacity to commit to underwrite, as sole manager: more than \$4.8 billion |
|--------------------------|---|

- | | |
|-------------------------------------|--|
| PUBLIC FINANCE PROFESSIONALS | <ul style="list-style-type: none"> ▪ Over 200 municipal banking, sales, trading and professionals ▪ 44 public finance offices in 24 states |
|-------------------------------------|--|

- | | | |
|--|---|--|
| PUBLIC FINANCE AREAS OF EXPERTISE | <ul style="list-style-type: none"> ▪ Non-Profit Education ▪ Public Education ▪ State and Local Government ▪ Housing ▪ Non-Profit ▪ Healthcare | <ul style="list-style-type: none"> ▪ Transportation and Utilities ▪ Tax Increment and Development District Finance ▪ Pensions ▪ Religion Finance |
|--|---|--|

** As of December 31, 2024.*

STIFEL

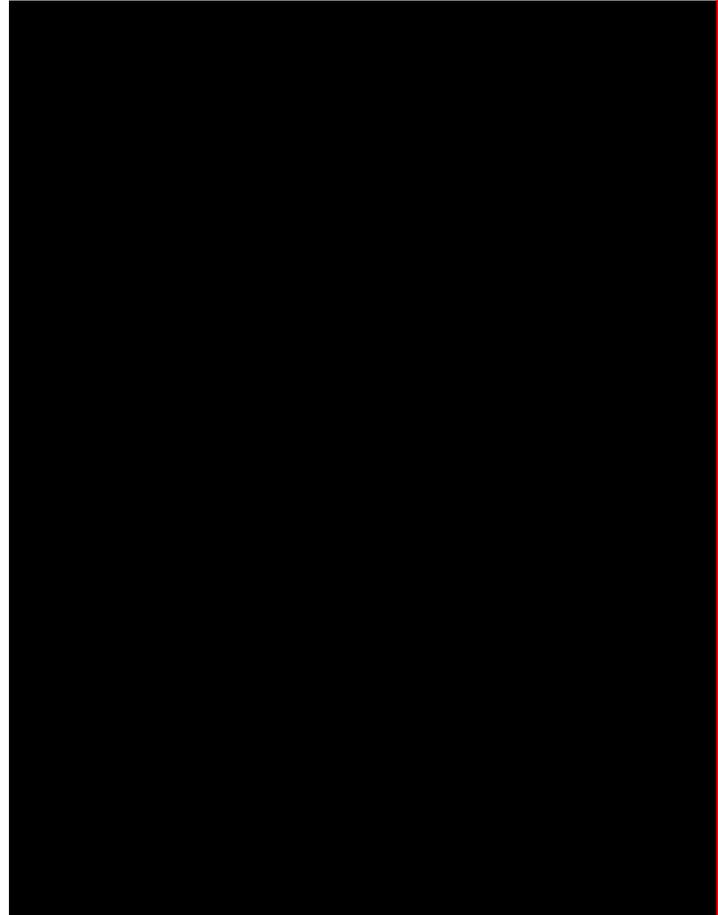


Public Finance Overview

2025 First Half Public Finance Negotiated Rankings



Public Finance Office Locations



STIFEL



Public Finance Credentials – National Rankings

The Nation's #1 Underwriter Every Year since 2014
Ranked by Total Number of Issuances

Stifel National Lead Managed Negotiated Issue Rankings

Year	Rank (Issues)	Rank (Par)	Issues	Par Amount
2024	1	8	817	\$22,525,020,000
2023	1	9	632	\$17,015,100,000
2022	1	6	729	\$16,344,500,000
2021	1	5	1,031	\$23,693,600,000
2020	1	8	929	\$18,246,900,000
2019	1	7	803	\$16,263,400,000
2018	1	9	536	\$10,197,800,000
2017	1	7	781	\$18,068,800,000
2016	1	7	801	\$16,924,300,000
2015	1	6	811	\$16,718,300,000
2014	1	8	587	\$11,402,800,000

Source: SDC Thomson Reuters as of 01/02/2025. Rankings measured by number of issues allocated to Book Runner (Equal if Joint). Note – Federal Tax Reform in December of 2017 ends tax-exempt advance refundings.

In 2024, for the 11th consecutive year, Stifel ranked #1 serving as senior or sole manager for negotiated public municipal bond issues, annually pricing more than one in every ten issues in the nation on a Stifel desk.

STIFEL | Public Finance

First to Underwrite 1,000 Negotiated Municipal Bond Sales in a Single Year
 — Source: Thomson Reuters - SDC

STIFEL



Stifel’s Florida Presence and Recent Experience

- Stifel’s **Public Finance Office in Naples** is **led by Ike Papadopoulos with over 25 years of experience.**

Highlighted Florida Financings		
<p>\$25,000,000*</p>  <p>N. River Charter Academy Charter School Revenue Series 2025 Sole Manager</p>	<p>\$24,015,000</p>  <p>Heritage Charter Academy Charter School Revenue Series 2025A+B Placement Agent</p>	<p>\$86,310,000</p>  <p>Mason Classical Academy Charter School Revenue Series 2024A+B Sole Manager</p>
<p>\$33,960,000</p>  <p>Central Florida Prep Edu. Fac. Revenue Bonds Series 2024A+B Sole Manager</p>	<p>\$20,000,000</p>  <p>Saint Andrew's School Edu. Fac. Revenue Bonds Series 2024A Sole Manager</p>	<p>\$140,750,000</p>  <p>School Board of Palm Beach County COPs Series 2023A Co-Manager</p>
<p>\$150,000,000</p>  <p>Homeowner Single-Family Mortgage Revenue 2025 Series 1+2 Co-Manager</p>	<p>\$448,640,000</p>  <p>Miami-Dade County Seaport Revenue Series 2023 Lead Manager</p>	<p>\$165,000,000</p>  <p>Homeowner Single-Family Mortgage Revenue 2024 Series 5+6 Co-Manager</p>

Office Locations

- 87,000+ Client Accounts
- \$26.8 Billion Assets Under Management
- \$1.1 Billion AUM in Municipal Bonds
- 28 Office Locations



Palm Beach Gardens Location:
3835 PGA Blvd Suite 701



Sources: Munibond Stifel’s proprietary municipal bond database and SQL Reporting Services. As of May 27, 2025.
*Estimated and pending close.



Disclosure

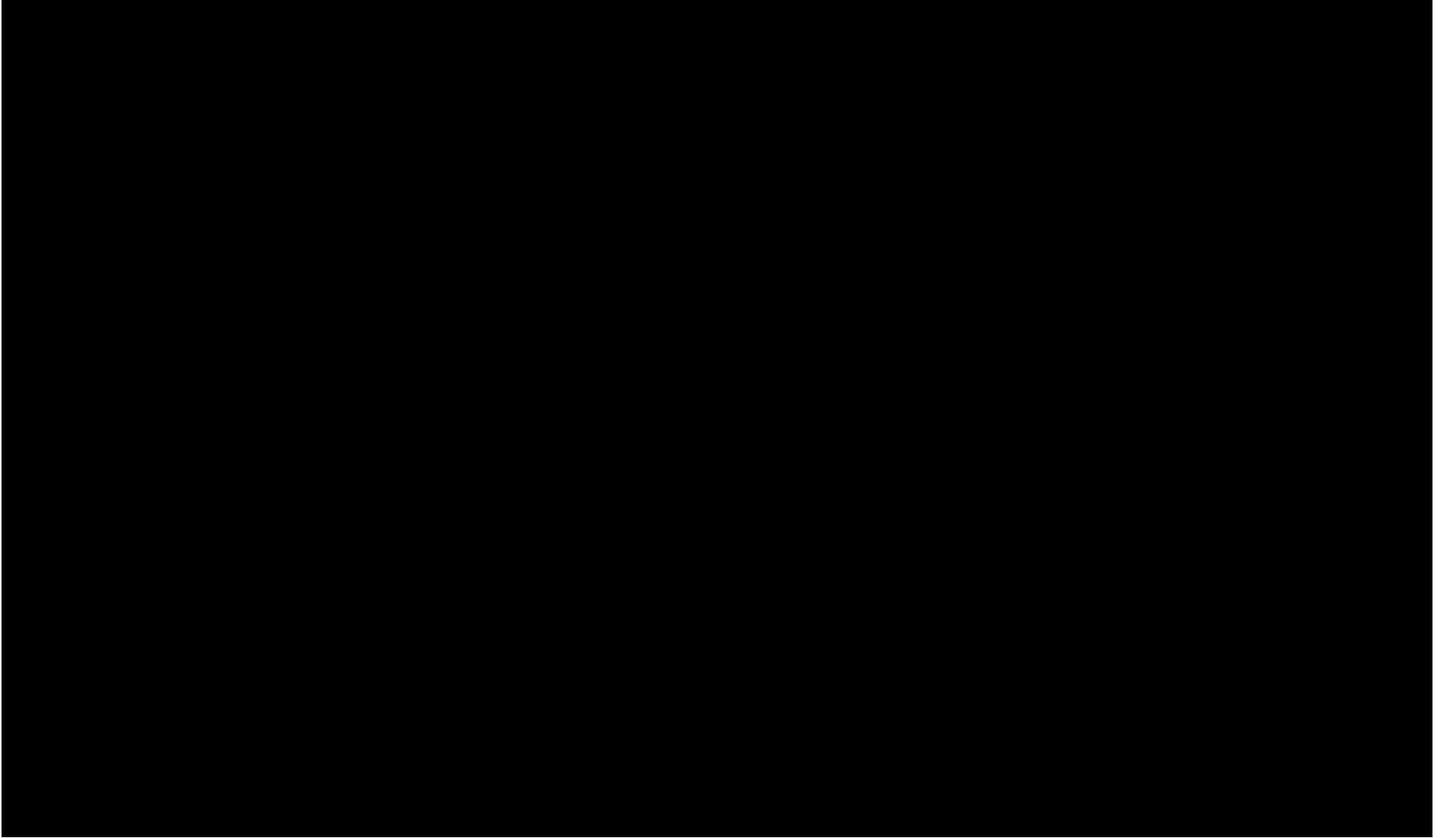
As outlined in the SEC's Municipal Advisor Rule (the "Rule"), Stifel, Nicolaus & Company, Incorporated ("Stifel") is providing the attached material and all information and advice; however, Stifel is not considered a Municipal Advisor for purposes of the Rule because while the Developer may become an Obligated Person pursuant to the Rule, only once an obligated person determines to seek financing from a new money issuance of municipal securities and begins the process of applying to, or negotiating with, a municipal entity to issue the new money municipal securities on the Obligated Person's behalf shall municipal advice apply. At this point, the Developer is not classified as an Obligated Person for purposes of the Rule, and hence this correspondence is not governed by the Rule. Notwithstanding the foregoing, information and recommendations regarding existing debt instruments of the Developer issued through a municipal conduit issuer are considered municipal advice to the Developer pursuant to its status as an Obligated Person on such instruments. Under the Rule, Stifel would be classified as a municipal advisor regarding such municipal advice, but by definition is not classified as owing a "fiduciary duty" to the entity in such regard.

Stifel is providing information and is declaring to the proposed borrower and any obligated person that it has done so within the regulatory framework of MSRB Rule G-23 as an underwriter (by definition also including the role of placement agent) and not as a financial advisor, as defined therein, with respect to the referenced proposed issuance of municipal securities. The primary role of Stifel, as an underwriter, is to purchase securities for resale to investors in an arm's-length commercial transaction. Serving in the role of underwriter, Stifel has financial and other interests that differ from those of the borrower. The borrower should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

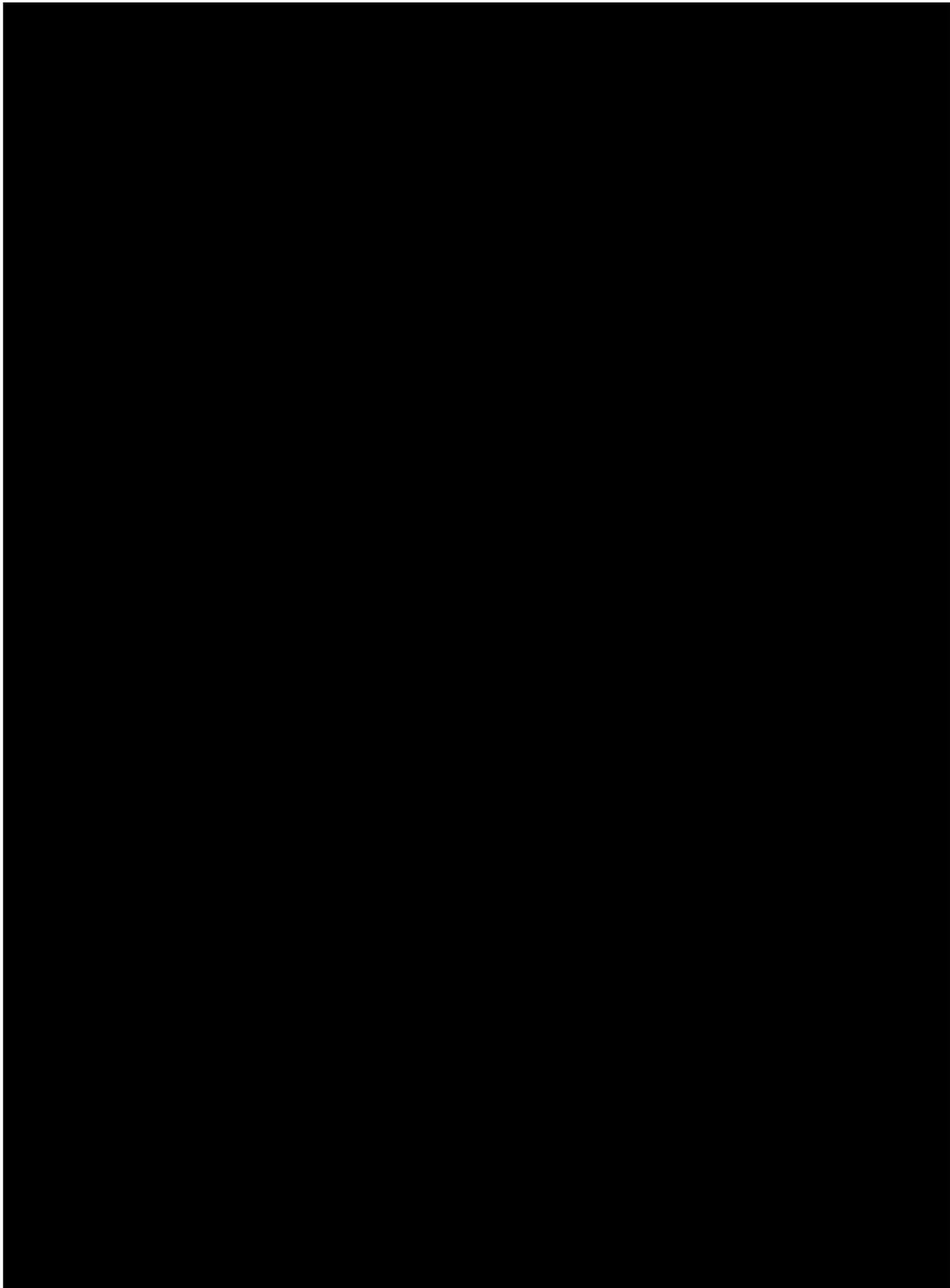
These materials have been prepared by Stifel for the client or potential client to whom such materials are directly addressed and delivered for discussion purposes only. All terms and conditions are subject to further discussion and negotiation. Stifel does not express any view as to whether financing options presented in these materials are achievable or will be available at the time of any contemplated transaction. These materials do not constitute an offer or solicitation to sell or purchase any securities and are not a commitment by Stifel to provide or arrange any financing for any transaction or to purchase any security in connection therewith and may not be relied upon as an indication that such an offer will be provided in the future. Where indicated, this presentation may contain information derived from sources other than Stifel. While we believe such information to be accurate and complete, Stifel does not guarantee the accuracy of this information. This material is based on information currently available to Stifel or its sources and are subject to change without notice. Stifel does not provide accounting, tax or legal advice; however, you should be aware that any proposed indicative transaction could have accounting, tax, legal or other implications that should be discussed with your advisors and/or counsel as you deem appropriate.

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**Proposer & Team
Member Experience**

8

MARTIN COUNTY



MARTIN COUNTY FACILITIES TEAM



About Our Team

Our team, has successfully completed over 50 public projects and worked collaboratively on P3 projects. Each proposed team member was specifically selected for submission on this project due to their high degree of experience serving Florida Public clients. Above is our organizational chart showing how each party will be interrelated on this project. On the following pages you will read more about each team members’ role in service of the proposed project, and the experience our team brings to Martin County.



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



Our mission is to advance municipal excellence through building the highest quality, full amenity facilities where they are most needed, and in ways that ease the financial burden on Florida's Municipalities and taxpayers.



1. Name and address of the Proposer.

Name: Building Tomorrow's Schools
Address: 4500 PGA Blvd., Suite 301A | Palm Beach Gardens, FL 33418
Corporate Structure: 501c3 not for profit

2. Primary location of the Proposer's office which will have direct responsibility for this project.

4500 PGA Blvd., Suite 301A | Palm Beach Gardens, FL 33418

3. Description of the standard services offered by the Proposer.

Building Tomorrow's Schools ("BTS") is a not-for-profit corporation formed to *foster, promote, and support government infrastructure.*

BTS will act as the single point of accountability to ensure that all the proposed services will be delivered on time, on budget, and of the highest quality, and will lead its Team members, PBK, Fagan Engineering and Ryan Incorporated Southern as more specifically described on the attached Sections 4-7.

In addition to its Project Team, BTS will be supported and assisted in carrying out its functions for Project management, administrative, and business services by its agent, Public Schools Development Solutions, LLC (PSDS). As it has in past successful projects, PSDS is contracted by BTS to provide support services and assist BTS management responsibilities as it pertains to the development of public facilities.

4. Professional organizations of which the Proposer is a member.

Building Tomorrow's Schools is a member of Florida School Board Association, Associated Builders and Contractors, and Florida Charter School Alliance.



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



Public Safety Development Solutions offers financially efficient, turnkey solutions that can deliver public facilities.



1. Name and address of the Proposer.

Name: Public Safety Development Solutions
Address: 4500 PGA Blvd., Suite 302 | Palm Beach Gardens, FL 33418
Corporate Structure: LLC

2. Primary location of the Proposer's office which will have direct responsibility for this project.

4500 PGA Blvd., Suite 302 | Palm Beach Gardens, FL 33418

3. Description of the standard services offered by the Proposer.

Public Safety Development Solutions (PSDS) is a comprehensive land acquisition, design, permitting, financing and construction solution for public facilities. With a long and successful track record of over a billion dollars in real estate development and construction transactions, the PSDS team brings private sector efficiencies to the delivery of modern, safe, energy efficient, full amenity public facilities that meet all state regulations and requirements in a timeframe designed to reduce cost.

Our team of development professionals includes industry-leading facility siting consultants, land acquisition experts, leading public safety architects, construction managers, contractors, capital repair and maintenance professionals, and financing experts. We have a long history of successful site identification and acquisition, financing, permitting, site development, and construction.

4. Professional organizations of which the Proposer is a member.

PSDS is a member of Florida School Board Association, Associated Builders and Contractors, and Florida Charter School Alliance.



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



Ryan Incorporated Southern is a complete Site Development Contracting Firm. The Ryan family has been contracting work throughout the United States since 1884. We have in-house capability for all disciplines of work which enable us to complete projects sooner than most of our competition.



1. Name and address of the Proposer.

Name: Ryan Incorporated Southern
Address: 1700 South Powerline Road, Suite H | Deerfield Beach, FL 33442
Corporate Structure: S-Corporation

2. Primary location of the Proposer's office which will have direct responsibility for this project.

Ryan Incorporated Southern's office located
1700 South Powerline Road, Suite H, Deerfield Beach, FL 33442

3. Description of the standard services offered by the Proposer.

Our approach to every project starts with our focus and commitment to exceed our client's expectations. Our project team and leadership believes that the success of any project begins with who is involved. Our team is assembled from experienced construction professionals and pre-qualified trade subcontractors with a proven track records. We have the skills to provide complete scopes on a variety of projects from Private/Charter Schools, Public Schools, industrial warehouses, to various types of commercial and private projects.

Communication and Pre-Construction Planning

Effective, open lines of communication are critical to successful construction management. Our team will coordinate project efforts, establishing communication protocols at the start of the project using proven collaboration tools to ensure team members are aligned throughout the project.

Pre-construction Planning includes:

- Utilizing our cost estimate we align the project scope with the available budget to validate project feasibility, make value engineering decisions, and advise the Owner.
- Integrate the budget with the schedule and scope. Aligning the budget, project phasing, procurement strategy, and timeline commitments. Early cost control discussions help eliminate scope overages and budget overruns later.
- Build transparency and collaboration through budget validation.

Construction Phase

During construction, we will ensure timely completion of the project through:

- Scheduling and coordination
- Site management utilizing communication tools
- Scope management and issue resolution

Post-Construction Phase

Our post construction team ensures that our performance was the highest by reviewing post-construction data and analyzing all aspects of the completed project.

4. Professional organizations of which the Proposer is a member.

ECA, Engineering Contractors Association
NUCA, National Underground Contractors Association
AGC, Associated General Contractors of South Florida
FTBA, Florida Transportation Builders Association
TCBA, Treasure Coast Builders Association
CASF, Construction Association of South Florida



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



Every aspect of PBK is strategically aligned to respond to the specific need of our clients. Our team operates on a “whatever it takes” business approach that emphasizes PBK’s strongest cultural characteristics: to go above and beyond the call of duty to ensure our clients get the very best service.



1. Name and address of the Proposer.

Name: PBK
Address: 2047 Vista Parkway, Suite 100, West Palm Beach, FL 33411
Corporate Structure: C-Corporation

2. Primary location of the Proposer’s office which will have direct responsibility for this project.

PBK’s West Palm Beach office will serve as the primary office responsible for the project.

3. Description of the standard services offered by the Proposer.

PBK has 87 years of design experience working with counties across the state. Our portfolio includes diversified project types, including municipal buildings, public safety facilities, data centers, libraries, healthcare, assisted living/senior care facilities, colleges and universities, K-12 education, sports and recreation facilities, museums, performing arts and parking structures. The range of project types illustrates our ability to work closely with each client through all stages of the planning, design and construction process in order to achieve a unique and appropriate solution for each facility.

Founded in 1938, PBK has evolved into a nationally recognized architecture and engineering firm with over 120 professionals across 8 offices, in Florida alone. Our integrated approach combines architectural design with in-house engineering services, ensuring seamless coordination and efficient project delivery.

PBK is consistently ranked among the top design firms in the Southeastern United States by South Florida Business Journal, Building Design and Construction, and numerous other regional publications. The firm’s projects have received awards throughout its history, with two winning the American Institute of Architects’ prestigious 25-Year Test of Time Award. In 2023, PBK was ranked #1 in the K-12 sector by BD+C Giants 400 and #1 globally in the education market sector by World Architect.

Our history has been one of progressive, stable management and measured growth. The company’s structure and philosophy encourage the development of our most important asset, our professional staff. The longevity of our team has proven the success of this philosophy.

PBK is a relationship-driven business, and more than 85% of our design experience is with repeat clients. This is testimony to the dedication of a professional team that includes Registered Architects, Graduate Interns, LEED Accredited Professionals, Interior Designers, Field Representatives, and a Professional Support Staff of over 120 employees.

Every commission is organized under the guidance of a principal to assure continuity from programming through construction completion. Our staff possesses the qualifications, expertise, and experience to produce projects that are both aesthetically pleasing and compatible with budget requirements. In addition, PBK is committed to incorporating sustainable design principles into each project and has designed more than 150 projects to meet varying levels of sustainable building certifications.

Beyond our design expertise, PBK takes pride in creating long-term partnerships with public agencies, school districts, and municipalities across the country. Our collaborative, client-centered process ensures that every project is tailored to meet the unique operational, cultural, and financial needs of each community we serve. This commitment to service, combined with a legacy of innovation and proven performance, positions PBK as a trusted partner for public sector projects throughout Florida.

- Service offerings include:
- Architecture
 - Interior Design
 - Engineering
 - Civil Engineer
 - Structural Engineering
 - Master Planning
 - Programming
 - Sustainable Design
 - 3-D Rendering
 - Building Information Modeling

4. Professional organizations of which the Proposer is a member.

PBK is a member of numerous professional organizations. Our WPB office is active with FEPA, AIA Florida, Florida School Board Association (FSBA) and the Florida Library Association.



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



Fagan Engineering is unique in its capabilities, experience and expertise in both the development and technical engineering sides of the development business as owners, developers and engineers.



1. Name and address of the Proposer.

Name: Fagan Engineering, Inc.
Address: 2137 Milano Court | Palm Beach Gardens, FL 33418
Corporate Structure: C-Corporation

2. Primary location of the Proposer's office which will have direct responsibility for this project.

2137 Milano Court | Palm Beach Gardens, FL 33418

3. Description of the standard services offered by the Proposer.

A full-service consulting engineering firm, Fagan Engineering, Inc. specializes in large-scale development projects in South Florida.

Fagan Engineering provides complete, turnkey service from site acquisition analysis and project feasibility to consulting and project management. High-profile projects in Palm Beach and Martin Counties include the Trump International Golf Club, PGA National Golf Course, Admirals Cove, Andros Isle, The Benjamin School (Upper School), Donald Ross Village and subdivisions such as Hammock Creek, Canopy Creek, Caloosa, Andros Isle, Hamilton Bay/ Briar Bay, Wycliffe, San Michele, Woodbine, Stonebridge Golf & Country Club, Fox Trail, Bayhill Estates, Hunter's Run Country Club and Boca Lago.

Fagan Engineering has been assisting developers in the due diligence, acquisition and development of land for nearly 44 years. Fagan Engineering is unique in its capabilities, experience and expertise in both the development and technical engineering sides of the development business as owners, developers and engineers.

Fagan Engineering has a vast engineering design, permitting and infrastructure construction experience. Their expertise lies in engineering water management systems, wetlands, water distribution systems, sewage collection systems, recreational facilities and roadways.

Fagan Engineering has the ability to look beyond the typical engineering solutions with monetary analysis to creative problem solving to enhance the projects entitlements. They offer a long, successful track record in design and permitting, project management, construction management and post construction regulatory compliance.

Completed Projects:

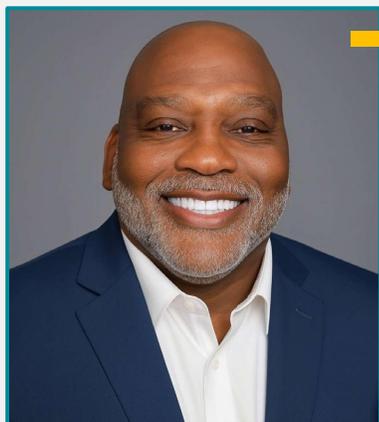
- Golf Course Communities
- Planned Unit Developments
- Residential Subdivisions
- Shopping Centers
- Commercial Facilities
- Office Buildings
- Major Roadways

4. Professional organizations of which the Proposer is a member.

Economic Council of the Palm Beaches
Transportation Planning Agency - Citizens Advisory Committee Member



PROVEN AS A P3 TEAM



Steven Bracy
CHAIRMAN

BIO: Steven is the founder of a consulting firm specializing in all aspects of structured leasing, public and corporate finance, litigation management, facilities construction, and educational services and management. Mr. Bracy has over 35 years of experience as a lawyer and consultant in the municipal finance, corporate and legal industries. In such capacities he has participated in more than 100 financings aggregating over \$70 billion during his career.

Specifically, Mr. Bracy is actively involved in the representation of clients with respect to all aspects of their legal, financial, and operational initiatives.



Leicha SanMiguel
VICE CHAIR/SECRETARY

BIO: Leicha has over 32 years as a highly effective District Director, School Principal and classroom teacher. Leicha is currently an educational consultant and serves as Project Manager for a Florida-based non-profit organization charged with oversight and implementation of Federal and State level grants designed to assist new schools in their first five years of operation with respect to all aspects of their legal, financial, and operational initiatives. Leicha was named Principal of the Year and led her team to distinction as one of the Most Improved Schools in the state. She was a member of the Association for Supervision & Curriculum Development and recognized by the National Council of Teachers of Mathematics Standards for her excellence in educational leadership.



Tisa Oldham
TREASURER

BIO: Tisa has an extensive track record of success in significantly improving operational and financial performance through strategic management, targeted action plans and innovative solutions for public and private organizations. These organizations depend on Tisa's proven leadership abilities and can-do attitude to accomplish their predetermined objectives.

Tisa has a wide range of experience in the areas of finance and technology. Currently she provides consulting services and project management services with an emphasis on operations management, financial improvement, community awareness, fundraising and crisis management. Tisa is particularly skilled as the specification, design, and implementation of information technology systems.





Jennifer C. Russell
BOARD MEMBER

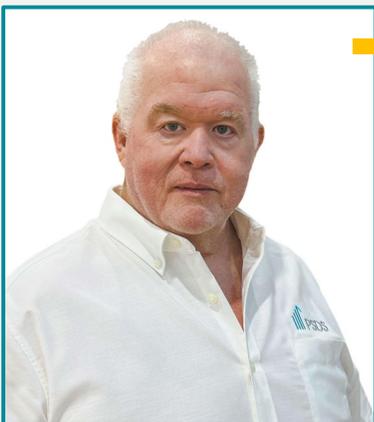
BIO: With a career spanning across Public Accounting, Architecture and Design, and Environmental Consulting, Jennifer has cultivated a strong foundation in Marketing Professional Services. She specializes in developing strategic marketing initiatives, fostering community engagement, and executing impactful public relations efforts. Jennifer's dedication to both professional excellence and community involvement has been evident throughout her career, as she has made meaningful contributions through various leadership and volunteer roles. Her diverse industry experience enables her to craft targeted marketing strategies that not only resonate with audiences but also drive measurable results while reinforcing a strong community focus.



Lauren Hollander
CHIEF EXECUTIVE OFFICER



BIO: Lauren serves as PSDS's Chief Executive Officer and President. Lauren brings a wealth of experience in development and construction. She is a hands-on leader who will take an active role in your project, ensuring that your expectations are exceeded throughout. Her background of developing and building more than 45 facilities in the State of Florida has equipped her with a deep understanding of government needs and project vision. In addition to her work with educational institutions, Lauren has also led development projects in partnership with various municipalities, giving her a strong grasp of local government processes, community engagement, and public-sector accountability—critical components to the successful delivery of civic and community-centered developments.



Mark Rodberg
DIRECTOR OF CONSTRUCTION & REAL ESTATE



BIO: Mark is a Licensed General Contractor since 1987, Mark has worked across the US successfully constructing over 200 commercial projects for both regional and national clients. Mark is particularly skilled at high volume construction along with the management of multiple simultaneous projects. In the last decade, Mark has personally overseen the development and construction of over 2 million square feet of public space in Florida. Over the past thirty years, Mark has earned a well-deserved national reputation for quality and for bringing projects in on time and under budget. He is well known for his extraordinary talent for successful real estate site selection and acquisition.



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



Eddie Ferguson
PROJECT MANAGER



BIO: Eddie has been leading K-12 and municipal construction projects across Florida for more than 15 years, bringing unmatched expertise in delivering complex educational and civic facilities that positively impact students, residents, and entire communities. Throughout his career, Eddie has built a strong reputation for fostering collaboration, ensuring transparency, and driving results that align with the mission and goals of every client he serves.

With Eddie's guidance, every project is positioned to meet its goals and leave a lasting legacy for future generations.



Brandon Smith
PROJECT ENGINEER



BIO: Brandon's responsibilities include scheduling, constructability analysis, systems analysis, design review, budget estimating, value engineering, life cycle cost analysis, subcontractor solicitation, scope writing and verification cost control, submittal reviews, quality control, and transition planning. He will coordinate all parties and make sure every question is answered and every challenge is mitigated through planning, collaboration, and execution.



Jerrod Parker
ACCOUNT EXECUTIVE



BIO: Jerrod utilizes his interpersonal skillsets to engage with our clients as well as the communities we serve, operating as a liaison to develop relationships so that our organization can respond to any client or community need in an efficient and reliable manner. Jerrod has been involved in client services and business development for over a decade. In addition to his extensive work with school districts, he also brings valuable experience working with municipalities, giving him insight into the unique needs and operational challenges of local governments. Coming from a family of educators, he started his career in the classroom as a high school teacher, so he carries a broad spectrum of understanding the challenges and triumphs that our school district and municipality clients experience each day.





JulieAnn Rico, Esq.
GENERAL COUNSEL

BIO: JulieAnn is the former General Counsel for Palm Beach County School Board. In her 40-year career as an attorney, she has served as General Counsel to two of the largest urban school districts in the nation. She is a trusted advisor for educational agencies, elected officials and executives and most recently provided legal guidance on constitutional and regulatory school issues. She is a law expert specializing in education law. As Florida Bar Board Certified Education Law Specialist since 2015, she has demonstrated her knowledge, skills, proficiency, and professionalism in the field of Education Law and legal practice. Skilled in Nonprofit Organizations, Negotiation, Budgeting, Educational leadership and legal service administration.



George A. Smith, Jr.
George A. Smith PLLC

BIO: George A. Smith, Jr., of George A. Smith PLLC, is a nationally recognized municipal bond counsel. He serves as Bond Counsel, Disclosure Counsel, or Underwriters' Counsel to Florida Cities, Counties, School Boards and other governmental issuers of tax-exempt debt. He has represented clients throughout the state of Florida from Escambia County to Nassau County to Monroe County.

Over the past 25 years, he has participated in more than 600 transactions totaling over \$36 billion in principal amount borrowed. In 2024, Mr. Smith represented various Florida governments, conduit borrowers or investment banks in transactions that exceeded \$1.1 billion borrowed in the aggregate.

Mr. Smith has participated in various P3 proposals as either Developer Counsel or Public Entity Counsel, including developing municipal utility spray fields into a City Hall and Public Safety facilities, K-12 Educational Facilities, Higher Education Dormitories, the repurposing of a municipal yacht basin to anchor a municipal convention center with an attached parking garage and hotel, and proposed private development in connection with the location of professional sports facilities.





Jon Moyle
Moyle Law Firm



BIO: Jon Moyle was born in Tallahassee in 1962, graduated from the University of Florida with a Bachelor of Arts degree in history in 1984 and received his Juris Doctor, with honors, from the University of Florida in 1987. Mr. Moyle practices in the areas of governmental and legislative relations, administrative law and civil litigation.

Jon is a member of The Florida Bar, and a graduate of Leadership Tallahassee and Leadership Florida. He is admitted to practice before all state and federal courts in Florida. Jon has received an "AV®" Peer Review Rating™ from Martindale-Hubbell®, the highest such rating awarded. Jon serves on a number of local and state boards.



John J. Fumero
Nason Yeager Gerson Harris & Fumero, P.A.



BIO: John J. Fumero is a shareholder at Nason Yeager, and for over 35 years, has provided strategic legal counsel to public and private sector clients throughout the State of Florida. His practice focuses on environmental, water, real estate, local government, development/land use law, as well as related litigation in administrative, state, and federal courts. Fumero is Board Certified as a specialist in State and Federal Government and Administrative Practice by The Florida Bar, and is AV Preeminent rated by Martindale-Hubbell, the highest rating an attorney can earn from their peers. He is a Florida Supreme Court-certified mediator and holds certification in Environmental Negotiation and Policy from Harvard Law School. He formerly served for the United States Justice Department, Environmental and Natural Resources Division, and as the General Counsel of the South Florida Water Management District.





JOSEPH M. BURKE - President

Construction Experience: 42 Years

Education:

- B.S. Construction Management
Louisiana State University

Professional Affiliations:

- **Engineering Contractors Association (ECA)**
2001-2003 Board of Directors
2003 President
- **National Underground Contractors Association (NUCA)**
- **Associated General Contractors of America – South Florida (AGC)**
- **Construction Association of South Florida (CASF)**

License:

- **State of Florida General Contractor #CGC1510066**
- **State of Florida Underground Utility Contractor #CUC041537**

Relevant Work Experience:

- **Ryan Incorporated Southern**
Deerfield Beach, Florida
President
January 2018 to Present
- **Ryan Incorporated Southern**
Deerfield Beach, Florida
Executive Vice-President
December 2001 to January 2018
- **Ryan Incorporated Mining**
Deerfield Beach, Florida
Executive Vice President
July 1, 2001 to Present
- **Ryan Incorporated Eastern**
Deerfield Beach Florida
Chief Estimator
August 1999 to July 1, 2001

Profile:

As President of Ryan Incorporated Southern, Mr. Burke develops client relationships, and is responsible for Corporate Work Acquisition. He works with the Estimating department on a day-to-day basis and provides oversight of **all** current and future Ryan Incorporated Southern and Ryan Incorporated Mining projects including on-site owner progress meetings and job closeouts. He is involved in corporate strategy as well as marketing, all of which parallel our corporate vision. He led the firm’s expansion by opening two new flagship offices in Miami and Stuart, Florida.

Joe is very involved in all of our projects with a few major projects he took a key role in were:

School District of DeSoto County **Completion time: 2025-2026**
Contract Amount: \$15 Million

New High School Campus

Port Everglades Southport Turning Notch Expansion
Completion time: 2018 – 2023 **Contract Amount: \$120 Million**
Broward County Port Everglades Authority GC: Moss/Kiewit Joint Venture

Sawgrass Canal Revetment Phase B & C
FDOT & Turnpike Project FIN ID: 428154-2-52-01; 438154-3-52-01
Completed September 2020 **Contract Amount: \$8.2 Million**
Owner: FDOT **Prime: Marks Brothers, Inc**

Bombardier Aircraft Services Center **Completed December 2020**
Opa-Locka, Florida **Contract Amount: \$12 Million**
Fountainbleau Development

MPC 27, MPC 28 & Premier Parkway **Miramar, FL**
Completed August 2020
Sunbeam Properties **Contract Amount: \$10 Million**

Westview Logistics Center **Miami, Florida**
Completed December 2019

Alston Construction / Panattoni Construction
Contract Amount: \$21 Million

Amazon Project Senior DFH7 **Completed September 2022**
Port St. Lucie, FL **Contract Amount: \$15 Million**

FedEx Legacy Park at Traditions **Completed June 2022**
Port St. Lucie, FL **Contract: \$7.2 Million**

STA-2 Refurbishment Cell 2 **Completed April 2022**
Palm Beach County, Florida **Contract Amount: \$27 Million**
South Florida Water Management District





PAUL T. KNIGHT
Vice President

Construction Experience: 30 Years

Education:

- Southwestern Oklahoma State University, 1983 - 1985
- McFatter Vocational Technical School, Mechanical Drafting Program
- Broward County Community College A.A. Degree, Civil Engineering, 1998

Professional Registration:

- State of Florida Underground Contractors number CUC122548
- State of Florida General Contractors number CGC1513887
- Class V Fireline License FPC21-660044

Professional Affiliations:

- Member, Board of Directors NUCA of South Florida
- Past President NUCA of South Florida
- Member of ABC
- Member of CASF

Professional Acknowledgements:

- UCA Contractor member of the Year 2009
- UCA Contractor member of the year 2011
- UCA Contractor member of the year 2013

Profile:

Mr. Knight is Vice President of Ryan Incorporated Southern. Paul has assumed the leadership role in our Stuart office. He is experienced in all phases of Civil / Site development and Heavy Highway construction. Paul has oversight of a wide variety of projects working directly with our clients, engineers, contractors, and subcontractors. He coordinates with our field personnel and project management team to ensure successful project completion. He is knowledgeable and up-to-date on all State of Florida, FDOT and South Florida Water Management practices. He inspects our jobsites to make sure construction is being performed in accordance with those practices.

Major Projects:

School District of DeSoto County <i>Arcadia, FL</i>	To Be completed: 2025-2026 Contract Amount: \$15 Million
SFWMD C-25 RESERVOIR & STA <i>Palm Beach County, FL</i>	To Be completed April 2026 Contract: \$16.5 Million
SHALIMAR AT BOYNTON BEACH <i>Boynton Beach, FL</i>	To Be completed March 2026 Contract: \$6 Million
SATELLITE BEACH TOWN CENTER TOWNHOMES (TORTUGA CAY) <i>West Palm Beach, FL</i>	To Be completed September 2026 Contract: \$2.5 Million
WESTWOOD ACADEMY <i>Fort Pierce, FL</i>	Completed January 2025 Contract: \$9.4 Million
NORTH ACRES PARK <i>Coral Springs, FL</i>	Completed July 2025 Contract Amount: \$3.4 Million
POLK COUNTY SCENIC TERRACE K-8 SCHOOL <i>Haines City, FL</i>	Completed June 2023 Contract Amount: \$32 Million
INDIANTOWN HIGH SCHOOL <i>Indiantown, FL</i>	Completed June 2023 Contract Amount: \$22 Million
AMAZON PROJECT “SENIOR DFH7” <i>Orlando, FL</i>	Completed September 2022 Contract: \$15 Million
JUPITER MEDICAL CENTER <i>Jupiter, FL</i>	Completed June 2022 Contract: \$795,000
FedEx Legacy Park at Traditions <i>Port St. Lucie, FL</i>	Completed June 2022 Contract: \$7.2 Million





RENÉ TERCILLA, AIA, ALEP

PRINCIPAL-IN-CHARGE

René brings over 39 years of professional architectural experience and serves as Principal-in-Charge of PBK's South Florida office. Throughout his career, he has led a wide range of municipal, civic, and educational projects, serving in roles from project designer to principal and project manager. René is deeply familiar with the operational needs of public-sector clients and has a long-standing history of successful partnerships with municipalities across Florida.

YEARS OF EXPERIENCE
 Joined PBK in 2014
 Years with Other Firms: 29

EDUCATION
 Master of Architecture
 University of Michigan

Bachelor of Design
 University of Florida

REGISTRATION
 FL #0013566

- City of Palm Beach Gardens PD/EOC Expansion
- Palm Beach County Continuing Services Contract
- Palm Beach County Airport Center 2 PBSO/Tourist Development Council Relocation
- Palm Beach County Airport Center 3 Building
- Palm Beach County Fire Station #31, #72 and #74
- Lake Lytal Aquatic Complex
- Eagle Tree Barn & Quarantine Facility
- Mandel Jewish Community Center
- Sunset Cove Amphitheater
- Palm Beach Atlantic University Continuing Contract
- Broward College Continuing Services
- Florida Atlantic University Continuing Contract
- School District of Palm Beach County Continuing Services
- YMCA of West Palm Beach
- Loggerhead MarineLife Center Expansion



AMY WEBER BRADLOW, AIA, LEED GA

CIVIC LEADER

With nearly 20 years of experience on County and City projects, Amy serves as PBK's Civic Architecture Market Leader. Overseeing the design of the Maintenance & Operations Center, Amy will focus on planning a building that facilitates efficient workflows for staff and a positive, intuitive experience for members of the public visiting the building. Amy will assist Martin County stakeholders in developing a design that fosters collaboration between staff members and supports employee recruitment and retention initiatives.

YEARS OF EXPERIENCE
 Joined PBK in 2007
 Years with Other Firms: 0

Education
 Bachelor of Architecture
 University of Miami

REGISTRATIONS
 FL #AR96872

- City of Melbourne - Joseph Pelicano Law Enforcement Center & Forensics Lab
- Pasco County Hudson Library Renovation
- City of St. Petersburg NE, NW, and SW Water Reclamation Facility Operations and Maintenance Buildings
- Cocoa Beach Public Safety Facility
- Charlotte County Public Safety Facility
- Sarasota Mosquito Control Facility
- Hillsborough County Waste Management Facility
- City of Zephyrhills Maintenance Complex Master Plan
- Brevard County Pump Stations
- Pinellas County Keller Water Treatment Plant Operations Building
- Pinellas County Dunn Water Treatment Plant Operations Building Renovation
- University of Miami Frost Institute of Chemistry & Molecular Science





SCOTT KLIMEK, AIA

PROJECT MANAGER

Scott brings 20+ years of project management experience in civic design. As Project Manager, he will serve as the key individual in charge of the design and permitting process and will ensure the project is designed and built according to your stated requirements. Scott will be your day-to-day contact and will be responsible for budget and schedule management and status reporting. By maintaining continuity throughout the project, he will ensure that your goals and objectives are achieved throughout the architectural design process.

YEARS OF EXPERIENCE

Joined PBK in 2024
Years with Other Firms: 19

EDUCATION

B.S. in Architectural Studies
University of Illinois

OTHER PROFESSIONAL QUALIFICATIONS

American Institute of Architects
National Council of Architectural Registration

REGISTRATIONS

Florida Registered Architect
#101590

*Previous firm experience

- Palm Beach County Airport Center 3 + Parking Garage | West Palm Beach, FL
- Cox Science Center/Aquarium West Wing Expansion
- ELS for Autism Recreation & Aquatic Center
- Volusia Enterprise K-8
- Palm Beach State College Medical Simulation Lab Training Center
- FAU Glades Park Towers Refresh
- The Benjamin School - New Innovation Center & Student Union Buildings
- SDPBC - Village Academy Media Center Renovation
- Cass County Justice Center | Harrisonville, MO*
- Niles Police Station | Niles, IL*
- Stateville Prison Reception & Classification Center | Joliet, IL*
- Tazwell County Justice Center | Pekin, IL*



LEO FRANCO

CONSTRUCTION ADMINISTRATOR

Leo will serve as the Construction Administrator, bringing over 11 years of experience with PBK specializing in construction administration. He will oversee construction activities, ensure adherence to project specifications, and maintain quality standards throughout the process. Leo will conduct regular site visits, collaborate with contractors and subcontractors, address field issues promptly, and ensure compliance with building codes and regulations. His proactive approach and deep field expertise will help ensure the project is delivered on time, within budget, and to the highest standards of quality.

YEARS OF EXPERIENCE

Joined PBK in 2013
Years with Other Firms: 25

EDUCATION

American Concrete Institute

American Portable Nuclear Gauge Association

CSI

- Stuart Middle School - New Admin. Additional Services
- School Board of Martin County Service Center Security Enhancement
- FAU A.D. Henderson School & Athletics
- Palm Beach County - Lake Lytal Aquatic Complex
- Jimmy Graves Field, Track & Field
- Melaleuca ES Modernization
- Wynnebrook ES Modernization
- Stuart MS - New Admin Additional Services
- Cox Science Center/Aquarium West Wing Expansion
- FAU College of Nursing Simulation Expansion
- Grace Fellowship - New Sunday School





Gregory J. Fagan, P.E.
President, Fagan Engineering Inc.

A professional engineer, Mr. Fagan has more than 44 years of diverse experience in land acquisition, development, planning and zoning, civil engineering, land development and construction management. Mr. Fagan received his degree in Civil Engineering from the University of Florida in 1981. He joined Mr. Schaefer’s firm and became a partner in 1982, firmly establishing Schaefer Fagan & Associates Inc. as industry leaders in South Florida. His expertise includes pre-acquisition engineering due diligence for all projects, as well as roadway design, storm-water analysis and design, water distribution and sanitary sewer collection system design. In addition to providing the pre-acquisition engineering due diligence for developers, Mr. Fagan has managed all planning and zoning approvals, design, platting, permitting and construction phase services for numerous high-profile projects in South Florida, including golf courses at Admirals Cove in Jupiter and Trump International Golf Course in West Palm Beach. His residential projects include Hammock Creek and Canopy Creek in Martin County, Andros Isle, Rialto, Banyan Cay (President Country Club) in Palm Beach County.

Mr. Fagan is very active in the community as a current member and past chairman of the Economic Council of the Palm Beaches, past director and past chairman of the Business Development Board of Palm Beach County, a board member of Bizbac and is on the Citizens Advisory Committee of the Transportation Planning Agency. In addition, he is a past trustee of The Benjamin School, a former director of Palm Beach Savings & Loan and was a member of the National Society of Professional Engineers and the American Society of Civil Engineers. He was a director and past chairman of SunFest, a former board member of the School Readiness Coalition and past member of the Council of Advisors for the InternetCoast. Mr. Fagan was raised in Palm Beach County and now resides in Palm Beach Gardens with his wife and three children.

greg@sfcei.com

Significant Projects:

- Hammock Creek
- WCI
- Caloosa
- Canopy Creek
- Island Way Corridor
- Oak Ridge
- Andros Isle
- Hunter’s Run Country Club
- Banyan Cay
- Wycliff Country Club
- Northcorp Center
- Gardens Mall Perimeter
- Trump International Golf Club
- Benjamin High School
- PGA National
- Rialto
- Tres Belle
- Old Plantation
- Bridgewater
- Stonebridge Country Club
- Lake Pointe Shopping Center
- Pine Trail Shopping Center
- Bethesda Hospital
- Palm Beach Atlantic University Athletic Campus
- Pierce Hammock Elementary School
- Andros Isle Shopping Center

PROVEN AS A P3 TEAM



oct '22 nov '22 dec '22 jan '23 feb '23 mar '23 apr '23 may '23 june '23

Project	Indiantown High School
Client	Indian River State College Foundation
Location	Indiantown, FL
Firms Involved	Building Tomorrow's Schools Public School Development Solutions Harvard Jolly Ryan Inc., Southern
Delivery Method	Public-Private Partnership
Delivery Schedule	Expedited Schedule 10-month Delivery
Size	63,230 SF
Complete	June 30, 2023

About

This project is a P3 High School with an emphasis on CTE curriculum, built for the Indian River State College Foundation. Each proposed team member was part of the turnkey delivery team for this project. The entire development process for this state-of-the-art, custom-fit High School took less than one year, inclusive of everything from initial award, comprehensive agreement, design development, and construction. Construction broke ground on August 1st, 2022 and the Board received the Certificate of Occupancy on June 30th, 2023, an efficient delivery that resulted in significant overall savings for the Board.

Similarities

- P3 Delivery Method
- Expedited Schedule
- Proposed Team



PROVEN AS A P3 TEAM



oct '22 nov '22 dec '22 jan '23 feb '23 mar '23 apr '23 may '23 june '23

Project	Scenic Terrace K-8 School
Client	Polk County Public Schools
Location	Haines City, FL
Firms Involved	Building Tomorrow's Schools Public School Development Solutions Harvard Jolly Ryan Inc., Southern
Delivery Method	Public-Private Partnership
Delivery Schedule	Expedited Schedule 12-month Delivery
Size	160,000 SF
Complete	June 30, 2023

About

This project is the first of its kind in the state of Florida - a turnkey, P3 delivery K-8 School, built for Polk County Public Schools. Each proposed team member was part of the turnkey delivery team for this project. The entire development process for this state-of-the-art K-8 School took only one year, inclusive of everything from initial award, comprehensive agreement, design development, and construction. Construction broke ground on August 1st, 2022 and the District received the Certificate of Occupancy on June 30th, 2023, an unprecedented, efficient delivery that resulted in significant overall savings for the District.

Similarities

- P3 Delivery Method
- Size/Scope
- Total Project Cost
- Expedited Schedule
- Proposed Team



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



Public operations facilities speak volumes to the surrounding community. They not only provide community resources, but they house public servants who protect and serve. Having designed more than one million square feet of public operations facilities, PBK understands the unique attributes required by such facilities and a respect to the owner's needs and desires. PBK's public safety design team have specialized expertise in a wide array of public operations facilities, including emergency operations centers (EOC), command and control centers, law enforcement facilities, mission-critical facilities, data centers and communications centers. We have thorough knowledge of the special design requirements as well as the best practices to achieve a functional, aesthetically-pleasing, healthy, and safe environment.





SARASOTA COUNTY MOSQUITO MANAGEMENT FACILITY NOKOMIS, FL

PBK provided full architectural and engineering services for the new Sarasota County Mosquito Management Facility, a specialized 20,000-square-foot facility designed to centralize and support the County’s mosquito control operations. The facility includes administrative offices, scientific laboratories, a fabrication workshop, aquaculture center, insectary, and chicken brooder space, along with associated support functions. A covered fleet vehicle parking area was also incorporated to improve equipment access and operational efficiency.

Due to environmental constraints, the site design required a strategic planning approach to optimize building placement, access, and circulation. PBK worked closely with Sarasota County staff and environmental consultants to ensure the site layout maximized usable space while meeting all permitting and regulatory requirements. The result is a functional, efficient campus that supports the County’s public health mission through enhanced workflow, centralized operations, and resilient infrastructure.

OWNER
Sarasota County – Capital Projects

SIZE
20,000 SF

CONSTRUCTION COST
\$12.8M

COMPLETION DATE
11/2025





CITY OF ST. PETERSBURG SOUTHWEST OPERATIONS & MAINTENANCE FACILITY
ST. PETERSBURG, FL

PBK has completed the design of the Southwest Operations & Maintenance facility for the City of St. Petersburg’s Water Resources department. The 3-story building is organized with maintenance bays and workshops on the ground floor, Maintenance offices and locker rooms on the second floor, and Operations offices and a lab on the third floor. The building is hardened to resist a Category 5 storm, with the occupied areas elevated above storm surge levels. The project is targeting LEED Gold certification and includes a solar array. The project is currently in the GMP and permitting phase and anticipated to start construction later this year.

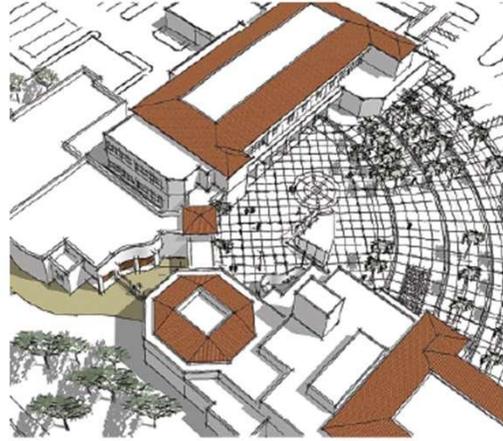
OWNER
City of St. Petersburg

SIZE
16,280 SF

CONSTRUCTION COST
\$17M

COMPLETION DATE
est. 2027





PALM BEACH GARDENS PD HQ EXPANSION
PALM BEACH GARDENS, FL

PBK was commissioned to provide architectural and engineering services for a 5,330 square foot, two-story expansion of the Palm Beach Gardens Police Department. This project builds on our long-standing relationship with the City and our prior work on the original Municipal Complex Emergency Operations and Communications Center (EOCC), for which we developed the Design Criteria Package and oversaw construction.

Located between the existing Police Department and the EOCC, the expansion ties into three sides of the existing facility. The first floor includes seven private offices, a training room, a break room, and secure storage. The second floor houses forensic workstations, a CSI crime lab, a low-light forensics lab, and an equipment room.

The building is constructed with stucco over CMU, a steel structural frame, and modified bitumen roofing over lightweight insulating concrete—designed to integrate with the original LEED Silver facility and support the City’s growing public safety operations.

OWNER
City of Palm Beach Gardens

SIZE
5,330 SF

CONSTRUCTION COST
\$3,896,200

COMPLETION DATE
2025

SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



TRANSPORTATION & INTERNAL SERVICES BUS FACILITY STOCK ISLAND, FL

Our PBK design team approached the Monroe County School District Transportation & Internal Services Facility project with a strong emphasis on sustainability, functionality, and community integration. This facility serves as a state-of-the-art hub for transportation operations and district support services staff.

The facility itself spans 22,382 square feet, carefully designed to accommodate the diverse operational needs of the Monroe County School District's transportation and internal services teams. One of the key features of the design is the garage, which houses three full-service bus and white fleet bays, along with specialized equipment like bus lifts and a wash station. The design also incorporates 13 bus spaces and 12 vehicle spaces, ensuring ample room for fleet maintenance and storage.

For security and operational efficiency, the building incorporates keyless entry systems, secure motorized gates, and a distributed antenna system to ensure reliable radio communication for first responders in case of an emergency.

Sustainability was a core principle throughout the design process. The facility was built with Green Globes certification in mind, incorporating sustainable systems and materials such as low VOC flooring, LED light fixtures with occupancy sensors, and a roof designed with high Solar Reflective Index (SRI) materials. These elements contribute to reducing the building's environmental footprint while also enhancing its operational efficiency.

OWNER
Monroe County School Board

SIZE
22,382 SF

CONSTRUCTION COST
\$11.7M

COMPLETION DATE
08/2020





CENTRAL KEYS TRANSPORTATION & BUS MAINTENANCE FACILITY MARATHON, FL

Centrally located in the Florida Keys, this 8,534 SF building consolidates a long vehicle maintenance bay, related tire storage, fluids platform, parts storage, and workshops in a split-level plan meeting minimum base flood elevation criteria. The adjacent areas (raised to required freeboard) include support offices for keying and transportation staff, conference and break rooms, and records holding. The single 25' x 50' bay includes a heavy vehicle lift, interceptor, dedicated exhaust and electrical systems. Construction is concrete stem walls, with CMU walls above, and steel framing with standing seam metal roofing. Delivery access on this tight site coordinates with adjacent school bus loop entrances and long truck related kitchen ramp areas in a secure, gated compound. Parking is designed to accommodate staff cars, buses, and white fleet vehicles.

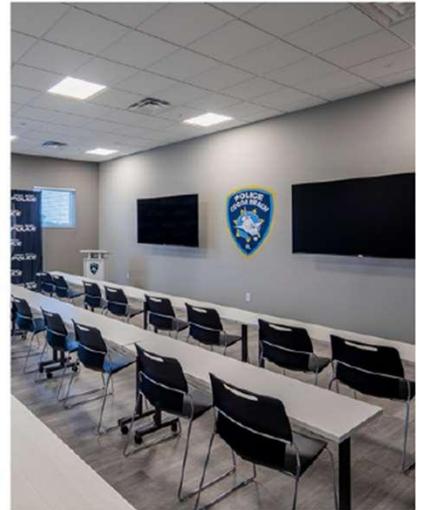
OWNER
Monroe County School Board

SIZE
8,534 SF

CONSTRUCTION COST
\$4.5M

COMPLETION DATE
2020

SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



CITY OF COCOA PUBLIC SAFETY FACILITY COCOA BEACH, FL

PBK completed the design of the City of Cocoa Beach’s Public Safety Facility. The facility is three stories and includes a community room, sally port, holding area, Patrol, Investigations, Administration, Property & Evidence and Records departments, as well as a Physical Agility and defense tactics area. This entire project is hardened.

The project was built on a tight, urban site of less than half an acre in size. This required the building and site design to be extremely efficient. An exfiltration system was designed under the paved parking lot to accommodate stormwater and mechanical equipment was planned on the rooftop in a manner that maintained its protection during storms. Additionally, the site is located within a flood zone. Special design considerations were taken into account to ensure the survivability of the building such as elevating the generator above the designated flood zone.

The facility was completed under a Design-Build delivery method. The design team worked closely with the contractor, HJ High, the City, and the Police Department to right-size the project to the budget. The initial Design Criteria Package, provided by another architect, was significantly over the City’s budget. By developing a more compact footprint and efficient building envelope, the team was able to achieve the desired program within their budget.

OWNER
City of Cocoa Beach

SIZE
25,388 SF

CONSTRUCTION COST
\$9.3M

COMPLETION DATE
2024





CHARLOTTE COUNTY PUBLIC SAFETY COMPLEX FORT MYERS, FL

The Charlotte County Public Safety Complex houses the County’s Fire Department Administration as well as Emergency Management offices and the County’s Emergency Operations Center and County Call Center. It also includes the County’s redundant 911 dispatch center. PBK designed the original 31,000 SF and is currently working with the County on an 18,000 square foot expansion. The expansion will include a variety of multipurpose training spaces, additional locker rooms, and a commercial kitchen.

The building is located on the County’s public safety campus which also includes an ARFF training simulator, fire tower, and fleet maintenance building. Part of PBK’s scope for the current expansion project includes a master plan for the campus which will include a future additional public safety office building/storm shelter.

Both the original building and the expansion are fully hardened, designed to withstand hurricane-force winds and storm surge. The expansion will be completed in 2027.

OWNER
Charlotte County Government

SIZE
Original: 31,000 SF
Expansion: 18,000 SF

CONSTRUCTION COST
Original: \$11 Million
Expansion (budget): \$19M

COMPLETION DATE
Original: 2014
Expansion: exp. 2027



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

➤ Building Tomorrow's Schools, Inc., a Florida not-for-profit corporation.

10/6/25, 8:36 AM Detail by Entity Name

DIVISION OF CORPORATIONS



DIVISION of CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Not For Profit Corporation
BUILDING TOMORROW'S SCHOOLS, INC

Filing Information

Document Number N21000009659
FEI/EIN Number 87-2788097
Date Filed 08/13/2021
Effective Date 08/09/2021
State FL
Status ACTIVE
Last Event AMENDED AND RESTATED ARTICLES
Event Date Filed 05/03/2022
Event Effective Date NONE

Principal Address

4500 PGA BLVD
STE 301A
PALM BEACH GARDENS, FL 33418

Changed: 01/20/2022

Mailing Address

4500 PGA BLVD
STE 301A
PALM BEACH GARDENS, FL 33418

Changed: 01/20/2022

Registered Agent Name & Address

NASON YEAGER GERSON HARRIS & FUMERO, P.A.
3001 PGA BLVD
305
PALM BEACH GARDENS, FL 33410

Officer/Director Detail

Name & Address

Title D

10/6/25, 8:36 AM Detail by Entity Name

BRACY, STEVE
8624 WAKEFIELD DRIVE
PALM BEACH GARDENS, FL 33410

Title D

SANMIGUEL, LEICHA
8624 WAKEFIELD DRIVE
PALM BEACH GARDENS, FL 33410

Title D

OLDHAM, TISA
4500 PGA Blvd Ste 302A
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	02/13/2024
2025	02/18/2025

Document Images

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04/27/2023 -- ANNUAL REPORT	View image in PDF format
05/03/2022 -- Amended and Restated Articles	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
09/16/2021 -- Amended and Restated Articles	View image in PDF format
08/13/2021 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName>

10/6/25, 8:36 AM Detail by Entity Name

BRACY, STEVE
8624 WAKEFIELD DRIVE
PALM BEACH GARDENS, FL 33410

Title D

SANMIGUEL, LEICHA
8624 WAKEFIELD DRIVE
PALM BEACH GARDENS, FL 33410

Title D

OLDHAM, TISA
4500 PGA Blvd Ste 302A
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	02/13/2024
2025	02/18/2025

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04/27/2023 -- ANNUAL REPORT	View image in PDF format
05/03/2022 -- Amended and Restated Articles	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
09/16/2021 -- Amended and Restated Articles	View image in PDF format
08/13/2021 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=BUILDING...> 2/2



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE



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www.pbctax.gov Tel: (561) 355-2264

****LOCATED AT****
 4500 PGA BLVD STE 301A
 PALM BEACH GARDENS FL 33418

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
BUSINESS CONSULTANT	BUILDING TOMORROWS SCHOOLS INC		B25.686505 9/8/2025	33.00	B40185278

This document is valid only when received by the Tax Collector's Office.

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2024167403
EXPIRES: 9/30/2026

BUILDING TOMORROWS SCHOOLS INC
 BUILDING TOMORROWS SCHOOLS INC
 4500 PGA BLVD STE 301A
 PALM BEACH GARDENS FL 33418

This receipt **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

10/24/25, 2:41 PM

Detail by Entity Name

DIVISION OF CORPORATIONS

➤ Ryan Incorporated Southern – a Florida Corporation



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Detail by Entity Name

Florida Profit Corporation
RYAN INCORPORATED SOUTHERN

Filing Information

Document Number P04000169839
FEI/EIN Number 20-2087333
Date Filed 12/20/2004
Effective Date 01/03/2005
State FL
Status ACTIVE

Principal Address

1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Changed: 10/19/2009

Mailing Address

1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Changed: 10/19/2009

Registered Agent Name & Address

RYAN, WILLIAM H
1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Address Changed: 04/26/2012

Officer/Director Detail

Name & Address

Title Chairman, CEO, Director

RYAN, WILLIAM H
1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Title Treasurer, Secretary

10/24/25, 2:41 PM

Detail by Entity Name

SCHIPPER, MICHAEL R
1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Title President

BURKE, JOSEPH M
1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Title VP

Knight, Paul
1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Title VP

Themes, Marcus C.
1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Title Asst. Secretary

Burke, Mary
1700 S POWERLINE RD, STE H
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2023	03/10/2023
2024	03/25/2024
2025	03/18/2025

Document Images

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04/22/2021 – ANNUAL REPORT	View image in PDF format
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02/14/2018 – ANNUAL REPORT	View image in PDF format
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03/07/2016 – ANNUAL REPORT	View image in PDF format
01/31/2015 – ANNUAL REPORT	View image in PDF format
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<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResult>

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquiryType=EntityName&directionType=Initial&searchNameOrder=RYANSO...>

2/3



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

➤ Ryan Incorporated Southern - General Contracting: FL license no. CGC1510066



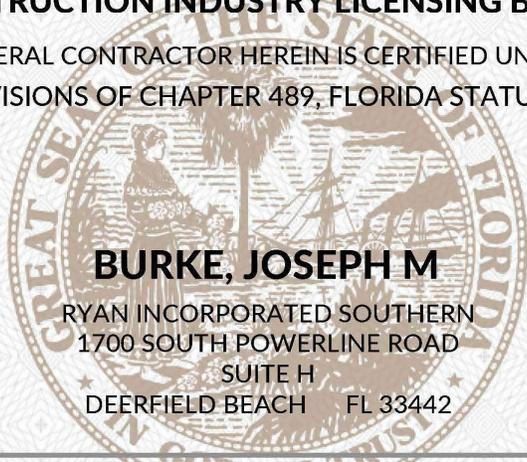
Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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



BURKE, JOSEPH M
RYAN INCORPORATED SOUTHERN
1700 SOUTH POWERLINE ROAD
SUITE H
DEERFIELD BEACH FL 33442

LICENSE NUMBER: CGC1510066

EXPIRATION DATE: AUGUST 31, 2026

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ISSUED: 06/20/2024

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SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

➤ Ryan Incorporated Southern – Performance and Payment and Maintenance Bonds

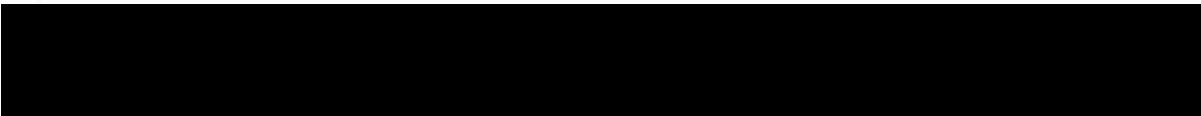


April 24, 2025

RE: Ryan Incorporated Southern – Pre-Qualification Letter

To Whom It May Concern:

Please be advised that we are the surety broker for Ryan Incorporated Southern. Their surety is Berkshire Hathaway Specialty Insurance Company, which carries an A.M. Best's Rating of A++ (Superior) XV and is listed in the U.S. Department of the Treasury's Federal Register.



We would be more than willing to provide the necessary Performance, Payment and one year maintenance bonds for the captioned project; however, it must be understood that our ability to provide any surety credit is based upon normal and standard underwriting criteria at the time of their request. This would include, but not limited to, a review of the contract documents, bond forms, if any, and adequate funding, if available.

I would like to extend my highest recommendation on behalf of Ryan Incorporated Southern and their entire staff. They are a professional and well-managed construction company. Obviously, we feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

This letter is not an assumption of liability, nor is it a bid or performance and payment bond. It is issued only as a bonding reference requested by our respected client. If I can provide any additional information on this fine company, please do not hesitate to give me a call.

Sincerely,


Charles J. Nielson
Resident Agent

ACRISURE.COM
15050 NW 79TH COURT, SUITE 200, MIAMI LAKES, FL 33016



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

➤ PBK – a Florida Corporation



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Detail by Entity Name

Florida Profit Corporation
PBK ARCHITECTS FLORIDA, INC.

Filing Information

Document Number	603450
FEI/EIN Number	59-1430579
Date Filed	03/15/1972
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	07/18/2025
Event Effective Date	NONE

Principal Address

2714 DR. ML KING JR. ST. N.
ST. PETERSBURG, FL 33704

Changed: 01/25/2008

Mailing Address

2714 DR. ML KING JR. ST. N.
ST. PETERSBURG, FL 33704

Changed: 01/25/2008

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 05/03/2024



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 21, 2025

CT CORP

Re: Document Number 603450

The Articles of Amendment to the Articles of Incorporation for HARVARD JOLLY, INC. which changed its name to PBK ARCHITECTS FLORIDA, INC., a Florida corporation, were filed on July 18, 2025.

The certification requested is enclosed.

Should you have any question regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Jasmine N Horne
Regulatory Specialist III
Division of Corporations

Letter Number: 925A00015867

Account number: I2016000072 Amount charged: 43.75

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SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

PBK – Architecture & Interior Design: FL license no. AR0013140



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www.pbctax.gov Tel: (561) 355-2264

****LOCATED AT****
 2047 VISTA PKWY SUITE 100
 WEST PALM BEACH FL 33411

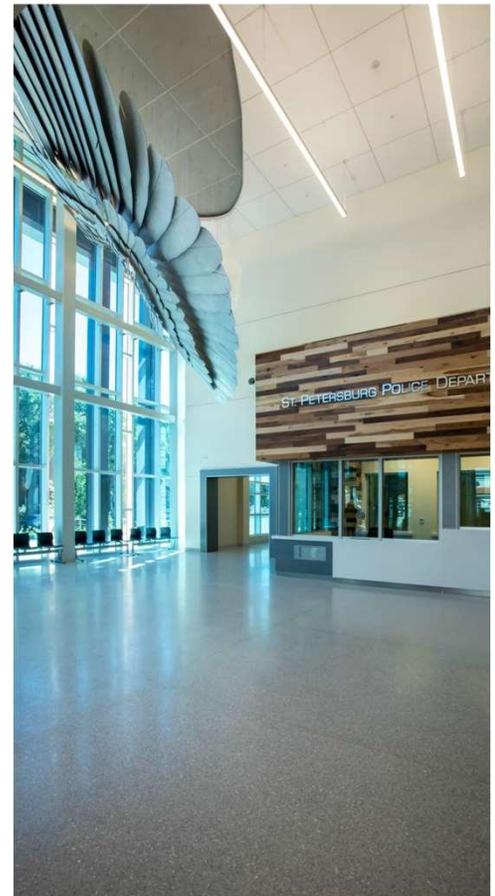
TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ARCHITECT BUSINESS	PBK ARCHITECTS FLORIDA INC	AAC000119	B26 6828 10/9/2025	207.80	B40138077

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PBK ARCHITECTS FLORIDA INC
 PBK ARCHITECTS FLORIDA INC
 2047 VISTA PARKWAY
 WEST PALM BEACH FL 33411

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201474388
EXPIRES: 9/30/2026

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SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

➤ Fagan Engineering, Inc – a Florida Corporation



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Detail by Entity Name

Florida Profit Corporation
FAGAN ENGINEERING, INC.

Filing Information

Document Number P13000095758
FEI/EIN Number 46-4345342
Date Filed 11/25/2013
State FL
Status ACTIVE

Principal Address

2137 MILANO COURT
PALM BEACH GARDENS, FL 33418

Mailing Address

2137 MILANO COURT
PALM BEACH GARDENS, FL 33418

Registered Agent Name & Address

FAGAN, GREGORY J
2137 MILANO COURT
PALM BEACH GARDENS, FL 33418

Officer/Director Detail

Name & Address

Title PSD

FAGAN, GREGORY J
2137 MILANO COURT
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2023	04/05/2023
2024	02/06/2024
2025	03/17/2025

Document Images

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10/20/25, 8:39 AM

Detail by Entity Name

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02/10/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
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04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
11/25/2013 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquiryty>

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=FAGANEN...>



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

Fagan Engineering, Inc. – Engineering: FL license no. PE37262



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

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

FAGAN, GREGORY JOHN
 2137 MILANO COURT
 PALM BEACH GARDENS FL 33418

LICENSE NUMBER: PE37262

EXPIRATION DATE: FEBRUARY 28, 2027

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 www.pbctax.gov Tel: (561) 355-2264

****LOCATED AT****
 2137 MILANO CT
 PALM BEACH GARDENS, FL 33418

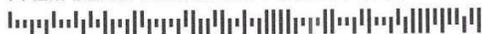
TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ENGINEER	FAGAN GREGORY J	37262	B25.661163 08/13/2025	\$33.00	B40140857

This document is valid only when received by the Tax Collector's Office.



11
7-2846

FAGAN ENGINEERING INC
 FAGAN ENGINEERING INC
 2137 MILANO CT
 PALM BEACH GARDENS FL 33418-6705



STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201579363
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

➤ Jurisdictions in which the Proposer or Proposer’s Team’s partnership or trade name is filed.

**State of Florida
Department of State**

I certify from the records of this office that BUILDING TOMORROW'S SCHOOLS, INC is a corporation organized under the laws of the State of Florida, filed on August 13, 2021, effective August 9, 2021.

The document number of this corporation is N2100009659.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 18, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of October, 2025



Secretary of State

Tracking Number: 9167487240CU
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

**State of Florida
Department of State**

I certify from the records of this office that RYAN INCORPORATED SOUTHERN is a corporation organized under the laws of the State of Florida, filed on December 20, 2004, effective January 3, 2005.

The document number of this corporation is P04000169839.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 18, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of May, 2025



Secretary of State

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**State of Florida
Department of State**

I certify from the records of this office that PBK ARCHITECTS FLORIDA, INC. is a corporation organized under the laws of the State of Florida, filed on March 15, 1972.

The document number of this corporation is 603450.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 3, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

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



Secretary of State

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**State of Florida
Department of State**

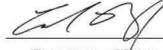
I certify from the records of this office that FAGAN ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on November 25, 2013.

The document number of this corporation is P13000095758.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 17, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twentieth day of October, 2025



Secretary of State

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SEC. 8 – PROPOSER & TEAM MEMBER EXPERIENCE

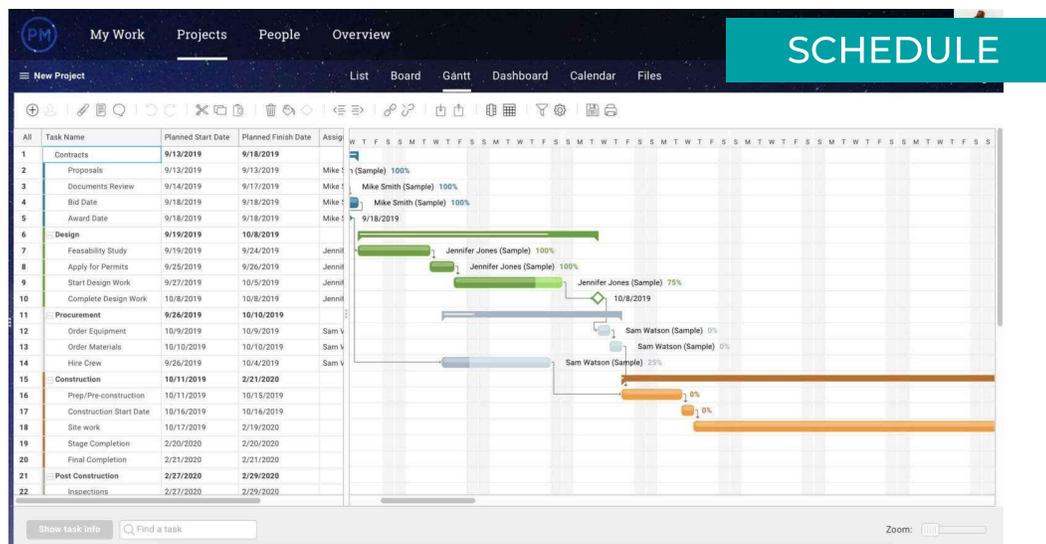


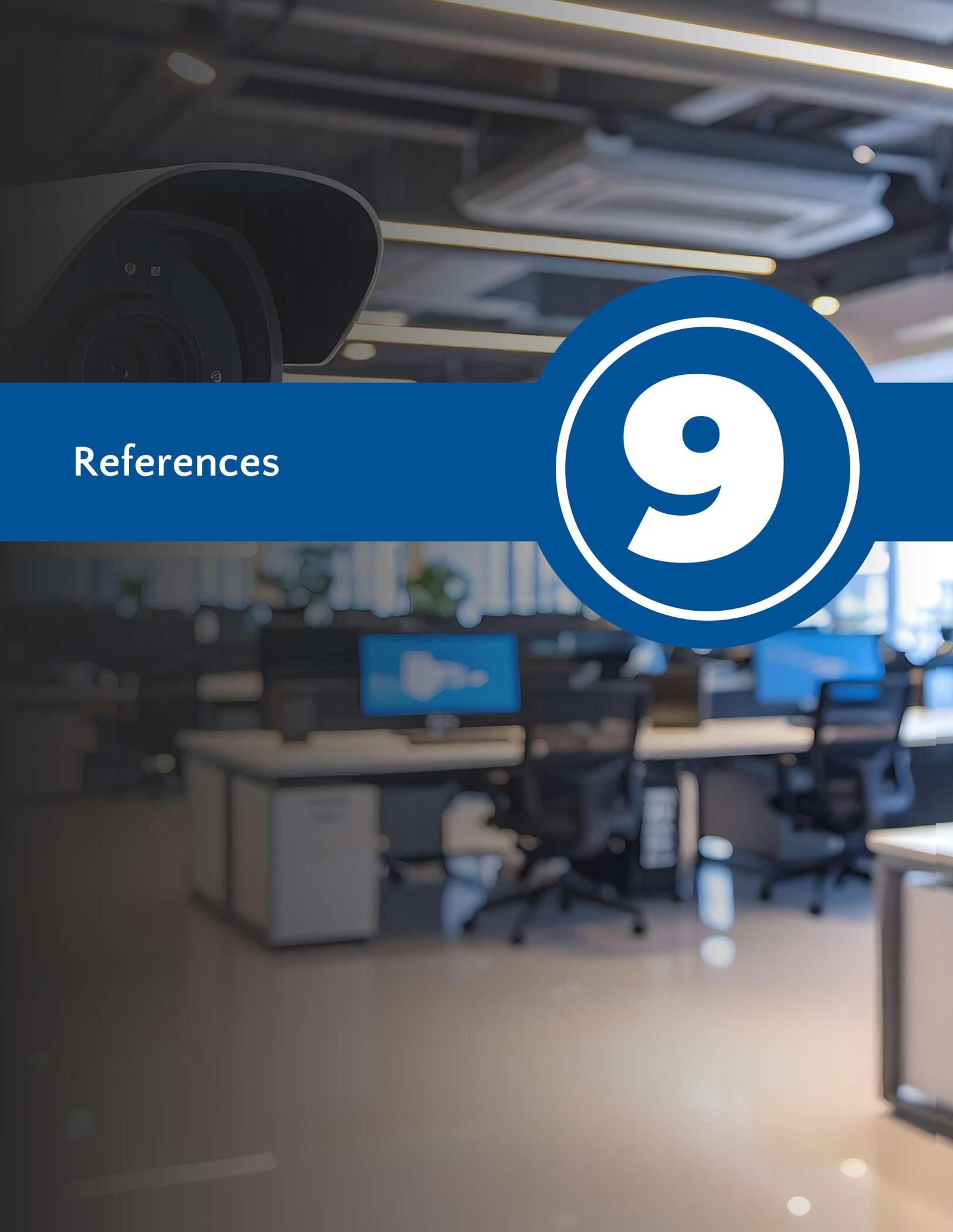
Proposer shall use industry-standard project administration software and programs that can interface and integrate with the County's team and provide a web-based system with access for the County's team.

Procore is committed to advancing the construction industry by improving the lives of people working in construction, driving technology innovation, and building a global community of ground breakers. Procore is a connected global construction platform that unites all stakeholders on a project with unlimited access to support in a business model designed for the construction industry.

Procore, our project management system, is our cloud-based approach to record-keeping and information management that allows all parties involved in the construction process a simpler, more efficient method to review, comment, and respond to job-specific documents. Through Procore we have a very simple to access project management program that our Owners, design team, subcontractors, office, and field staff have the power to securely deliver real-time, up-to-date project information.

The team can diagnose problems in real-time and collaborate to resolve issues quickly. This increases our project team's efficiency and speeds up decision-making. Everyone can see the status of any item and who is responsible for that deliverable, as well as view the status of the project. There is digital proof of what happened when, who had access to what, and what was approved or rejected. All this data, along with every project document, is saved and can be accessed easily no matter how much time has passed.

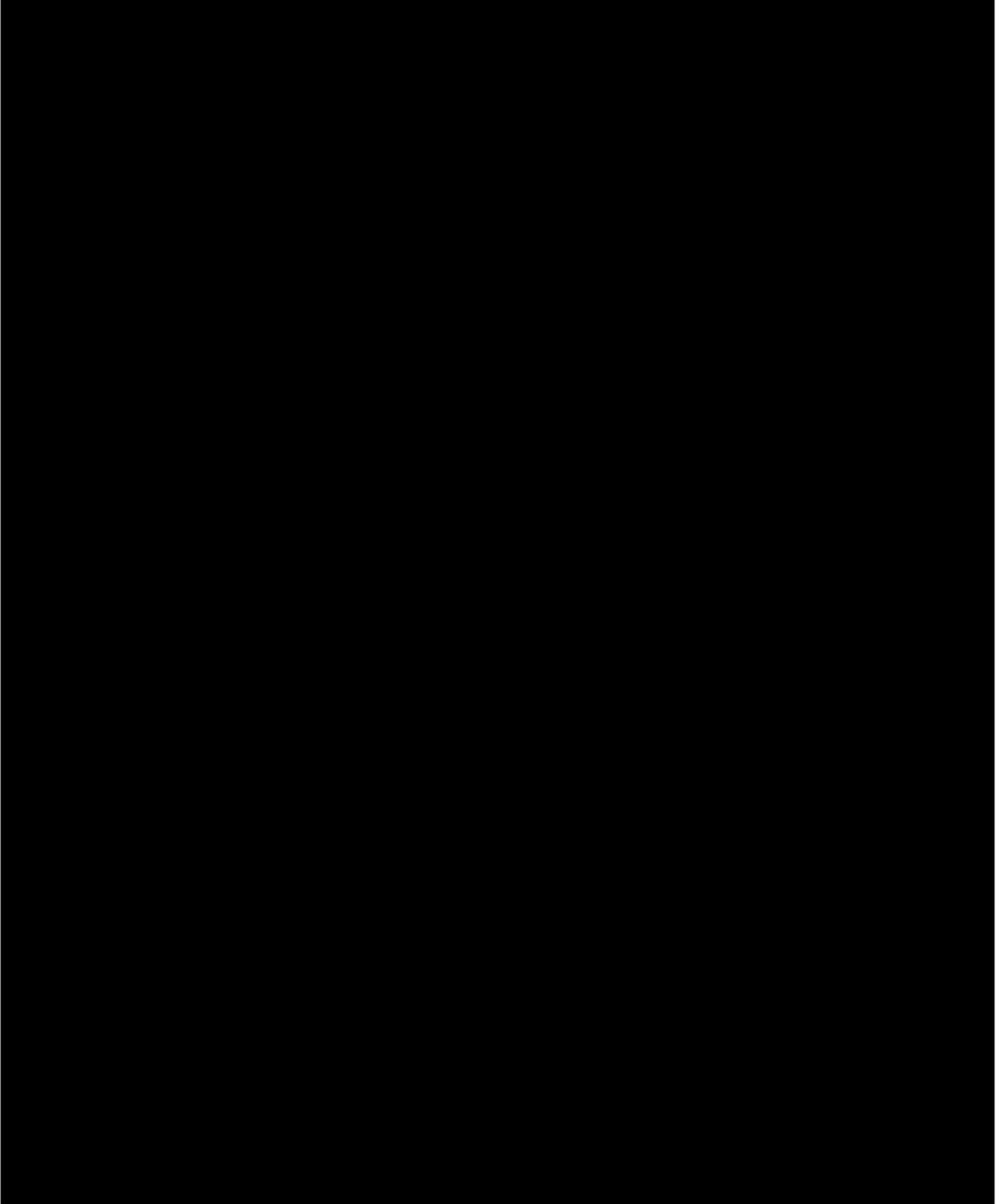




References

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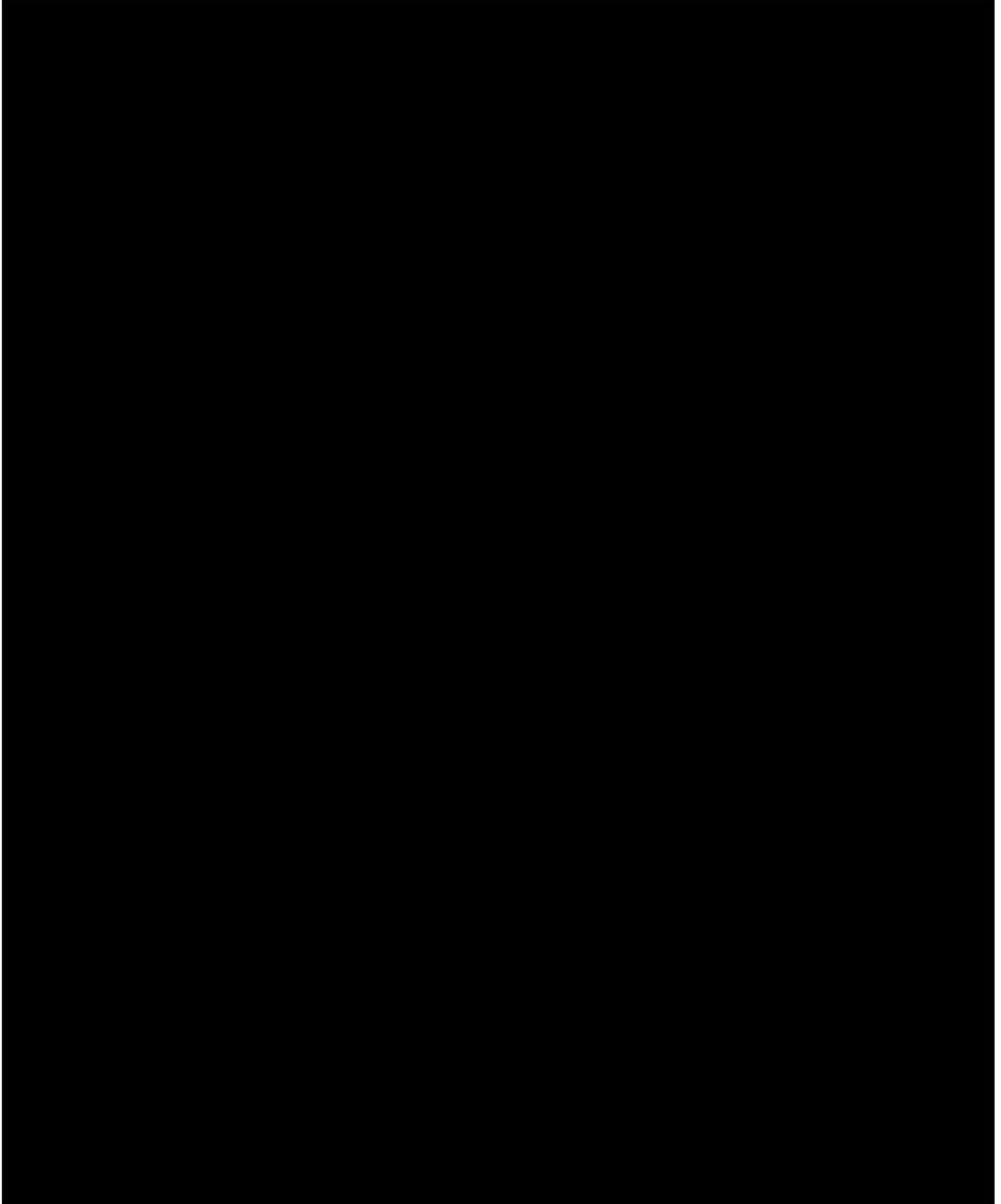
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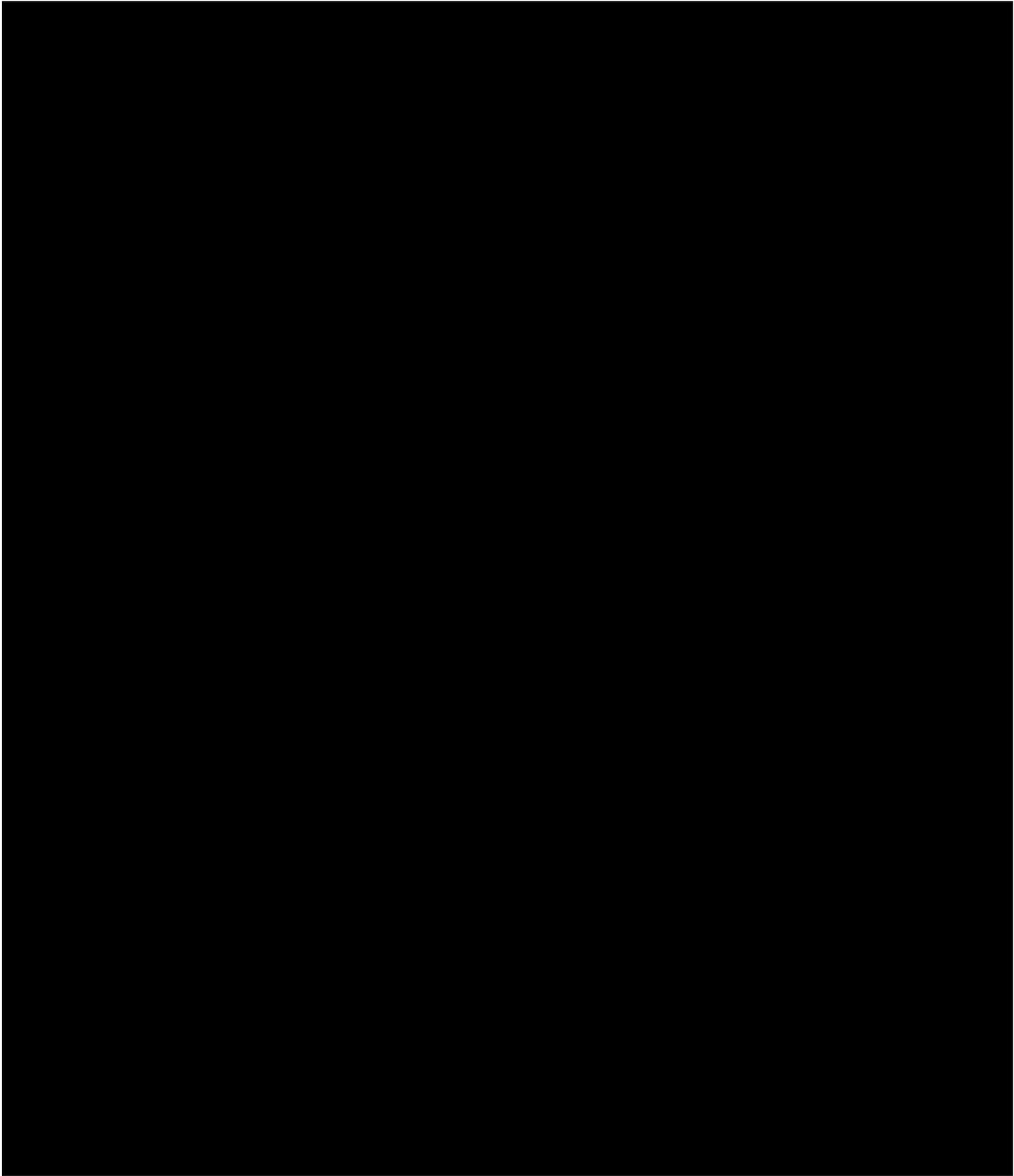
Construction | Operations



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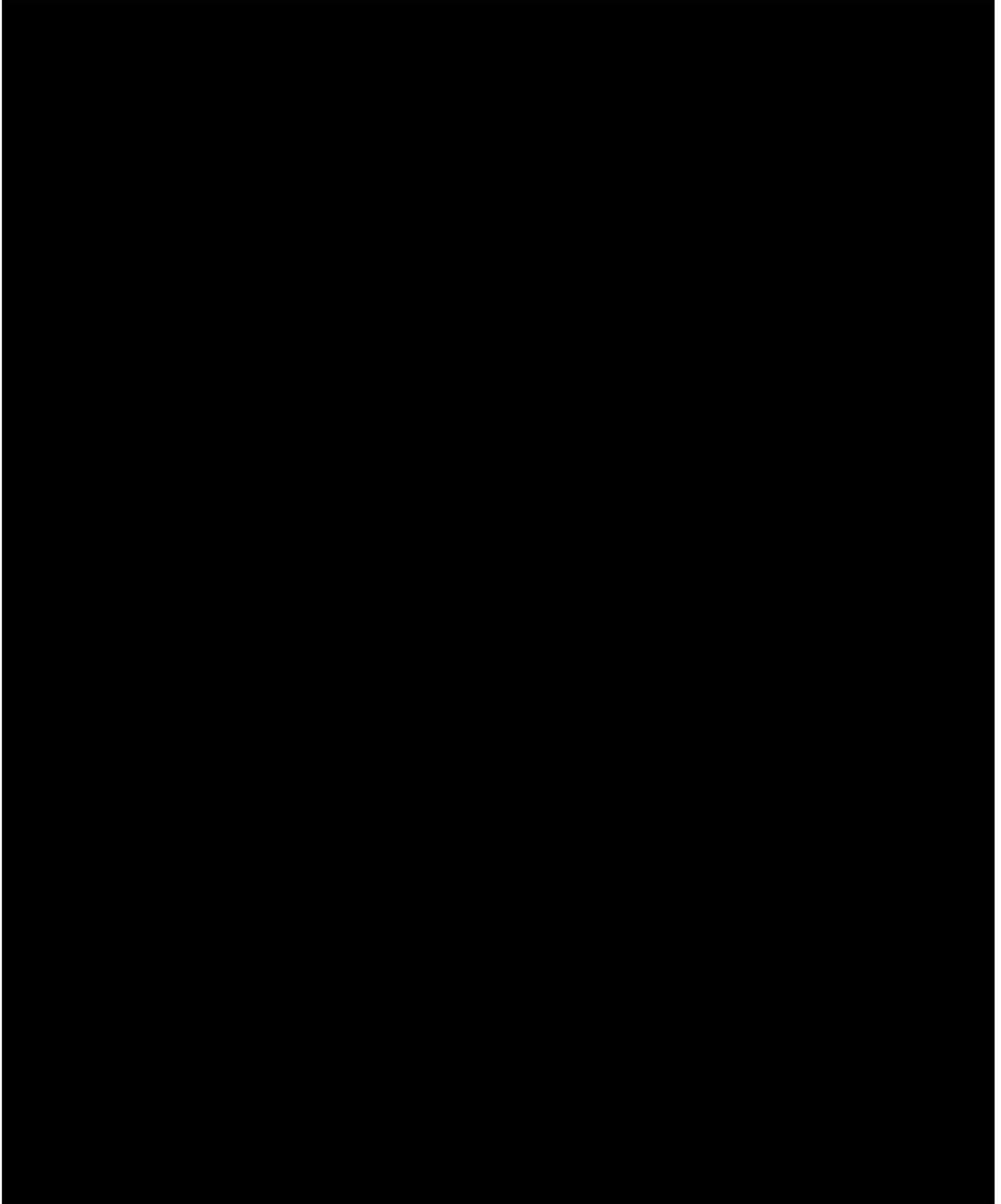
Design | Support



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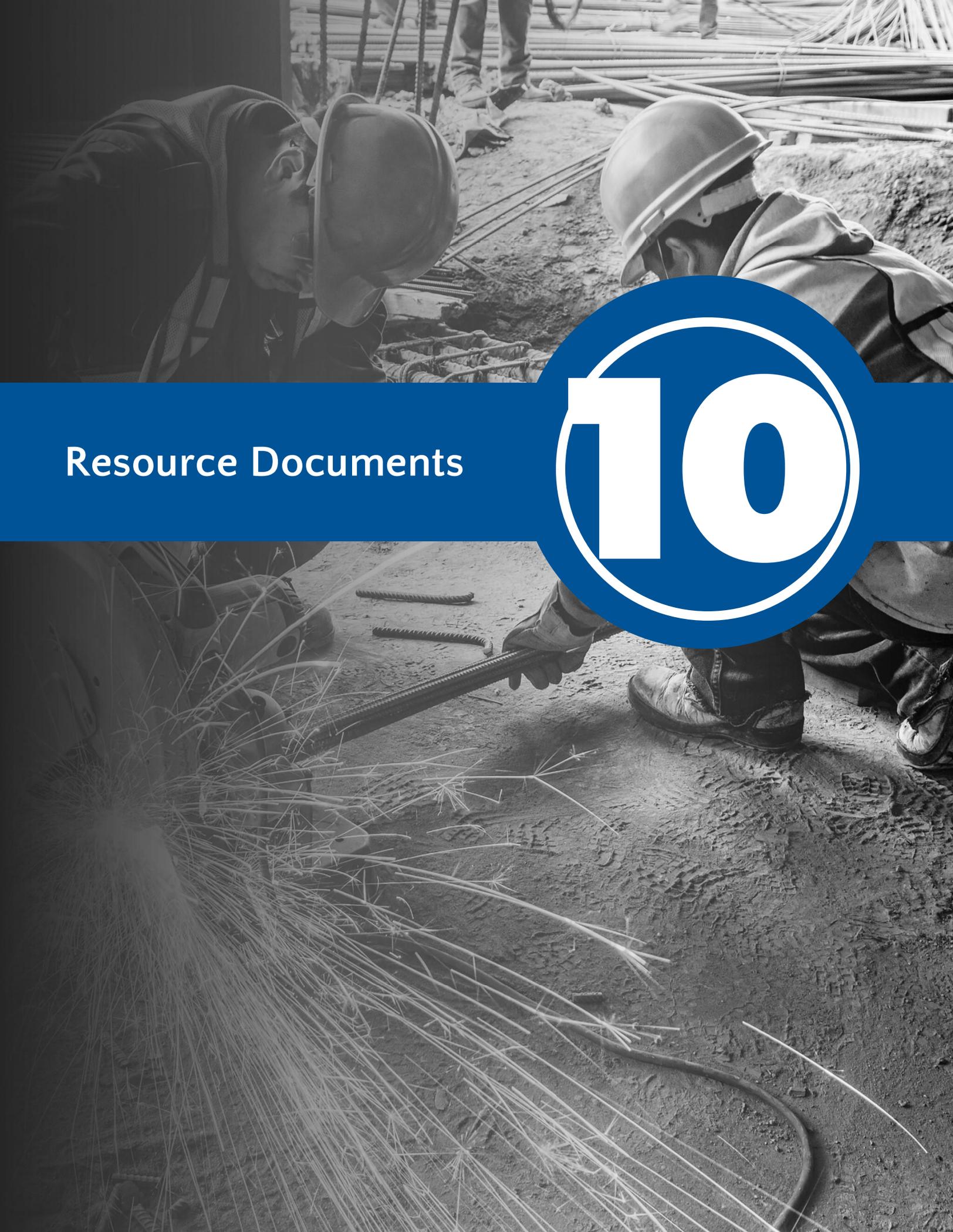


Engineer



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Resource Documents

10

Resource Materials*

Florida’s Public-Private Partnership Act for the Development of Governmental Public Facilities

The following outlines the requirements to consider an Unsolicited Proposal under Florida’s Public-Private Partnership Act, F.S. 255.065, also known as the P3 Act. Recent amendments to the P3 Act provide a cost-effective and streamlined process to deliver P3 projects and was intended by the Legislature to incentivize the private sector to offer solutions to real infrastructure and development challenges faced by the public sector.

This outline and additional resources contained in this section are solely intended as information to assist a governmental entity in considering an Unsolicited Proposal. This information and accompanying documents are provided for convenience and ease of reference, and this information is not to be considered legal advice nor as a part of the Building Tomorrow’s Schools (BTS) proposal.

1. What is Florida’s Public-Private Partnership Act?

Florida’s Public-Private Partnership Act - §255.065, Florida Statutes.

A. Overview.

Through the Florida Public-Private Partnership Act, the State Legislature found that there is a public need for timely and cost-effective acquisition, design, construction, improvement, expansion, equipping, maintenance, implementation or installation of projects serving a public purpose, for public infrastructure and government facilities within the State which serve a public need and purpose, and that such public need may not be wholly satisfied by existing procurement methods. **See F.S. 255.065(2)(a).**

A public-private partnership, also known as a P3 Project (P3) is a contractual agreement between a responsible public entity (such as a County, municipality, or governmental entity) and a private sector entity organized for the purpose of timely delivering services or facilities in a cost-effective manner that might not otherwise be possible using traditional public procurement procedures.

A **responsible public entity** means a County, municipality, governmental entity, or any other political subdivision of the State that serves a public purpose and is authorized to develop or operate a qualifying project. **See F.S. 255.065(1)(j).**

A **proposed project** means a facility or project such as fulfilling a public purpose or goal that is used or will be used by a public institution, or any other public facility or infrastructure that is used or will be used by the public at large.



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B. **Proposed Project Procurement Procedures.** A governmental entity may receive unsolicited proposals for a *qualifying project* and may thereafter enter into a Comprehensive Agreement with a private entity for a project which will be used by the public at large or in support of an accepted public purpose or activity. **See F.S. 255.065(1)(j)1. building, upgrading, operating, ownership, and/or financing of facilities. See F.S. 255.065(3).**

C. **Qualifying Project.** A “*qualifying project*” means a facility or project that serves a public purpose, including, but not limited to facility, or other building or facility that is used by the public at large or in support of a public purpose or activity.

In 2024, the Legislature amended the law to provide an expedited process for entering into agreements for public-private partnership projects. In so doing, the law now allows:

- A governmental entity to proceed with an unsolicited proposal without engaging in the competitive solicitation process required by the original P3 statute.
- The legislative intent was to provide a more expedited, efficient process.

D. **Notice Procedures.**

Expedited Process Under F.S. 255.065(3)(c) - Public Notice of Receipt of Unsolicited Proposal for Qualifying Project. If a proposal is received without issuance of a solicitation, the proposal is treated as an unsolicited proposal and may be evaluated by the County Commission. An unsolicited proposal must be accompanied by an administrative review fee, which is intended to cover the costs of review of the proposal. If the County Commission receives an unsolicited proposal for a qualifying project, it may proceed without engaging in a public bidding process. The County Commission must hold a properly noticed public meeting, during which the proposal is presented. Public comments must be allowed at the meeting. The County Commission then publicly notices a second public meeting, during which the County Commission makes a determination that the project is in the public’s best interest (Best Interest Determination). The following factors must be considered:

- The benefits to the public;
- The financial structure/economic efficiency achieved by the proposal;
- Qualifications and experience of the private entity proposer and the entity’s ability to perform the project in the proposal;
- The project’s compatibility with regional infrastructure plans;
- Public comments presented at the public meetings. The County Commission must then provide a statement that addresses public comments and why the project should proceed.
- If County Commission determines it wants to proceed with the unsolicited proposal without engaging in a public bidding process, then it must publish in the Florida Administrative Register (FAR) for at least 7 days; the report must include:
 - the Best Interest Determination;
 - factors considered in making the Best Interest Determination;
 - the County’s finding of each factor.

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- If ownership will not be conveyed to public entity within 10 years after initial public operation of the project, the public statement must identify the public benefits apart from ownership and included in the BEST INTEREST DETERMINATION. **See F.S. 255.065(3)(c).**

2. What are the Key Benefits of Project Development under the Public-Private Partnership (P3) process?

The P3 process was established by the Florida Legislature almost a decade ago. Since that time, an overwhelming number of state, local, and federal entities have utilized the P3 process to reduce costs, as well as to expedite property acquisition, design, and the construction process of projects ranging from roads to libraries to community multi-use projects.

The P3 process is clearly set forth in the statute which empowers a County with a transparent, competitive process, with built-in flexibility to negotiate terms and conditions which meet its needs. The process allows the County Commission to review and assess the proposal, as well as competitive proposals, with numerous “off-ramps” throughout the process to ensure that the County’s objectives are fully met without committing to a binding contract. Simply stated, the County Commission is not bound or committed in any way until and unless it approves a final contract (also referred to as the Comprehensive Agreement in the P3 Act), after it has a full opportunity to review and negotiate the terms.

An unsolicited proposal under the P3 Act provides a governmental entity with a time and cost-effective solution to meet its critical needs. An unsolicited proposal responds to a critical need for a governmental entity and offers a turnkey solution to its facility needs. Proposals can include planning, design, construction, land acquisition, and financing components, with substantial savings of time and cost than can be achieved through traditional public procurement processes. P3s provide immediate access to private capital, reduce costs borne by the County and others, accelerate project delivery, shift project risk, spur innovation, and provide for more efficient overall project delivery, cost management, and the like, in a more time efficient timetable. To be sure, traditional project delivery procurements require considerable administrative cost and staff time to develop, analyze, procure, and monitor. Traditional procurements can typically involve several different time-consuming proceedings for acquisition of real property, and another for design of the project, and yet another for construction of the project.

3. What is the EXPEDITED Process under FS 255.065(3)(c) when Presented with an Unsolicited Proposal?

Step-by-Step Action Required. The review and consideration of an unsolicited proposal pursuant to the expedited procedure requires the following key steps:

- (1) Receipt of an unsolicited proposal and accompanying administrative review fee.
- (2) County staff reviews and evaluates the unsolicited proposal;
- (3) Two public notices are held during which the UP and the County staff evaluation is presented, public comment is permitted, and the County Commission makes a public Best Interest Determination and approval of proceeding with the UP without further competitive solicitation;



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(4) County Commission publishes intent to enter into an agreement for UP, the Best Interest Determination, and County Staff's analysis.

(5) County Staff negotiates a Comprehensive Agreement with Proposer.

(6) County Commission considers action to approve the project and enter into a Comprehensive Agreement.

The P3 amendment provides governmental entities, like the Board of County Commissioners, an alternative, flexible, transparent, and cost-effective procurement process. As with any other public procurement process, the County is NOT committed to enter into a contract with any potential proposer unless and until the County Commission votes to approve a final Comprehensive Agreement (Step #6 above). At any point along the process trajectory, the County may cease to pursue the project and/or the unsolicited proposal.

“There is a public need for timely and cost-effective acquisition, design, construction... of projects serving a public purpose, including educational facilities... which serve a public purpose, and that such public need may not be wholly satisfied by existing procurement methods.” F.S. 255.065(2)(a).

***NOTE:** This document is not intended to be legal advice and is provided as an informational resource only.

Resources and Example Documents:

- Highlighted Florida Statutes §265.065 as amended.
- Martin County Commission Resolution adopted on October 21, 2025 amending the application fee for unsolicited proposals for public-private partnerships.
- Martin County Commission Resolution adopted on October 21, 2025 amending Section 17.6 of Purchasing Manual regarding P3s.
- Expedited P3 Process graphic presentation.
- City of Lake Worth Beach Notice of Bid/Request for Proposal (sample)

Click here to see [The 2025 Florida Statutes 255.065](#)

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Statutes & Constitution : View Statutes : Online Sunshine

Select Year:

The 2025 Florida Statutes

[Title XVIII](#)
PUBLIC LANDS AND
PROPERTY

[Chapter 255](#)
PUBLIC PROPERTY AND PUBLICLY OWNED
BUILDINGS

[View Entire
Chapter](#)

255.065 Public-private partnerships. —

(1) DEFINITIONS.—As used in this section, the term:

(a) “Affected local jurisdiction” means a county, municipality, or special district in which all or a portion of a qualifying project is located.

(b) “Develop” means to plan, design, finance, lease, acquire, install, construct, or expand.

(c) “Fees” means charges imposed by the private entity of a qualifying project for use of all or a portion of such qualifying project pursuant to a comprehensive agreement.

(d) “Lease payment” means any form of payment, including a land lease, by a public entity to the private entity of a qualifying project for the use of the project.

(e) “Material default” means a nonperformance of its duties by the private entity of a qualifying project which jeopardizes adequate service to the public from the project.

(f) “Operate” means to finance, maintain, improve, equip, modify, or repair.

(g) “Private entity” means any natural person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, nonprofit entity, or other private business entity.

(h) “Proposal” means a plan for a qualifying project with detail beyond a conceptual level for which terms such as fixing costs, payment schedules, financing, deliverables, and project schedule are defined.

(i) “Qualifying project” means:

1. A facility or project that serves a public purpose, including, but not limited to, any ferry or mass transit facility, vehicle parking facility, airport or seaport facility, rail facility or project, fuel supply facility, oil or gas pipeline, medical or nursing care facility, recreational facility, sporting or cultural facility, or educational facility or other building or facility that is used or will be used by a public educational institution, or any other public facility or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity;

2. An improvement, including equipment, of a building that will be principally used by a public entity or the public at large or that supports a service delivery system in the public sector;

3. A water, wastewater, or surface water management facility or other related infrastructure; or

4. Notwithstanding any provision of this section, for projects that involve a facility owned or operated by the governing board of a county, district, or municipal hospital or health care system, or projects that involve a facility owned or operated by a municipal electric utility, only those projects that the governing board designates as qualifying projects pursuant to this section.

(j) “Responsible public entity” means a county, municipality, school district, special district, or any other political subdivision of the state; a public body corporate and politic; or a regional entity that serves a public purpose and is authorized to develop or operate a qualifying project.

(k) “Revenues” means the income, earnings, user fees, lease payments, or other service payments relating to the development or operation of a qualifying project, including, but not limited to, money received as grants or



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Statutes & Constitution :View Statutes : Online Sunshine

otherwise from the Federal Government, a public entity, or an agency or instrumentality thereof in aid of the qualifying project.

(1) “Service contract” means a contract between a responsible public entity and the private entity which defines the terms of the services to be provided with respect to a qualifying project.

(2) LEGISLATIVE FINDINGS AND INTENT.—The Legislature finds that there is a public need for the construction or upgrade of facilities that are used predominantly for public purposes and that it is in the public’s interest to provide for the construction or upgrade of such facilities.

(a) The Legislature also finds that:

1. There is a public need for timely and cost-effective acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, operation, implementation, or installation of projects serving a public purpose, including educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities within the state which serve a public need and purpose, and that such public need may not be wholly satisfied by existing procurement methods.

2. There are inadequate resources to develop new educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities for the benefit of residents of this state, and that a public-private partnership has demonstrated that it can meet the needs by improving the schedule for delivery, lowering the cost, and providing other benefits to the public.

3. There may be state and federal tax incentives that promote partnerships between public and private entities to develop and operate qualifying projects.

4. A procurement under this section serves the public purpose of this section if such procurement facilitates the timely development or operation of a qualifying project.

(b) It is the intent of the Legislature to encourage investment in the state by private entities; to facilitate various bond financing mechanisms, private capital, and other funding sources for the development and operation of qualifying projects, including expansion and acceleration of such financing to meet the public need; and to provide the greatest possible flexibility to public and private entities contracting for the provision of public services.

(3) PROCUREMENT PROCEDURES.—A responsible public entity may receive unsolicited proposals or may solicit proposals for a qualifying project and may thereafter enter into a comprehensive agreement with a private entity, or a consortium of private entities, for the building, upgrading, operating, ownership, or financing of facilities.

(a)1. The responsible public entity may establish a reasonable application fee for the submission of an unsolicited proposal under this section.

2. A private entity that submits an unsolicited proposal to a responsible public entity must concurrently pay an initial application fee, as determined by the responsible public entity. Payment must be made by cash, cashier’s check, or other noncancelable instrument. Personal checks may not be accepted.

3. If the initial application fee does not cover the responsible public entity’s costs to evaluate the unsolicited proposal, the responsible public entity must request in writing the additional amounts required. The private entity must pay the requested additional amounts within 30 days after receipt of the notice. The responsible public entity may stop its review of the unsolicited proposal if the private entity fails to pay the additional amounts.

4. If the responsible public entity does not evaluate the unsolicited proposal, the responsible public entity must return the application fee.

5. If the responsible public entity chooses to evaluate an unsolicited proposal involving architecture, engineering, or landscape architecture, it must ensure a professional review and evaluation of the design and construction proposed by the initial or subsequent proposers to assure material quality standards, interior space utilization, budget estimates, design and construction schedules, and sustainable design and construction standards consistent with public projects. Such review shall be performed by an architect, a landscape architect, or an engineer licensed in this state qualified to perform the review, and such professional shall advise the responsible public entity through completion of the design and construction of the project.

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Statutes & Constitution : View Statutes : Online Sunshine

(b)1. The responsible public entity may request a proposal from private entities for a qualifying project or, if the responsible public entity receives an unsolicited proposal for a qualifying project and the responsible public entity intends to enter into a comprehensive agreement for the project described in the unsolicited proposal, the responsible public entity may publish notice in the Florida Administrative Register and a newspaper of general circulation at least once a week for 2 weeks stating that the responsible public entity has received a proposal and will accept other proposals for the same project.

2. The timeframe within which the responsible public entity may accept other proposals shall be determined by the responsible public entity on a project-by-project basis based upon the complexity of the qualifying project and the public benefit to be gained by allowing a longer or shorter period of time within which other proposals may be received; however, the timeframe for allowing other proposals must be at least 21 days, but no more than 120 days, after the initial date of publication. If approved by a majority vote of the responsible public entity's governing body, the responsible public entity may alter the timeframe for accepting proposals to more adequately suit the needs of the qualifying project. A copy of the notice must be mailed to each local government in the affected area.

(c) The responsible public entity may proceed with an unsolicited proposal for a qualifying project without engaging in a public bidding process if the responsible public entity holds a duly noticed public meeting at which the proposal is presented and affected public entities and members of the public are able to provide comment and, at a second duly noticed public meeting, determines that the proposal is in the public's interest. In making the public interest determination, the responsible public entity must consider all of the following factors:

1. The benefits to the public.
2. The financial structure of and the economic efficiencies achieved by the proposal.
3. The qualifications and experience of the private entity that submitted the proposal and such entity's ability to perform the project.
4. The project's compatibility with regional infrastructure plans.
5. Public comments submitted at the meeting. The responsible public entity must provide a statement that explains why the proposal should proceed and addresses such comments.

(d) If the responsible public entity decides to proceed with an unsolicited proposal without engaging in a public bidding process, the responsible public entity must publish in the Florida Administrative Register for at least 7 days a report that includes all of the following:

1. The public interest determination required under paragraph (c).
2. The factors considered in making such public interest determination.
3. The responsible public entity's findings based on each considered factor.

(e) If the solicited qualifying project provided in paragraph (b) includes design work, the solicitation must include a design criteria package prepared by an architect, a landscape architect, or an engineer licensed in this state which is sufficient to allow private entities to prepare a bid or a response. The design criteria package must specify reasonably specific criteria for the qualifying project such as the legal description of the site, with survey information; interior space requirements; material quality standards; schematic layouts and conceptual design criteria for the qualifying project; cost or budget estimates; design and construction schedules; and site development and utility requirements. The licensed design professional who prepares the design criteria package shall be retained to serve the responsible public entity through completion of the design and construction of the project.

(f) Before approving a comprehensive agreement, the responsible public entity must determine that the proposed project:

1. Is in the public's best interest, if the proposal was solicited. If the proposal was unsolicited, the responsible public entity must determine that the proposed project has been determined to be in the public's interest in accordance with paragraph (c).
2. Is for a facility that is owned by the responsible public entity or for a facility for which ownership will be conveyed to the responsible public entity. For a proposed project that was unsolicited, if ownership will not be conveyed to the responsible public entity within 10 years after initial public operation begins, the public benefits

https://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0200-0299/0255/Sections/0255.065.html

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NO. 25-___

**A RESOLUTION AMENDING THE APPLICATION FEE FOR UNSOLICITED
PROPOSALS FOR PUBLIC-PRIVATE PARTNERSHIPS PURSUANT TO SECTION
255.065, FLORIDA STATUTES**

WHEREAS, a public entity may establish a reasonable application fee for the submission of unsolicited proposals for Public-Private Partnerships (P3) pursuant to Section 255.065, Florida Statutes; and

WHEREAS, the initial application fee must cover the public entity's cost to evaluate the unsolicited proposal; and

WHEREAS, Martin County Board of County Commissioners ("Board") recognizes the need for a fair and transparent fee structure that balances the costs associated with utilizing public funds to adequately review unsolicited P3 proposals; and

WHEREAS, the Board adopted Resolution No. 25-1.17, which established an application fee for unsolicited P3 proposals; and

WHEREAS, the Board has determined it is proper to amend the application fees for unsolicited P3 proposals; and

WHEREAS, if the actual cost to review an unsolicited P3 proposal exceeds the application fee paid by the proposer, the County shall require additional payment from the proposer to fully recoup the County's costs; and

WHEREAS, the Board affirms that P3s serve the best interests of public taxpayers by facilitating the development of critical infrastructure and services while optimizing the use of public resources.

**NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD
OF COUNTY COMMISSIONERS, THAT:**

1. The application fee for unsolicited P3 proposals is \$25,000.
2. If the initial application fee does not cover the cost to evaluate the unsolicited P3 proposal, the County shall request an additional fee in writing. The unsolicited P3 proposer shall have 30 days to remit payment to the County. If payment is not remitted within 30 days, the County shall stop its review of the proposal.
3. If the County's cost to evaluate an unsolicited proposal is less than the application fee, the County Administrator may, at their discretion, reduce the fee to the actual costs incurred for evaluating the proposal and refund any overpayment.

4. Resolution 25-1.17 is hereby repealed.

DULY PASSED AND ADOPTED THIS ___ DAY OF _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

ELYSSE A. ELDER,
ACTING COUNTY ATTORNEY

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NO. 25-___

**A RESOLUTION AMENDING SECTION 17.6 OF THE PURCHASING
MANUAL REGARDING PUBLIC-PRIVATE PARTNERSHIPS (P3)**

WHEREAS, in compliance with Section 135.5, General Ordinances, Martin County the Board of County Commissioners of Martin County, Florida adopted a Purchasing Manual which reflects purchasing policies and procedures as approved by the Board of County Commissioners; and

WHEREAS, pursuant to Section 135.5, General Ordinances, Martin County Code, the Purchasing Manual may be amended from time to time by resolution; and

WHEREAS, the Board adopted Resolution No. 25-1.15, which amended the Purchasing Manual to add Section 17.6 Public-Private Partnerships to the Purchasing Manual allowing the Board to consider public-private partnerships in accordance with Section 255.065, Florida Statutes; and

WHEREAS, the Board has determined it is proper to amend Section 17.6, Public Private Partnerships, of the Purchasing Manual; and

WHEREAS, the Board affirms that public-private partnerships serve the best interests of public taxpayers by facilitating the development of critical infrastructure and services while optimizing the use of public resources.

**NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF
COUNTY COMMISSIONERS THAT:**

1. Section 17.6 of the Martin County Purchasing Manual is deleted in its entirety and replaced with Section 17.6 Public-Private Partnerships (P3) attached and incorporated herein as Exhibit A.
2. Resolution 25-1.15 is hereby repealed.

DULY PASSED AND ADOPTED THIS __ DAY OF _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

ELYSSE A. ELDER,
ACTING COUNTY ATTORNEY



Exhibit A

17.6 Public-Private Partnerships (P3)

The County may solicit proposals or accept unsolicited proposals for public-private partnerships in accordance with Section 255.065, Florida Statutes, in accordance with the following:

A. Solicited Proposals

1. Solicited proposals shall be submitted in the format indicated in the solicitation.
2. Prior to the formal solicitation of a qualifying project, the proposed solicitation shall be approved by the Board in accordance with the Purchasing Manual. Staff shall present a detailed outline of the proposed qualifying project, the anticipated solicitation process, the project schedule, and the public interest anticipated to be addressed by the Public-Private Partnership Agreement.
3. The final form of any Comprehensive Agreement shall be submitted to Board of County Commissioners for its review and approval at a public meeting.

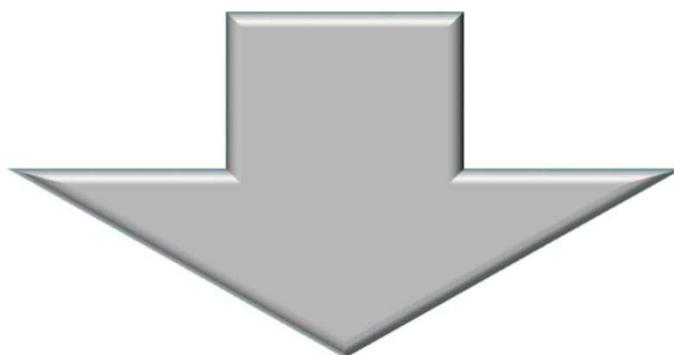
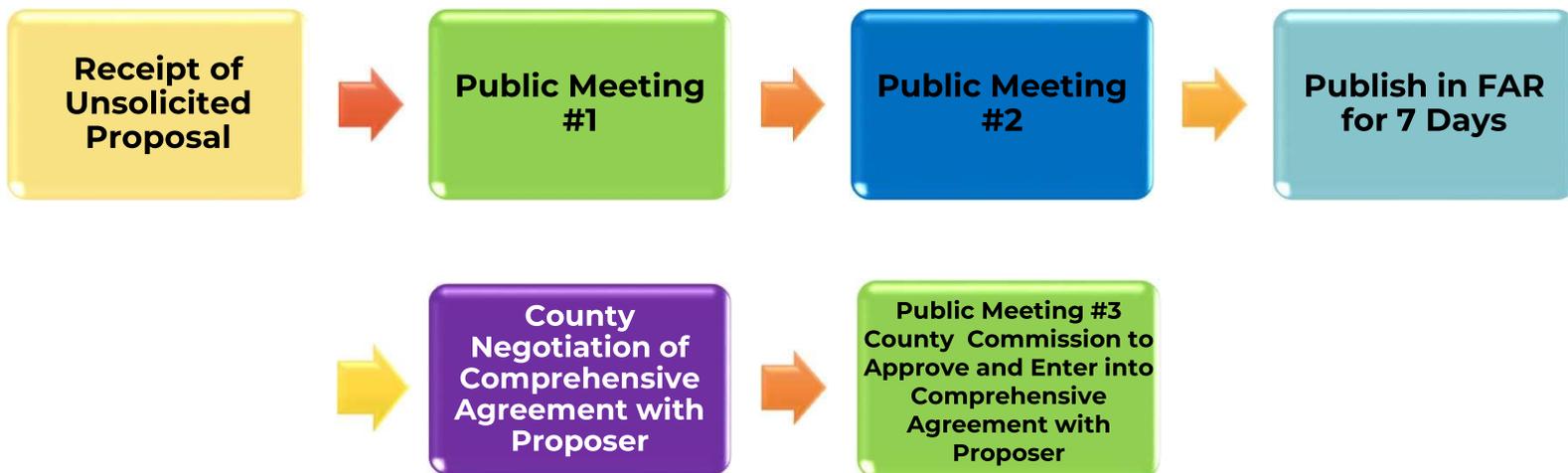
B. Unsolicited Proposals

1. A private entity submitting an unsolicited proposal shall precisely identify, as much as is practicable, all facilities, buildings, infrastructure, and improvements included in the unsolicited proposal. Martin County encourages private entities to incorporate innovative financing methods in their unsolicited proposal, such as facility use fees or other forms of payments, which may complement or substitute payments from the County.
2. All unsolicited proposal submissions must include an original hard copy of the proposal, an electronic copy (searchable PDF file format) on a flash drive or other similar electronic media, and the application fee. Unsolicited proposals may be hand-delivered, sent via U.S. Postal Mail, or sent via Express Mail to the Martin County Board of County Commissioners, Attn: Purchasing Division, 2401 SE Monterey Road, Stuart, FL 34996-3397
3. The application fee for an unsolicited proposal is \$25,000, which must be paid by cashier's check, certified check or money order payable to the Martin County Board of County Commissioners. The County may request additional fees to cover the cost of review. If the County, in its sole discretion, elects not to evaluate the unsolicited proposal, the application fee will be returned to the proposer.
4. The County may request written clarifications for any unsolicited proposal submission, which must be promptly provided. The County will provide

reasonable deadlines for submission of additional information. The private entity may request additional time for the submission of the information subject to the County Administrator's approval. Failure to meet the deadlines may result in rejection of the unsolicited proposal by the County.

5. The County is not liable for any costs incurred by the private entity in preparing, submitting, or presenting the unsolicited proposal.
6. Following the receipt of an unsolicited proposal, the County may opt to engage in a public bidding process and solicit proposals for the same or similar project. Alternatively, the County may elect to proceed without engaging in a public bidding process and proceed to negotiate with the private entity and hold the two duly noticed public hearings and publish the public interest determination in the Florida Administrative Register as required by Florida law.

The Expedited P3 Process: Key Steps



County Commission Votes on Comprehensive Agreement



Step #1 of Expedited P3 Process

Receipt of Unsolicited Proposal

ACTION REQUIRED:

- Payment of application fee
- County evaluates with its professional staff and outside consultants

Step #2 of Expedited P3 Process

Public Meeting #1

ACTION REQUIRED:

- Public Notice
- Invite and receive Public Comments
- County presents UP and its evaluation/analysis to County Commissioners
- Benefits to public
- Financial structure
- Economic efficiency
- Qualifications of Proposer/Ability to perform Project
- Project compatible with other agency plans and infrastructure

Step #3 of Expedited P3 Process



ACTION REQUIRED:

- County Commission votes to proceed with UP
- County Commission votes to approve BEST INTEREST DETERMINATION
- County presents Best Interest Determination for County Commission adoption:
 - Benefits to public
 - Financial structure
 - Economic efficiency
 - Qualifications of Proposer/Ability to perform Project
 - Project compatibility with other agency plans and infrastructure
 - Address all issues raised in Public Comments and rationale as to why Project should go forward

* If agency's ownership of Project will exceed 10 years from date of public use, include rationale and justification based on other factors.

Step #4 of Expedited P3 Process



**Publish in FAR
for 7 Days**

ACTION REQUIRED:

- Publish for 7 days in Florida Administrative Register (FAR)
- Include County Commission’s Best Interest Determination:
 - Factors considered in making Best Interest Determination
 - County’s evaluation/analysis/findings on each of the factors

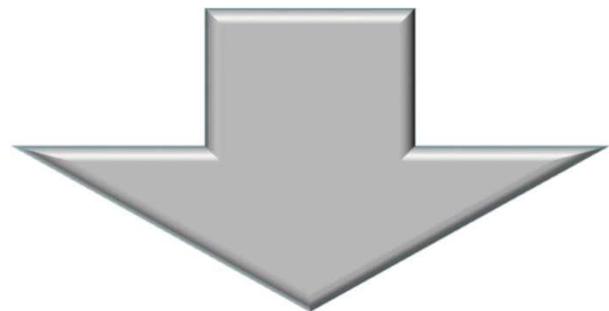
Step #5 of Expedited P3 Process



**County
Negotiation of
Comprehensive
Agreement with
Proposer**

ACTION REQUIRED:

- County negotiates Comprehensive Agreement with Proposer



COUNTY COMMISSION VOTES ON
COMPREHENSIVE AGREEMENT



Step #6 of Expedited P3 Process

**Public Meeting #3
County Commission
to Approve and Enter
into Comprehensive
Agreement with
Proposer**

ACTION REQUIRED:

- County Commission approves and enters into Comprehensive Agreement with Proposer

SEC. 10 – RESOURCE DOCUMENTS

Notice of Bid/Request for Proposal

OTHER AGENCIES AND ORGANIZATIONS

CITY OF LAKE WORTH BEACH

Proceeding with Unsolicited Proposal for the K Street Parking Garage

Notice of Bid/Request for Proposal

OTHER AGENCIES AND ORGANIZATIONS

Report on City of Lake Worth Beach

Proceeding with Unsolicited Proposal for the K Street Parking Garage

Pursuant to Section 255.065(3)(d), Florida Statutes

On September 30, 2024, the City of Lake Worth Beach (City) received a public/private partnership (P3) unsolicited proposal from Sunshine Lake Worth Development, LLC (SLWD) to develop a public parking garage at K Street in the City's downtown area. SLWD submitted the unsolicited proposal as part of the overall proposed project for the Wiener Museum of Decorative Arts (WMODA), which project is memorialized in a Development Agreement entered by the City with Lake Worth Beach Community Redevelopment Agency (CRA) and SLWD on October 15, 2024 (WMODA Project).

On October 15, 2024, the City Commission held the first duly noticed public meeting pursuant to section 255.065(3)(c), Florida Statutes, wherein the City presented and heard public comment regarding SLWD's unsolicited proposal for the K Street Parking Garage. After hearing public comment, the City Commission voted 4 to 1 in favor of moving the unsolicited proposal to its second publicly noticed meeting for the City Commission to determine if the unsolicited proposal is in the public's interest.

On October 29, 2024, the City Commission conducted its second duly noticed public meeting on the SLWD's unsolicited proposal pursuant to Section 255.065(3)(c), Florida Statutes. The City's attorney provided an overview of the process required under section 255.065(3)(c), Florida Statutes, including the five (5) factors the City Commission must consider for its determination of the public's interest; the proposed Resolution No. 46-2024 for the City Commission's consideration; and, that if the unsolicited proposal is determined to be in the public interest the process that will commence with City staff, the CRA, and SLWD to prepare a comprehensive agreement for the K Street Parking Garage. The comprehensive agreement will need to comply with the requirements of section 255.065, Florida Statutes. The City Commission then heard public comment from the public at the meeting and public comments sent to the City Clerk's Office, which were all read at the meeting. The City Commission engaged in a discussion regarding SLWD's unsolicited proposal after hearing all public comments. The City Commission passed Resolution No. 46-2024 finding the SLWD's unsolicited proposal for the K Street Parking Garage was in the public's interest in a vote of 4 to 1.

In making its decision, the City considered all public comment, and the Mayor and Commissioners specifically made comments in response supporting their decisions.

SLWD's unsolicited proposal, the Development Agreement for the WMODA Project, and the City Commission's October 15, 2024 and October 29, 2024 duly noticed public meetings (including the agenda memos, back-up documents, and public comments received) are all available at

<https://lakeworthbeachfl.gov/government/commission-agendas-and-minutes//>, and which are all incorporated in this report by reference.

RESOLUTION NO. 46-2024 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DETERMINING PURSUANT TO SECTION 255.065, FLORIDA STATUTES, THAT THE UNSOLICITED PROPOSAL FROM SUNSHINE LAKE WORTH DEVELOPMENT, LLC, FOR THE DESIGN AND CONSTRUCTION OF THE K STREET PARKING GARAGE IS IN THE PUBLIC'S INTEREST; PROVIDING DIRECTIONS TO THE CITY CLERK TO ADVERTISE THE SAME IN THE FLORIDA REGISTRY AS REQUIRED BY STATUTE; AND, PROVIDING FOR REPEAL OF CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, at the October 15, 2024 City Commission meeting, pursuant to section 655.065, Florida Statutes (entitled "Public-Private Partnerships") (P3), the City presented and heard public comment regarding Sunshine Lake Worth Development LLC's (SLWD) unsolicited proposal to construct a parking garage on property at K Street in downtown Lake Worth Beach; and

SEC. 10 – RESOURCE DOCUMENTS

WHEREAS, the unsolicited proposal was presented as a companion item to the Development Agreement with the Lake Worth Beach Community Redevelopment Agency (CRA) and SLWD for the Wiener Museum of Decorative Arts (WMODA) Project (“WMODA Development Agreement”); and

WHEREAS, the City Commission approved the WMODA Development Agreement; however, said approval is contingent upon the City Commission determining that the SLWD’S unsolicited proposal is in the public’s interest and moving to the next step in the P3 process; and

WHEREAS, if the City Commission determined that the SLWD’s unsolicited proposal is in the public’s interest, the City, CRA, and SLWD will then commence preparing the agreements necessary to implement the actual design and construction of the K Street Parking Garage along with the other components of the WMODA Project; and

WHEREAS, under section 255.065, Florida Statutes, the determination as to whether SLWD’s unsolicited proposal for the K Street Parking Garage is in the public’s interest, is based on the City Commission’s consideration of the following five (5) factors:

1. The benefits to the public.
2. The financial structure of and economic efficiencies achieved by the proposal.
3. The qualifications and experience of the private entity that submitted the proposal and such entity’s ability to perform the project.
4. The project’s compatibility with regional infrastructure plans.

WHEREAS, specifically, under section 255.065, Florida Statutes, the City and SLWD will commence preparing a comprehensive agreement for the design and construction of the K Street Parking Garage which will include, but not be limited to, the rights and responsibilities of SLWD and the City; requirements for insurance and bonding; design preparation and reviews standards; financing; fees to be charged, and costs savings; and

5. Public comments submitted at the meeting.

WHEREAS, the real property at issue under the SLWD unsolicited proposal for construction of the K Street Parking Garage is owned by the City (with a small parcel owned by the CRA) and is generally located at 13 South K Street, 19 South K Street, and 25 South K Street (with PCNs: 38-43-44-21-15-019-0220, 38-43-44-21-15-019-0230, and 38-43-44-21-15-019-0290); and

WHEREAS, the City Commission voted 4 to 1 at the first publicly noticed meeting on October 15, 2024 to move the unsolicited proposal to its second publicly noticed meeting; and

WHEREAS, the City Commission determines that based on the findings stated herein and the findings stated on the record at the City Commission’s October 29, 2024 publicly noticed meeting, SLWD’s unsolicited proposal is in the public’s interest and the City should move forward with preparing a comprehensive agreement for the design and construction of the K Street Parking Garage with SLWD.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA that:

- Section 1. The foregoing recitals are adopted by reference as true and correct findings of the City Commission.
- Section 2. SLWD’s unsolicited proposal (consisting of 20 pages and dated September 20, 2024) and the WMODA Development Agreement are incorporated into this Resolution by reference.

Section 3. The City Commission hereby makes the following findings based on its review of SLWD’s unsolicited proposal for the K Street Parking Garage and after having heard public comment on the same at the City Commission’s October 15, 2024 and October 29, 2024 publicly noticed meetings:

1. The benefit to the public. As stated in SLWD’s proposal and the WMODA Development Agreement, the WMODA Project will provide the City with a mixed-use cultural arts campus including a 33,000 square foot museum, 102 market rate residential apartment units, eight (8) artist lofts with artist workspace dedicated at 80%-120% of adjusted median income for 15 years, 117 parking space subterranean parking structure to support residential uses, the K Street Parking Garage, an arts alley between L and M Streets, relocation of four (4) contributing structures, together with related amenities and utilities. The development proposed in the WMODA Project will remove 65 centrally located parking spaces which are heavily utilized for downtown parking. The K Street Parking Garage is proposed as a multi-story, structured parking garage in accordance with the City’s 2024 WGI Lake Worth Beach Parking Study Update to not only replace the removed parking spaces, but to also add further public parking for the downtown and in support of the WMODA museum component. The WMODA Project improvements are estimated to provide the City of Lake Worth Beach with \$56M in economic output



SEC. 10 – RESOURCE DOCUMENTS

during construction (first two (2) years), increase visitors to the City of Lake Worth Beach and its downtown, increase jobs, increase downtown business revenues, provide an increase in property taxes over 10 years, and provide additional residential units and eight (8) affordable live/work artist units. All of these public benefits flowing from the WMODA Project will also cause an increase in public parking needs downtown, which parking needs are currently over 100% at peak times (with a well-documented need for at least an additional 250 parking spaces). Accordingly, the proposed K Street Parking Garage is a crucial component of the WMODA Project and is therefore in the public's interest.

2. The financial structure of and the economic efficiencies achieved by the proposal. As stated in the SLWD proposal and the WMODA Development Agreement, the estimated cost of the parking garage is \$8.5M based on the City's 2024 WGI Lake Worth Beach Parking Study Update. The financial structure to cover this cost includes the initial contributions as follows: \$1M from SLWD; \$1.5M from the CRA; and \$2.5M from the City. SLWD will provide a low interest loan of \$3.5M for the remainder of the cost to be financed. The low interest loan will be repaid with revenue from the City's new parking system (including the K Street Parking Garage) and as further stated in the 2024 WGI Lake Worth Beach Parking Study Update. As can be seen from SLWD's unsolicited proposal, this financial structure should result in the City saving over \$2M in constructing the K Street Parking Garage compared to the City designing, financing, and construction the parking garage on its own.
3. The qualifications and experience of the private entity that submitted the proposal and such entity's ability to perform the project. As stated in SLWD's proposal and shown through successful past developments, SLWD (and its president, Arthur Wiener) has the qualifications and experience to timely and efficiently complete the K Street Parking Garage. United Management Corporation is a renowned family-owned business with over 80 years of expertise in multi-family real estate holdings, whose key principal is Arthur Wiener. United Management has engaged HE2pd, Inc., a full-service owner's representative firm specializing in construction, to develop the WMODA Project including the K Street Parking Garage. SLWD proposes to utilize the Construction Manager at risk contract methodology to have the parking garage constructed. This methodology helps to ensure the project is completed on time and within budget.
4. The project's compatibility with regional infrastructure plans. The WMODA Project is compatible with the regional infrastructure and the City's comprehensive plan. The K Street Parking Garage will address the City's long-standing and well-documented need for more public parking downtown. As stated in SLWD's proposal, the K Street Parking Garage also satisfies several key policies of the City's comprehensive plan including, but not limited to, pursuing proactive development strategies and redevelopment opportunities. The overall improvements to be made by the WMODA Project, including the K Street Parking Garage, will also assist the City in making some necessary and sustainable improvements to its downtown area.
5. Public comments submitted at the meeting. At the October 15, 2024 first publicly noticed meeting on SLWD's unsolicited proposal, a majority of the public comments were in favor of pursuing the K Street Parking Garage via SLWD's unsolicited proposal. Other comments addressed some issues that may arise as the City, CRA, and SLWD commence preparing the agreements for the K Street Parking Garage and other components of the WMODA Project. It is anticipated that the public comments at the October 29, 2024 (second publicly noticed meeting) will be similar in nature. Since the City Commission and the public will have further opportunities to review, consider, and comment upon the comprehensive agreement for the K Street Parking Garage and the other components of the WMODA Project, the City believes the comments made will be sufficiently addressed in the forthcoming agreements.

Section 4. The City Clerk is directed to publish in the Florida Administrative Register a report that includes this Resolution and makes publicly available the WMODA Development Agreement and SLWD's unsolicited proposal.

Section 5. All resolutions or parts of resolutions are hereby amended to the extent that they are in conflict with this Resolution.

Section 6. This Resolution shall become effective immediately upon adoption.

The passage of this Resolution was moved by Vice Mayor Sarah Malega, seconded by Commissioner Mimi May, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch	Yes
Vice Mayor Sarah Malega	Yes
Commissioner Christopher McVoy	No
Commissioner Reinaldo Diaz	Yes
Commissioner Mimi May	Yes

The Mayor thereupon declared this Resolution passed and adopted on the 29th day of October, 2024.

LAKE WORTH BEACH CITY COMMISSION

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

