

RFP: #2022-13
City of North Port
General Planning Services

DATE: February 14, 2022

Hole Montes, Inc.
6200 Whiskey Creek Drive
Fort Myers, FL 33919

950 Encore Way
Naples, FL 34110



Submitted by:
Paula N.C. McMichael, AICP
Director of Planning
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A WORLD-CLASS CLIENT EXPERIENCE.

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TAB 1



TRANSMITTAL

LETTER



City of North Port
Finance Department / Purchasing Division
4970 City Hall Boulevard, Suite 337
North Port, FL 34286
February 14th, 2022



SINCE 1966

RE:RFP 2022-13 GENERAL PLANNING SERVICES

In response to your request for proposals, **HOLE MONTES, INC.**, is pleased to submit our interest in providing General Planning Services to the City of North Port. We affirm that we can meet the qualifications, insurance requirements and agree to be bound by the conditions of the City's RFP 2022-13.

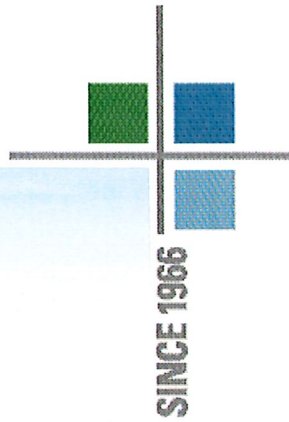
Hole Montes is a multi-disciplinary consulting firm serving Southwest Florida for more than 55 years. Our areas of expertise include land planning and comprehensive planning; landscape architecture; civil engineering; water and wastewater treatment; aviation facility engineering; and land surveying. Our firm's staff is comprised of 61 professionals, including 22 licensed professional planners, engineers, landscape architects and surveyors who are experts in the design and management of projects. Throughout the history of our firm, our professional staff has worked to ensure that the most effective and efficient design and planning consultation services were provided for our clients in their efforts to manage and direct the growth of our cities and our neighborhoods.

With our responsible office conveniently located in Fort Myers and our Corporate Headquarters in Naples, we are here to serve you. As a result of Hole Montes' ongoing commitment to service, excellence and client support, the firm's list of municipal clients includes such public agencies as Lee County, Collier County, Sarasota County, City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Marco Island, City of Naples, City of Punta Gorda, City of Sarasota, City of Venice, the Town of Fort Myers Beach and the Village of Estero. Hole Montes has always taken pride in being able to provide local governments with a local project delivery team to accomplish their goals.

For the benefit of the City of North Port, Hole Montes has assigned Principal-in-Charge responsibilities to **Robert 'Bob' Mulhere, FAICP**, President, as well as head of the Planning Division of Hole Montes. Mr. Mulhere has more than 30 years of experience and has been responsible for numerous planning projects in Southwest Florida. As Principal-in-Charge, Mr. Mulhere will be responsible to employ the necessary resources and make available the staff to carefully manage each task assignment and minimize the possibility for surprises.

TRANSMITTAL LETTER

City of North Port
Finance Department / Purchasing Division
4970 City Hall Boulevard, Suite 337
North Port, FL 34286



RE:RFP 2022-13 GENERAL PLANNING SERVICES

Client Manager responsibilities have been assigned to **Paula N. C. McMichael, AICP**, Director of Planning. Ms. McMichael will serve as North Port's point of contact. She can be reached at 239-985-1200 or PaulaMcMichael@HMeng.com. Over her 19-year career, she has widespread experience working on private and public planning projects throughout south Florida.

We firmly believe that the technical experience and expertise of our firm and our staff qualify us to successfully deliver **General Planning Services** for the City of North Port. Hole Montes maintains a responsiveness that only a local firm can provide and a can-do attitude that will drive these projects to a successful conclusion. On behalf of the entire staff of Hole Montes, we would like to extend our gratitude to you for your interest in our team and our capabilities. We look forward to the opportunity to continue to develop our relationship with the City of North Port, built on trust and reliable results.

Very truly yours,
HOLE MONTES, INC

Name: Robert J. Mulhere, FAICP
Title: President / CEO
contact info : BobMulhere@HMeng.com

Name: Paula N.C. McMichael, AICP
Title: Director of Planning
contact info: PaulaMcMichael@HMeng.com

years in business

55 TOTAL,
21 UNDER CURRENT

former names

HOLE, MONTES & ASSOC., INC.
STANLEY W. HOLE AND ASSOC.,

TAB 2



QUALIFICATIONS OF THE FIRM





QUALIFICATIONS OF THE FIRM

Hole Montes, Inc. is pleased to submit this Statement of Qualifications for RFP No. 2022-13: General Planning Services for City of North Port. Hole Montes is a local engineering, planning and surveying consulting firm that has been serving Southwest Florida for over fifty years. Hole Montes brings an experienced and talented team of professionals to this contract who have many years of Southwest Florida experience in performing the list of services as outlined in the RFP.

Since 1966, Hole Montes has held fast to the business philosophies and professional practices handed down by our founders: to be one of the most trusted and reliable full-service engineering firms in southwest Florida. Customer satisfaction and service, technical expertise, quality of deliverables and dedicated project management are such principles. We ensure that every project the City of North Port entrusts to us meets the high standard of excellence that is expected from Hole Montes.

With engineering offices in Fort Myers and Naples, Hole Montes is strategically positioned to provide you with the design and management expertise necessary to achieve success for your projects. We have expertise in site planning and zonings, site permitting, transportation, stormwater, surveying and mapping,

construction contract administration, construction engineering and inspection and constructability/value engineering studies. Our Project Team Members are seasoned professionals. They have the expertise, training and availability to assist you in achieving a successful project conclusion.

Hole Montes provides continuing services to the following municipalities:

- Charlotte County Public Schools
- City of Bonita Springs
- City of Cape Coral
- City of Fort Myers
- City of Marco Island
- City of Naples
- City of Punta Gorda
- Collier County
- Gasparilla Island Water Association (GIWA)
- Highlands County
- Lee County
- Lee County Port Authority
- Lehigh Acres Municipal Services Improvement District
- Town of Fort Myers Beach
- Village of Estero

The City of North Port is assured of receiving the full complement of resources available to successfully complete each and every task on-time and within budget. Since our founding, our strategic advantage has been to hire professionals who our clients can trust to get their projects completed effectively and efficiently.

Hole Montes staff has continuously provided Professional Engineering Services to the area for over 55 years and has witnessed and been a part of the area's growth and prosperity. Hole Montes has the most qualified staff of any local engineering firm to accomplish your goals for the City's General Planning Services.

Hole Montes has provided a wide variety of Professional Engineering Services for our Southwest Florida municipal clients. No assignment has been considered too small or too large.

Award of work to Hole Montes will allow the City of North Port the opportunity to: engage a highly qualified firm that has experience in successfully performing similar work; have consultants available to address their needs the same day they are identified; and work with engineering and support staff that is a part of the local Southwest Florida economy.

We make this commitment to the City of North Port: Hole Montes will continuously strive to serve as an effective and efficient extension of the City's staff in an effort to ensure each task issued to Hole Montes as part of this contract is completed to the satisfaction of the City and its staff.

COMMITMENT TO RESPONSIVENESS

Hole Montes takes great pride in its proven track record for responsiveness. We are committed to developing and maintaining an open line of communication with the City's project management and staff.

In order to ensure our Project Managers and staff are able to meet the stringent expectations of the City related to communication and responsiveness, our

firm has made a significant investment in equipment, software and training. We have equipped our staff with cellular smartphones and laptop / tablet computers—each equipped with state-of-the-art high-speed internet that are capable of sending and receiving data anywhere in the world. This wireless technology allows our staff to communicate with you and your staff in virtual “real-time”, thus eliminating costly delays. We are also utilizing drone technology to assist in surveying and construction services.



The Hole Montes team is, and continues to be, “**on-call and ready**” to respond to any and all requests from the City of North Port 24/7. Hole Montes will work quickly to complete the work order(s) and be able to immediately begin the specific tasks requested.

We are only a phone call away! Our office in Fort Myers is located less than 60 minutes from North Port and our Naples office is less than two hours. Hole Montes staff is reliable and is willing and able to provide our services upon short notice.

KNOWLEDGE OF LOCAL CODES, REGULATIONS & PERMIT REQUIREMENTS

As a long-standing local consultant in Southwest Florida, Hole Montes has gained in-depth knowledge of the requirements necessary to meet all local codes, regulations and permits. The team has developed relationships with reviewers at all levels of South Florida Water Management District Surface Water and Water Use Staff, Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, Federal Aviation Administration, Florida Department of Transportation, and others.

Through our experience in providing the support documentation and expectations of the regulatory agencies, Hole Montes can assist in obtaining any permits that may be required during construction. Hole Montes' expertise also extends to designing the project to meet codes, thereby avoiding costly change orders during construction.

Corporate Headquarters

950 Encore Way
Naples, FL 34110

T: 239.254.2000
F: 239.254.2098



Fort Myers Location / Responsible Office

6200 Whiskey Creek Dr.
Fort Myers, FL 33919

T: 239.985.1200
F: 239.985.1259



CORPORATE HEADQUARTERS

The Naples Headquarters' office is fully-staffed with 33 professionals including engineers, CAD techs, surveyors, and administrative support staff. Hole Montes has been located at their current location in North Collier County for the past 24 years. Hole Montes has a total staff of 61.

FORT MYERS LOCATION / RESPONSIBLE OFFICE

Hole Montes has a fully-staffed office with 28 professionals including engineers, CAD techs, surveyors, and administrative support staff located in Lee County for the past 40 years. Hole Montes has been at the present Whiskey Creek office for 19 years.

General Planning Services tasks will be managed and carried out through the Fort Myers office. Hole Montes will ensure each task assignment is completed on-time, within budget, and to the satisfaction of the City of North Port. From the earliest planning stages, through preliminary design, permitting, final design and production of construction drawings, all our engineers and related specialists have one goal—to meet the City's needs.

Hole Montes' reputation for providing excellent designs and commitment to customer service, support and responsiveness are assets in which our leaders and our staff take great pride. Hole Montes will not compromise our reputation by providing a work product that is less than what our clients expect. Previous company names include Stanley Hole & Associates (1966) and Hole Montes & Associates (1974). The firm changed its name to Hole Montes, Inc. in 2000. Hole Montes website is: www.holemontes.com.

Hole Montes is a financially sound company that provides its employees with the resources necessary to provide the desired service. This includes state-of-the-art technology and a professional development program for each of our employees. Hole Montes has the latest, most technologically advanced equipment to ensure that your project is completed on-time and within budget.

With full-service engineering offices in Fort Myers and Naples, Hole Montes is strategically positioned to provide you with the design and management expertise necessary to achieve success for your projects. Our project managers are seasoned professionals who have the expertise, training and availability to assist you in achieving a successful conclusion. Both offices are networked together so that, if necessary, work can be completed from either location.

The experience and expertise of our firm and our staff qualify us to successfully deliver **General Planning Services** for the City of North Port.



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> City of North Port - General Planning Services	
2. PUBLIC NOTICE DATE 01/11/2022	3. SOLICITATION OR PROJECT NUMBER RPF 2022-13

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Robert J. Mulhere, FAICP - President / CEO		
5. NAME OF FIRM Hole Montes, Inc.		
6. TELEPHONE NUMBER 239.985.1200	7. FAX NUMBER 239.985.1259	8. E-MAIL ADDRESS BobMulhere@HMeng.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>				Hole Montes, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	6200 Whiskey Creek Drive Fort Myers, FL 33919	Planning Services
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

TAB 3



KEY PERSONNEL /QUALIFICATIONS OF THE TEAM



EXPERIENCED TEAM OF PROFESSIONALS

Hole Montes' reputation for providing excellent designs and commitment to customer service, support and responsiveness are assets in which our leaders and our staff take great pride. Hole Montes will not compromise our reputation by providing a work product that is less than what our clients expect. With a goal of working as an extension of the City of North Port staff, Hole Montes has assembled a team of trusted and knowledgeable individuals that have a proven history in the Southwest Florida area.

The Hole Montes team has a combination of defined roles during design projects, but also has a team approach to doing work where our experience and work overlaps. This will provide the City of North Port with a team of professionals experienced in what they will be doing, who have worked together many times in their assigned roles, but also with the ability to back one another up without missing a beat if ever necessary. We pride ourselves in consistency and reliability with service on a moment's notice when necessary.

Bob Mulhere, FAICP, President of Hole Montes, will serve as the Principal-in-Charge. Mr. Mulhere has more than 30 years of experience in Southwest Florida, working for both public and private sector clients. He brings to the City of North Port the unique perspective of past experience in working with and for both sides of Planning Issues: what the public sector needs and the private sector wants. Bob has provided consulting services to various counties (Collier, Hendry, Highlands and Citrus) and cities in Southwest Florida relating to the development of various Land Development Regulations, and numerous eminent domain acquisitions for public infrastructure improvements.

Mr. Mulhere's area of expertise in public policy development and strategies, particularly in the

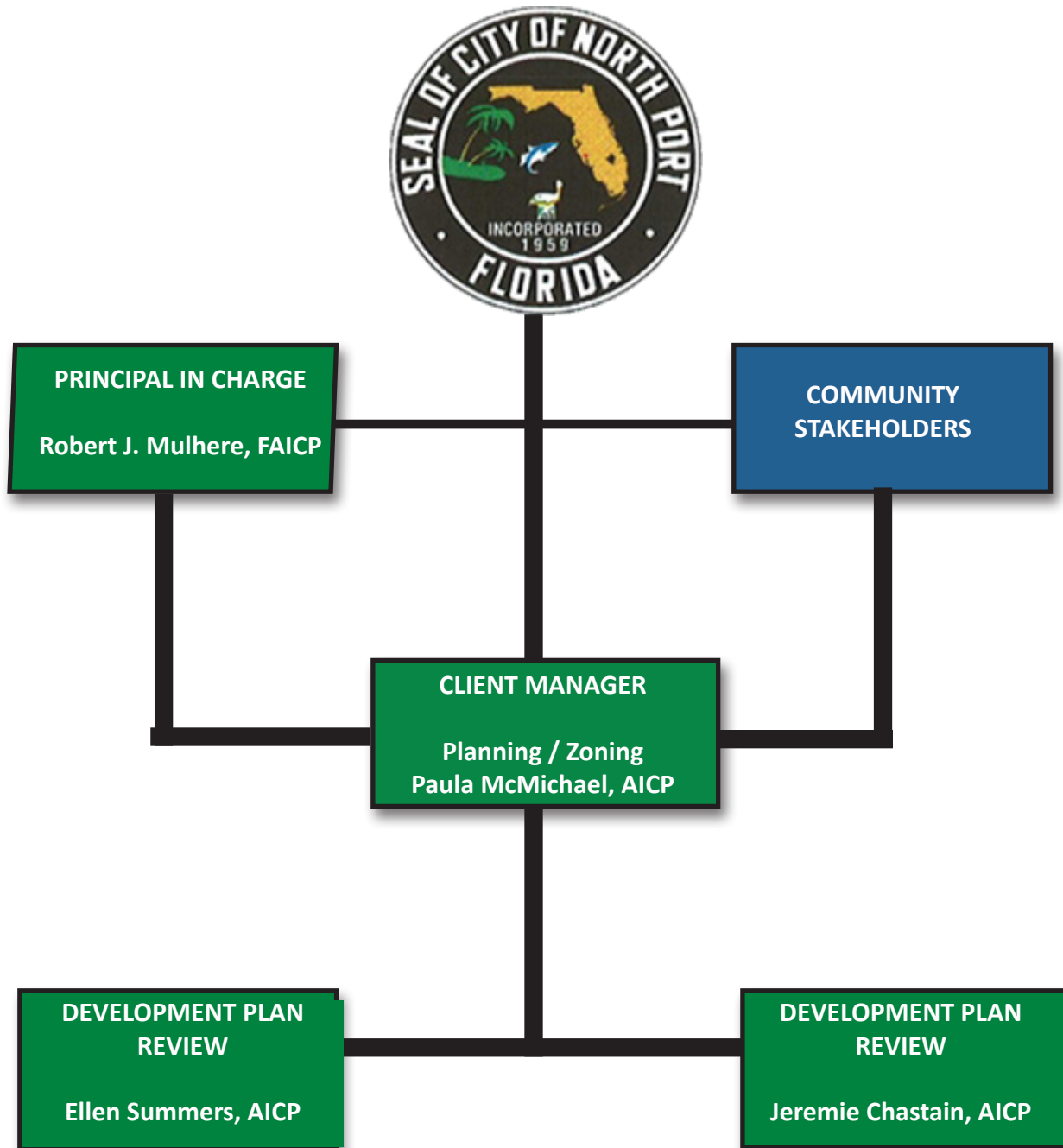
areas of: growth management, entitlement, and zoning; affordable housing; economic development and diversification; natural resource protection, urban design, neighborhood planning including infill development and redevelopment, cluster and compact mixed-use development; rural lands and agricultural issues; transfer of development rights; innovative incentive driven and performance based regulatory programs; entitlement, site planning and development consultation; ordinance writing; and, conflict resolution, expert testimony, and public facilitation.

As Principal-In-Charge, Bob will provide a "hands-on" approach to the management of the project by directing and coordinating the team's resources. He will be able to commit firm resources on a moment's notice, if necessary, in order to not miss any opportunities to be highly beneficial to the City of North Port.

Hole Montes' team of qualified professionals, all of which have worked together on previous projects, will be led by **Paula McMichael, AICP**. She will serve as Client Manager. Mrs. McMichael utilizes her urban planning experience for our private and public clients, focusing on comprehensive planning, land development codes, special planning studies, and privately initiated land use petitions, including developments of regional impact. She is a highly skilled researcher, writer, and editor.

With 19 years of experience with planning projects in south Florida, Mrs. McMichael's work on land use approvals has included developments of regional impact, rezonings (conventional and planned development) and land use amendments. In addition to development approvals, she has worked with several municipalities in updating comprehensive plans and land development codes. She has also prepared special planning studies on a range of topics, such as workforce housing, redevelopment and sustainability.

ORGANIZATIONAL FLOW CHART



Robert J. Mulhere, FAICP

President / CEO



EXPERIENCE

Mr. Mulhere's area of expertise is in public policy development and strategies, particularly in the areas of: growth management, entitlement, and zoning; affordable housing; economic development and diversification; natural resource protection, urban design, neighborhood planning including infill development and redevelopment, cluster and compact mixed-use development; rural lands and agricultural issues; transfer of development rights; innovative incentive driven and performance based regulatory programs; entitlement, site planning and development consultation; ordinance writing; and, conflict resolution, expert testimony, and public facilitation.

SIGNATURE PROJECTS

Consultant for the Immokalee CRA to prepare a new Master Plan for the rural agricultural community of Immokalee, as well as a new set of land development regulations for both Immokalee and the Gateway Bayshore CRA (in urban Collier County). Additionally, Mr. Mulhere was engaged as a team member and subconsultant on the Collier County Watershed Management Plan and the Collier County Master Mobility Plan, two significant planning initiatives. Mr. Mulhere has worked on numerous award winning plans, including the development of the Collier County Rural Lands Stewardship Area (RLSA) and Rural Fringe Area programs.

PROFESSIONAL AFFILIATIONS

- * Member American Institute of Certified Planners (AICP) (1994 – Present)
- * Member American Planning Association (APA) (1989 – Present)
- * Chair, Southwest Florida Regional Planning Council (Gubernatorial Appointee)
- * Appointed to Collier County Development Services Advisory Council (2002 – present, Chair 2005)
- * Chairperson, Promised Land Section of the Florida Chapter APA (2001 – 2002)
- * Member, United Way of Collier County Board of Directors (2002 – 2008, President 2007)
- * Past Member Economic Development Council (EDC) of Collier County Board of Directors (2007, Chair 2010–11)
- * Member Greater Naples Chamber of Commerce Board of Directors (2007 – 2012)
- * Member Leadership Collier Foundation Board of Directors (2007 – 2012)
- * Marco Island Charter Middle School Board (2001 – 2005, Chair 2001, 2002)
- * Past Member, Marco Island YMCA Board of Directors, (Pres. 1996, 1999)

EDUCATION:

Master of Public Administration
Florida Gulf Coast University
Fort Myers, FL
Bachelor of Arts
Political Science
St. Michael's College
Colchester, VT

REGISTRATIONS:

American Institute of Certified Planners, Fellow
Certified Planner Number: 010931

AWARDS / ACCOMPLISHMENTS

Alumni of Distinction, FGCU 2006
1997 'Marco Island Citizen of the Year' - Naples Daily News
FAPA 'Award of Merit' 2000
FAPA 'Award of Excellence' 1997
FAPA 'Award of Excellence' 2001
Distinguished Leadership Service Award from YMCA of the USA 1997
Distinguished Fundraising Service Award from the YMCA of the USA 1998
Presenter at numerous APA, FAPA, ULI Chambers of Commerce Events

YEARS EXPERIENCE

33

Paula N.C. McMichael, AICP

Vice President of Planning



EXPERIENCE

Ms. McMichael is a certified planner who has worked on private and public planning projects throughout South Florida. Her work on land use approvals has included developments of regional impact, rezonings (conventional and planned development), and land use plan amendments. In addition to development approvals, she has worked with several municipalities in updating comprehensive plans and land development codes. She has also prepared special planning studies on a range of topics, such as workforce housing, redevelopment, and sustainability.

Comprehensive Plans – Written and researched growth management plans, including new elements and updates to existing elements, coordinated with the state land planning agency and local stakeholders to determine issues and solutions.

Land Development Codes – Developed mixed-use overlay for redevelopment area, worked with business community to prepare new signage code.

Site Analyses – Responsible for researching entitlements, vested rights, and land development regulations, coordinating the work of other disciplines, and recommending an entitlement strategy.

PROJECT EXPERIENCE

Paradise Isle MPD, North Fort Myers, Lee County, Florida

Redeveloped a defunct golf course and outdated marina totaling approx. 271 acres to allow a mixed-use, resort-style development including an 18-hole golf course, 400-slip marina, river walk, 1,200 multifamily dwelling units in a range of buildings including 20-story condos, 543 hotel rooms, retail, office, and restaurants. Included several public meetings.

Midtown at Bonita, City of Bonita Springs, Florida

Amended an existing commercial planned development approved for a big-box retailer with outparcels to allow for a mixed-use development of 482 multifamily dwelling units, 315,000 sq. ft. of commercial, and 165 hotel rooms, consistent with the City's overlay requiring connectivity and providing a linear green, central plaza, and complete streets bicycling and pedestrian amenities throughout.

Hyde Park Village SRA, Naples, Florida

Amended CPD on 24 acres to redesign wet slips and dry boat storage and permit marina accessory uses such as retail, office, recreational facilities, and a restaurant; rescind associated DRI.

Bonita Springs Card Room Commercial Planned Development, Bonita Springs, Florida

This effort was to rezone the 98 +/- acre site to replace the again, 150,000 SF Naples-Fort Myers Greyhound Racing Track building with a new card room & restaurant. The project involved replacing four different zoning designations currently on the site, as well as grandfathered uses, into a new Planned Development zoning.

Immokalee Area Master Plan, Collier County, Florida

Project planner in updating the Immokalee Area Master Plan, revising the Immokalee land development regulations & developing a Public Realm Plan to better reflect the mixed-use, pedestrian friendly redevelopment desired by the multi-cultural community located in rural Collier County.

EDUCATION:

Masters in Urban & Regional Planning; Honors, Environmental Growth Management Fellow
Florida Atlantic University
Fort Lauderdale, FL
Bachelor of Arts
English
Smith College
Northampton, MA

REGISTRATIONS:

American Institute of Certified Planners
Certified Planner Number: 021434

AFFILIATIONS:

American Planning Association, Florida Chapter
Florida Planning & Zoning Association President, 2013-2014; Overview Editor, 2007-2012
Lee County Land Development Code Advisory Committee, 2017-current; Committee Chair 2018-present

YEARS EXPERIENCE

19

Currently providing Continuing Services—Planning, to the City of Bonita Springs, Florida, and Lee County, Florida.

Ellen L. Summers, AICP

Senior Planner



EXPERIENCE

Ms. Summers worked in the government sector for nearly a decade, most recently serving as Principal Redevelopment Specialist for the Bayshore Gateway Triangle Community Redevelopment Agency. In this role, she managed the CRA grants program while serving as a liaison with private developers and growth management staff, drafting land development code amendments, facilitating plan reviews and coordinating presentations.

Ms. Summers previously held a variety of roles with Collier County's Growth Management Department, including Senior Planner with zoning services, Planner with development review, Planner with the business center and Planning Technician for operations and regulatory management.

Ms. Summers earned a Bachelor of Science degree in Environmental Studies from Florida State University and a Master of Public Administration from Florida Gulf Coast University.

PROJECT EXPERIENCE

Building Permit and Site Development Review, Collier County, Florida

Review residential and commercial building permits for compliance with the Collier County Land Development Code. Coordinate the review of site development plans, and subdivision plats, amongst different review disciplines, for Collier County's Growth Management Division

Land Development Codes, Collier County, Florida

Drafted Land Development Code Amendments and coordinate the review of the amendments with County review staff, County Attorney's Office, impacted community members, and County advisory committees.

Administrative Code for Land Development, Collier County, Florida

Assisted with the development of the Collier County Administrative Code for Land Development, which provides the submittal requirements, plan contents, public notice procedures, and public hearing requirements for various administrative and quasi-judicial land use applications.

Community Redevelopment, Bayshore Gateway Triangle Community Redevelopment Agency, Collier County, Florida

Manage the Community Redevelopment Agency's grants program, while serving as a liaison with private developers and Collier County Growth Management staff.

Land Use Petitions, Collier County, Florida

Drafting the necessary planning related documents for land use petitions such as Conditional Uses, Standard Rezones, Planned Unit Development Amendments and Rezones and Growth Management Plan Amendments.

EDUCATION:

Master of Public Administration
Florida Gulf Coast University
Bachelor of Science
Environmental Studies
Florida State University

REGISTRATION:

American Institute of Certified Planners
Certified Planner Number: 33558

AFFILIATIONS:

American Planning Association, Florida Chapter
Florida Planning & Zoning Association, Calusa Chapter
Habitat for Humanity, NextGen

YEARS EXPERIENCE:

9

Jeremie Chastain, AICP

Senior Planner



EXPERIENCE

Mr. Chastain is a Senior Planner who has worked on private and public planning projects throughout Southwest Florida. His work on land use approvals has included rezonings (conventional and planned development) and land use plan amendments. In this role, Jeremie has performed site analyses and been responsible for researching entitlements, vested rights, and land development regulations, and recommending an entitlement strategy. Mr. Chastain has assisted with the design of Master Plans, prepared aerial exhibits and location maps, and created presentations for public meetings and hearings.

PROJECT EXPERIENCE

Paradise Isle MPD, North Fort Myers, Lee County, Florida

Project planner on a 271 acre mixed use planned development consisting of 1,200 multi-family dwelling units; 543 hotel rooms; up to 55,000 square feet of commercial/retail; up to 22,500 square feet of office; up to 23,000 square feet of accessory health spa/fitness facilities; an 18-hole golf course; 200 dry boat storage slips; a 200 wet slip marina; and up to 22,500 square feet of stand-alone restaurant use.

Vanderbilt Beach Commercial Tourist CPUD / Subdistrict, Naples, Florida

Project planner for a concurrent small scale growth management plan amendment and planned unit development rezoning to allow an existing, non-conforming use to be permitted by right; and to facilitate redevelopment of the site with existing intensities.

Hyde Park Village SRA, Naples, Florida

Hyde Park Village SRA, Naples, Florida – Project planner on a 655 acre Stewardship Receiving Area in the form of a Village; consisting of up to 1,800 single and multi-family dwelling units, 45,000 square feet of commercial uses, and 18,000 square feet of civic, institutional, and governmental uses.

EDUCATION:

Bachelor of Arts
Urban Planning and Design
University of California-Irvine

REGISTRATIONS:

American Institute of Certified Planners
Certified Planner Number: 33820

AFFILIATIONS:

American Planning Association,
Florida Chapter
Florida Planning & Zoning
Association Treasurer, 2019-
Current

YEARS EXPERIENCE

4

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Robert J. Mulhere, FAICP	13. ROLE IN THIS CONTRACT Principal in Charge	14. YEARS EXPERIENCE	
		a. TOTAL 33	b. WITH CURRENT FIRM 9

15. FIRM NAME AND LOCATION *(City and State)*
Hole Montes, Inc., Fort Myers, FL

16. EDUCATION <i>(Degree and Specialization)</i> MPA, Florida Gulf Coast University, 2001 B. A. Political Science, St. Michael's College, VT, 1977	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> American Institute of Certified Planners, Fellow Certified Planner Number: 010931
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Mr. Mulhere is an expert in urban design, neighborhood planning including infill development and redevelopment, cluster and compact mixed-use development, entitlement, site planning and development consultation.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Mini Triangle Mixed-Use Planned Unit Development, Collier County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES ongoing	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Principal in charge-5.5 acre infill redevelopment providing for a dense & intense mixture of uses in the County's CRA and is intended to spur further investment and development.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

(1) TITLE AND LOCATION <i>(City and State)</i> Report on the Rural Fringe Mixed-Use District, Collier County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES ongoing	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Author -This report analyzed the functioning of the current system and provided detailed suggestions as to how to improve the program to further the original goals of the program and was then presented to the Board of County Commissioners.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

(1) TITLE AND LOCATION <i>(City and State)</i> Bonita Grande Mixed-Use Planned Development, Bonita Springs, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Principal in charge-Rezoning of approx. 68 acres in the eastern portion of the City of Bonita Springs from a commercially planned development allowing big-box retail to a mixed-use residential and commercial development.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

(1) TITLE AND LOCATION <i>(City and State)</i> HHH Ranch Zoning and Potential Use Report, Collier County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Author-The property totals over 1,000 acres & is located within the Rural Fringe Mixed Use(RFMU) Overlay and the North Belle Meade Natural Resource Protection Area. The county requested the report in order to understand potential development of the project under the current county regulations as well as proposed amendments to the RFMUD Overlay.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

(1) TITLE AND LOCATION <i>(City and State)</i> Collier County Solid Waste	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Prepared two reports to assess the feasibility of utilizing County-owned properties as a potential access road to the Collier County Resources Recovery Business Park and identified potential processes to permit the alternative accessway, as well as key factors associated with future land uses.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Paula McMichael, AICP	13. ROLE IN THIS CONTRACT Client Manager	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 8

15. FIRM NAME AND LOCATION *(City and State)*
Hole Montes, Inc., Fort Myers, FL

16. EDUCATION *(Degree and Specialization)*
Masters in Urban & Regional Planning, Honors,
Environmental Growth Management Fellow-Florida Atlantic
University
Bachelor of Arts, English, Smith College, Massachusetts

17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
American Institute of Certified Planners
Certified Planner Number: 021434

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Ms. McMichael has worked on private and public planning projects throughout South Florida. Her work on land use approvals has included developments of regional impact, rezonings & land use plan amendments.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager-this project is an innovative urban design regulating approach that will revitalize a strategic, county-owned property. Approved uses include multi-family, assisted living facility, hotel, retail, office and personal service type uses.	Ongoing	
<input checked="" type="checkbox"/> Check if project performed with current firm		
b. (1) TITLE AND LOCATION <i>(City and State)</i> Bonita Springs Card Room Commercial Planned Development, Bonita Springs	2018	
<input checked="" type="checkbox"/> Check if project performed with current firm		
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE This effort was to rezone the 98+/- acre site to replace the aging, 150,000 SF Naples-Fort Myers Greyhound racing track property with a card room and restaurant. It involved replacing 4 different zoning designations currently on the site, as well as grandfathered uses, into a new Planned Development zoning.		
c. (1) TITLE AND LOCATION <i>(City and State)</i> Boca Grande Mixed-Use Planned Development, Bonita Springs, FL	2020	
<input checked="" type="checkbox"/> Check if project performed with current firm		
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE PM-Rezoned approx. 68 acres from a commercial planned development allowing big-box retail to a mixed-use residential and commercial development. Included urban design components such as a linear green and central plaza, and featured architectural elements, as well as complete streets bicycling and pedestrian amenities throughout.		
d. (1) TITLE AND LOCATION <i>(City and State)</i> Paradise Isle MPD, North Fort Myers, Lee County, FL	2019-current	
<input checked="" type="checkbox"/> Check if project performed with current firm		
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager-rezoning petition to allow mixed-use, resort style development including a golf course, marina, retail, hotel, high-rise and mid-rise residential development on 271 acres.		
e. (1) TITLE AND LOCATION <i>(City and State)</i> Marine Max CPD/DRI, Lee County, FL	2019	
<input checked="" type="checkbox"/> Check if project performed with current firm		
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager - Amend CPD on 24 acres to convert dry boat storage building into an open rack system; expand wet slips; approve new accessory uses including a restaurant; rescind associated DRI.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Ellen Summers, AICP	13. ROLE IN THIS CONTRACT Development Plan Review	14. YEARS EXPERIENCE	
		a. TOTAL 9	b. WITH CURRENT FIRM 1

15. FIRM NAME AND LOCATION *(City and State)*
Hole Montes, Inc., Naples, FL

16. EDUCATION <i>(Degree and Specialization)</i> Master of Public Administration, Florida Gulf Coast University Bachelor of Science, Environmental Studies, Florida State University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> American Institute of Certified Planners Certified Planner Number: 33558
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Ms. Summers is a member of the American Planning Association, Florida Chapter, as well as the Florida Planning & Zoning Association, Calusa Chapter.

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION <i>(City and State)</i> Building Permit and Site Development Review, County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Reviewed residential and commercial building permits for compliance with the Collier County Land Development Code. Coordinated the review of site development plans and subdivision plats, amongst different review disciplines, for Collier County's Growth Management Division.		
<input type="checkbox"/> Check if project performed with current firm		
b. (1) TITLE AND LOCATION <i>(City and State)</i> Land Development Codes, Collier County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Drafted Land Development Code Amendments and coordinated the review of the amendments with County review staff, County Attorney's office, impacted community members and County advisory committees.		
<input type="checkbox"/> Check if project performed with current firm		
c. (1) TITLE AND LOCATION <i>(City and State)</i> Bayshore Gateway Triangle Community Redevelopment Agency, Collier Co	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Managed the Community Redevelopment Agency's grants program, while serving as a liaison with private developers and Collier County Growth Management staff.		
<input type="checkbox"/> Check if project performed with current firm		
d. (1) TITLE AND LOCATION <i>(City and State)</i> Land Use Petitions, Collier County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Drafted the necessary planning related documents for land use petitions such as Conditional Uses, Standard Rezones, Planned Unit Development Amendments and Rezones and Growth Management Plan Amendments.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
e. (1) TITLE AND LOCATION <i>(City and State)</i> Mini Triangle Mixed-Use Planned Unit Development, Collier County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES ongoing	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Staff planner-this project is an innovative urban design regulating approach that will revitalize a strategic, county-owned property. Approved uses include multi-family, assisted living facility, hotel, retail, office and personal service type uses.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jeremie Chastain, AICP	13. ROLE IN THIS CONTRACT Development Plan Review	14. YEARS EXPERIENCE	
		a. TOTAL 4	b. WITH CURRENT FIRM 4

15. FIRM NAME AND LOCATION *(City and State)*
Hole Montes, Inc., Naples, FL

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Arts, Urban Planning & Design, University of California - Irvine	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> American Institute of Certified Planners Certified Planner Number: 33820
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Jeremie is a member of the American Planning Association, Florida Chapter, as well as the Florida Planning & Zoning Association, Calusa Chapter (Treasurer 2019 - present)

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION <i>(City and State)</i> Paradise Isle MPD, North Fort Myers, Lee County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019-current	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project planner on a 271 acre mixed use planned development consisting of 1,200 multi-family dwelling units; 543 hotel rooms; up to 55,000 square feet of commercial/retail; up to 22,500 square feet of office; up to 23,000 square feet of accessory health spa/fitness facilities; an 18-hole golf course; 200 dry boat storage slips; and a 200 wet slip marina;		
b. (1) TITLE AND LOCATION <i>(City and State)</i> Vanderbilt Beach Commercial Tourist CPUD / Subdistrict, Naples, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project planner for a concurrent small scale growth management plan amendment and planned unit development rezoning to allow an existing, non-conforming use to be permitted by right; and to facilitate redevelopment of the site with existing intensities.		
c. (1) TITLE AND LOCATION <i>(City and State)</i> Hyde Park Village SRA, Naples, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project planner on a 655 acre Stewardship Receiving Area in the form of a Village; consisting of up to 1,800 single and multi-family dwelling units, 45,000 square feet of commercial uses, and 18,000 square feet of civic, institutional, and governmental uses.		
d. (1) TITLE AND LOCATION <i>(City and State)</i> HHH Ranch Zoning and Potential Use Report, Collier County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Plan Reviewer. The property totals over 1,000 acres & is located within the Rural Fringe Mixed Use(RFMU) Overlay and the North Belle Meade Natural Resource Protection Area.		
e. (1) TITLE AND LOCATION <i>(City and State)</i> Bonita Grande Mixed-Use Planned Development, Bonita Springs, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project planner. Rezoning of approx. 68 acres in the eastern portion of the City of Bonita Springs from a commercially planned development allowing big-box retail to a mixed-use residential and commercial development.		

TAB 4



TEAM'S PREVIOUS

EXPERIENCE / PROFICIENCY



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 1
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21. TITLE AND LOCATION <i>(City and State)</i> Mini Triangle Mixed-Use Planned Unit Development	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES ongoing	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Real Estate Partners International, LLC	b. POINT OF CONTACT NAME Jerry Starkey, Manager & CEO	c. POINT OF CONTACT TELEPHONE NUMBER 239.514.4001
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Bob Mulhere served as principal consultant for Real Estate Partners International, LLC to seek approval for a zoning change on property within the Bayshore Gateway Community Redevelopment Area. The county-owned land was one of the county's top redevelopment priorities. The Mini Triangle Mixed-Use Planned Unit Development (MPUD) is an innovative urban design regulating approach that will revitalize a strategic, county-owned property. This small (5.5 acre) infill redevelopment project on a 'catalyst' site in urban Collier County is a unique project that provides for a dense and intense mixture of uses in the County's CRA and is intended to spur further investment and redevelopment in the area. Approved uses include multi-family, assisted living facility, hotel, retail, office, and personal service type uses, within up to three 15-story buildings. In order to allow flexibility in the ultimate design of the site but to ensure that it meets the requirements for mixed-use (commercial and residential) and the desired urban form, the PUD includes minimum and maximum densities and intensities and minimum building heights and setbacks, as well as requirements for landscaping and street furniture along adjacent streets in order to enhance the public realm.

Contract Cost: \$171,000

Change orders: 0

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, FL	(3) ROLE Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Report on the Rural Fringe Mixed-Use District	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Rural Fringe Coalition, Inc.	b. POINT OF CONTACT NAME David Torres	c. POINT OF CONTACT TELEPHONE NUMBER 239.208.4079
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Mulhere was hired by the Rural Fringe Coalition, Inc., a Florida Not-for-Profit Corporation, to develop recommendations for changes to this Collier County program. Collier County adopted the Rural Fringe Mixed Use District (RFMUD) in 2002 in order to protect environmentally sensitive property, discourage urban sprawl, and prevent the premature conversion of agricultural land. The RFMUD created a Transfer of Development Rights program in order to meet these goals. The Report analyzed the functioning of the current system and provided detailed suggestions as to how to improve the program to further the original goals of the program. The report was presented to the Board of County Commissioners in 2016. The BCC supported the Report's recommendations and authorized a restudy of the program, which is ongoing.

Contract Cost: \$47,000
 Change Orders: N/A
 Role: Prime

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, FL	(3) ROLE Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
3

21. TITLE AND LOCATION <i>(City and State)</i> HHH Ranch Zoning and Potential Use Report	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Collier County	b. POINT OF CONTACT NAME Nick Casalanquida	c. POINT OF CONTACT TELEPHONE NUMBER 239.252.8383
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Collier County contracted with Hole Montes, Inc., to analyze HHH Ranch for potential public acquisition. The property totals over 1,000 acres and is located within the Rural Fringe Mixed-Use (RFMU) Overlay and the North Belle Meade Natural Resource Protection Area (NRPA). The property had been the subject of a lawsuit in 2002 and 2008 and a subsequent settlement agreement with the county in 2013. The county requested the report in order to understand potential development of the project under current county regulations as well as proposed amendments to the RFMU Overlay. The Board of County Commissioners unanimously voted to move forward with plans to buy the property in June of 2020.

Contract Cost: \$9,000

Change Orders: 0

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, FL	(3) ROLE Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Bonita Springs Card Room Commercial Planned Development	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2020

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Bonita - Fort Myers Corporation	b. POINT OF CONTACT NAME Isadore Havenick	c. POINT OF CONTACT TELEPHONE NUMBER 239.992.2411
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Paula McMichael led this effort to rezone the 98± acre site to replace the aging, 150,000 sq. ft. Naples-Fort Myers Greyhound Racing Track building with a new card room and restaurant. With the approval in the fall of 2018 of Amendment 13, live greyhound racing is no longer permitted in Florida, and the Naples-Fort Myers Greyhound Racing Track held its last greyhound race in May of 2020. The new, smaller, single-story building stands at the corner of Bonita Beach Road and Race Track Road and hosts other operations (card room, simulcasting, restaurant with bar). The project involved replacing four different zoning designations currently on the site, as well as grandfathered uses, into a new Planned Development zoning. The property is also within the City of Bonita Springs' Bonita Beach Overlay, and the Planned Development had to be crafted to meet requirements for phasing and vehicular interconnection. Bonita Springs City Council approved the CPD in August of 2019.

Construction Cost: \$70,000
 Change Orders: 0

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, FL	(3) ROLE Planning, Surveying, Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 5
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21. TITLE AND LOCATION <i>(City and State)</i> Bonita Grande Mixed-Use Planned Development	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(if applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Lynx Zuckerman at Bonita Grande	b. POINT OF CONTACT NAME Ryan Zuckerman	c. POINT OF CONTACT TELEPHONE NUMBER 954.481.3700
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Ms. McMichael and Mr. Mulhere were engaged to rezone approximately 68 acres in the eastern portion of the City of Bonita Springs from a commercial planned development allowing big-box retail to a mixed-use residential and commercial development. The zoning approval incorporated a supplement to the approved Master Concept Plan that requires urban design components such as a linear green, central plaza and featured architectural element, as well as complete streets bicycling and pedestrian amenities throughout the site. Other issues of concern were drainage, specifically development within the floodplain and adjacent to the headwaters of the Imperial River, and heritage tree preservation which required review by the Tree Advisory Board. The project was the first rezoning completed under the City's new Bonita Beach Road Corridor zoning overlay. The project included significant public outreach and the rezoning received unanimous approval from the City Council.

Contract Cost: \$55,000
Change Orders: 2
Final Cost: \$74,000

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, FL	(3) ROLE Planning, Surveying, Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Collier County Master Mobility Plan	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Collier County	b. POINT OF CONTACT NAME Trinity Scott	c. POINT OF CONTACT TELEPHONE NUMBER 239.252.8532
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Collier County initiated the MMP study to comprehensively plan for the County's mobility, land-use and infrastructure needs at an assumed 'build-out' population such that policies, regulations and incentives could then be developed that would reduce overall Vehicle Miles Traveled (VMTs) and Vehicle Hours Traveled (VHTs) while considering potential environmental impacts.

Contract Cost: \$90,000

Change Orders: 0

Role: Sub-consultant to Tindale, Oliver and Associates & Stantec

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, FL	(3) ROLE Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
7

21. TITLE AND LOCATION *(City and State)*
One Naples

22. YEAR COMPLETED
PROFESSIONAL SERVICES 2019
CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
Stock Development

b. POINT OF CONTACT NAME
Keith Gelder

c. POINT OF CONTACT TELEPHONE NUMBER
239.592.7344

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Entitlement work for infill redevelopment of an underutilized commercial site into a boutique community of 140 multifamily residences with supporting retail, restaurant, and offices, and a public-private marina in close proximity to a public beach. Bob Mulhere served as principal consultant to create a new growth management plan subdistrict and to rezone the site to a mixed-use planned unit development to allow the project. Existing development consisted of low-rise commercial and surface parking in an area where the county would no longer permit single-use commercial. Final redevelopment of the approx. 5-acre site will include two 12-story residential towers with ground floor retail and two 5-story mid-rise residential buildings in addition to the 75-slip marina.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Hole Montes, Inc.	Naples, FL	Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
8

21. TITLE AND LOCATION <i>(City and State)</i> Rivergrass Village Stewardship Receiving Area	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(if applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Collier Enterprises	b. POINT OF CONTACT NAME Valerie Pike	c. POINT OF CONTACT TELEPHONE NUMBER 239.261.4455
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Mulhere provided expert planning services for Collier Enterprises to establish the first Village approved by Collier County under the Rural Lands Stewardship Area program. The almost 1,000 acre village serves as a model for managing population growth and balancing population growth with the need for continued agriculture and protection of natural resources. Approximately 775 acres will be placed into conservation as part of the approval of the SRA. The village will contain up to 2,500 dwelling units along with neighborhood-scaled retail and office and civic, government, and institutional uses.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Naples, FL	(3) ROLE Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> Collier County Solid Waste	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Collier County	b. POINT OF CONTACT NAME Kari Hodgson, P.E., Division Director	c. POINT OF CONTACT TELEPHONE NUMBER 239.252.2504
------------------------------------	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Mulhere and Mr. Chastain prepared two reports for the Collier County Solid Waste Management Department under a continuing services contract with Collier County. The first report assessed the feasibility of utilizing County-owned properties east of the Collier County Landfill as a potential alternative access road to the Collier County Resources Recovery Business Park and identified the potential processes to permit the alternative accessway. The second report identified large parcels and key factors for research associated with future land uses for solid waste facilities and provided research information and potential permitting processes for the specific large parcels identified.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Naples, FL	(3) ROLE Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> Belle Meade Hydraulic Overlay	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Collier County Community Development	b. POINT OF CONTACT NAME Michele Mosca, Principal Planner	c. POINT OF CONTACT TELEPHONE NUMBER 239.252.2466
--	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Mr. Mulhere orchestrated a Transfer of Development Rights (TDR) for Collier County to incentivize a flow-way easement from private property owners for a large 10,000 acre watershed Hydrologic Improvement Plan.

Contract Cost: \$25,000

Change Orders: 0

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hole Montes, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Naples, FL	(3) ROLE Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Robert Mulhere, FAICP	Principal in Charge	X	X	X		X	X	X	X	X	X
Paula McMichael, AICP	Client Manager	X			X	X					
Ellen Summers, AICP	Development Plan Review	X							X		
Jeremie Chastain, AICP	Development Plan Review	X			X	X		X	X	X	

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Mini Triangle Mixed-Use Planned Unit Devel.	6	Collier County Master Mobility Plan
2	Report on Rural Fringe Mixed-Use Development	7	One Naples
3	HHH Ranch Zoning & Potential Use Report	8	Rivergrass Village Stewardship Receiving Area
4	Bonita Springs Card Room Commercial Planned I	9	Collier County Solid Waste
5	Bonita Grande Mixed-Use Planned Development	10	Belle Meade Hydraulic Overlay

TAB 5



MANAGEMENT

APPROACH / PROJECT CONTROL



APPROACH

Hole Montes has established a team of local, knowledgeable professionals that have experience in providing the practical solutions that The City of North Port requires for General Planning Services. Our firm knows how important it is for the City to complete each task assignment correctly, efficiently, on-time and within budget. Such assignments may include review of development applications, amendments to the Comprehensive Plan, updating community plans, utilizing and refining form-based codes, urban design

Once specific task authorizations have been established, the Principal-in-Charge, Robert (Bob) Mulhere, and Client Manager, Paula McMichael, will determine which professionals will be assigned to a specific task. The selection of personnel will be based upon the service needs of the project, as well as which team members best fit the project’s needs in terms of their experience with similar projects, knowledge of design criteria related to the type of project identified, and his / her availability to successfully complete the task within the time frame agreed upon by the City and Hole Montes. Once the task specific team is identified,



projects, sustainability studies, or community outreach campaigns. We have all the bases covered!

the members of the team will be presented to the City for final approval.

Our firm offers the City of North Port an approach that focuses on providing personal service. Key elements of this approach to meeting the client’s needs includes having a single point of contact, being responsive, and having access to qualified personnel and resources. Hole Montes offers a local team of professionals who are experienced in their field and who have the creativity to properly address the challenges of the tasks.

COORDINATION & COMMUNICATION

In order to ensure that open lines of communication are established from the very beginning of the contract, Hole Montes will coordinate a Project Commencement meeting between its key team members and the City’s Project Manager and his / her staff. The objective of this meeting will be to determine the scope of professional services required; as well as the City’s schedule and budgetary expectations. To foster open



with the client, among project team members, and with stakeholders and the public. In addition to the obvious need to effectively work with City staff, there may also be a need or desire to meet with appointed and elected officials through formal workshops, and/or informal one-on-ones; with certain state or federal regulatory agencies or other local governments, and, as previously stated, with the public and various stakeholders and interest groups. In order to avoid delays and unexpected consequences, coordination and communication is essential.

lines of communication, and ultimately the successful completion of the contract, Hole Montes will schedule periodic progress meetings to enable the exchange of information.

On any particular assignment, the Hole Montes Team will develop and implement an effective public engagement and communications and coordination plan that results in fitting all of the elements of a plan together. Effective use of the skills and experience of all participants is necessary throughout the project and within the plan to achieve the highest quality result and this requires effective communication

The team make up is the most critical element in ensuring a broad understanding of the project and the project approach. A particular planning study, report, a large scale or neighborhood scale plan, or specific policies or land development regulations may require expertise in one, several, or all of these particular areas of expertise. We understand this and have successfully provided services through similar ongoing professional services contracts to various cities, counties, school boards, and other public and quasi-public entities throughout Southwest Florida since the firm was founded in 1966.





COORDINATING WITH AGENCIES, OFFICIALS, BUSINESSES & RESIDENTS

Timely coordination is critical between the Hole Montes team and other applicable local, state, and Federal agencies to avoid project delay. The Hole Montes team will serve as the project clearing house for effective communication and coordination between all affected agencies, groups and individuals, and particular Stakeholder groups. Nothing will ensure the failure of a plan, policy, or regulation, as a failure to inform and engage the citizens and stakeholders who may be affected by such a plan, policy, or regulation.

UNDERSTANDING THE IMPORTANCE OF ECONOMIC DEVELOPMENT & DIVERSITY

Such opportunities are of paramount importance, particularly those that include significant job creation, and understanding the need to balance incentives and regulatory requirements to encourage such opportunities, while protecting the public health, safety, and welfare is critical.

BALANCING PRIVATE PROPERTY RIGHTS & THE DESIRED PUBLIC BENEFIT TO BE DERIVED FROM POLICIES & LAND DEVELOPMENT REGULATIONS

In nearly all cases there is a cost to private landowners, business owners, or other affected parties, as well as a fiscal or operational impact on local governments associated with public policies and land development regulations. In all cases, part and parcel with the development of such policies or regulations, these potential costs and impacts must be identified and considered as part of the consultant and staff recommendation, and ultimately as part of the elected officials decision-making. This is particularly important, as without due consideration to these costs and impacts, there will likely be unforeseen and



unintended consequences. In some cases, regulations can rise to the level of an actual or perceived full or partial “taking”, and absent some opportunity for compensation or means to recapture lost value as a direct result of the new policy or regulation (such as the ability to transfer development rights or to cluster development) there is a possibility for federal takings claims or similar action under the State of Florida Bert J. Harris Private Property Rights Protection Act. It is essential to balance private property rights and public benefits as a part of developing new regulations.

SCHEDULING AND BUDGETING

Hole Montes has consistently demonstrated an ability to meet client’s schedules and budgets. We have the personnel and resources available to commit to even the most aggressive schedules. As professionals serving many repeat clients, the ability to complete quality work in a timely fashion and within budget has long been an ingredient in building our strong reputation in the profession.

Hole Montes understands that one of its most important functions is to provide a client manager and support team that will fully manage and coordinate all facets of each project to a successful completion, on schedule and within budget. To accomplish this function, Hole Montes understands that the team will provide all necessary services required to see projects through, acting as an extension of City Staff. Key factors in meeting this goal include the following:

- Clearly identify project requirements early that will be used in establishing budgets and schedules
- Build in contingencies for unforeseen conditions
- Prepare cost estimates and reconcile differences
- Monitor project changes and keep design team and City informed of impact and recommended adjustments

As residents of Southwest Florida, we understand the importance of each task as well as the importance of the overall project. We approach each project as a new experience while relying on our expertise from previous work. Equal importance and emphasis is placed on development of the project completion schedule. With these elements in place, Hole Montes will remain vigilant of project management parameters to achieve an on-time and within budget goal. The team members selected for this proposal have at least 30% reserve capacity available to devote to the City.



TAB 6



REFERENCES



THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

REFERENCES/CLIENT LISTING

The firm shall provide at least five (5) business related references for which they are currently providing or have provided experience in similar scope and size as this RFP within the last five (5) years.

1. Business/Customer Name: FL STAR Development

Name of Contact Person/Title: David Torres - President

Telephone# 904.762.4454 Fax _____ E-mail david@torrescompanies.com

Address 3520 Kraft Road, Naples, FL 34105

Phone Number 239.732.5170 Discipline: Planning

Duration of Contract or business relationship 15+ years

Type of Services Provided Planning

2. Business/Customer Name: Barron Collier Companies

Name of Contact Person/Title: Nick Casalanguida - Senior Vice President of Development

Telephone# 239.262.2600 Fax _____ E-mail NickCasalanguida@BarronCollier.com

Address 2600 Golden Gate Pkwy, Naples, Florida, 34105

Phone Number 239.262.2600 Discipline: Development

Duration of Contract or business relationship 15+ years

Type of Services Provided Planning

3. Business/Customer Name: Collier County

Name of Contact Person/Title: Trinity Scott - Growth Management Deputy Department Head

Telephone# 239.252.6064 Fax 239.252.6699 E-mail Trinity.Scott@colliercountyfl.gov

Address 3299 Tamiami Trail East, Naples, FL 34112

Phone Number 239-252-8999 Discipline: Transportation Planning

Duration of Contract or business relationship 15+ years

Type of Services Provided Planning

BUSINESS NAME: Hole Montes, Inc.

NAME AND TITLE (PERSON AUTHORIZED TO BIND THE COMPANY): Richard E. Brylanski, PE - Sr. Vice President/Dir. Land Development

REQUEST FOR PROPOSAL NO. 2022-13
GENERAL PLANNING SERVICES

SIGNATURE: _____ DATE: _____

THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

4. Business/Customer Name: City of Cape Coral

Name of Contact Person/Title: Vince Cautero, Development Services Director

Telephone# 239.574.0566 Fax 239.574.0424 E-mail vcautero@capecoral.gov

Address 1015 Cultural Park Boulevard, Cape Coral, FL 33990

Phone Number 239.574.0566 Discipline: Planning

Duration of Contract or business relationship 15+ years

Type of Services Provided Planning

5. Business/Customer Name: Stock Development

Name of Contact Person/Title: Keith Gelder-Vice President of Land

Telephone# 239.449.5227 Fax _____ E-mail KGelder@stockdevelopment.com

Address 2639 Professional Circle, Suite 101, Naples, FL 34119

Phone Number 239.449.5227 Discipline: Development

Duration of Contract or business relationship 10+ years

Type of Services Provided Planning

6. Business/Customer Name: Collier County

Name of Contact Person/Title: Kari Ann Hodgson, PE

Telephone# 239.252.2504 Fax 239.252.6699 E-mail Kari.Hodgson@colliercountyfl.gov

Address 3339 Tamiami Trail Suite 302, Naples, FL 34112

Phone Number 239.252.2504 Discipline: Engineer

Duration of Contract or business relationship 2 years

Type of Services Provided Planning

BUSINESS NAME: Hole Montes, Inc.

NAME AND TITLE (PERSON AUTHORIZED TO BIND THE COMPANY): Richard E. Brylanski, PE/Sr. VP/Dir. of Land Dev.

SIGNATURE: _____ DATE: 02/10/2022

TAB 7



LITIGATION AND

INSURANCE



LITIGATION

HoleMontes, Inc., has not been involved in a lawsuit or litigation, either as claimant or defendant, during the last five (5) years.

INSURANCE

Please see a copy of our current Certificate of Insurance below.

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 1/4/2022		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER BKS Partners 5216 Summerlin Commons Blvd Suite 200 Fort Myers FL 33907-2139 License#: L008716 HOLEMON-01			CONTACT NAME: Cheryl Nevins PHONE (A/C, No, Ext): 239-931-3037 FAX (A/C, No): 239-931-5604 E-MAIL ADDRESS: cheryl.nevins@bks-partners.com			
INSURED Hole Montes, Inc. 950 Encore Way Naples FL 34110			INSURER(S) AFFORDING COVERAGE		NAIC #	
			INSURER A : Continental Insurance Company		35289	
			INSURER B : American Cas Co of Reading PA		20427	
			INSURER C : Lexington Insurance Company		19437	
			INSURER D : National Fire Ins of Hartford		20478	
			INSURER E : Valley Forge Insurance Co.		20508	
			INSURER F : American Alternative Insurance		19720	
COVERAGES		CERTIFICATE NUMBER: 201055816		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
F	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		9021093	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
E	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> PIP		BUA6080018345	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ 10,000 \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: <input checked="" type="checkbox"/> RETENTION \$ 10,000		CUE6080025120	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N/A	7012103908	1/1/2022	1/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	EQUI-Leased/Rented		6080018975	1/1/2022	1/1/2023	1,000 Deductible
C	Professional Liability		031711175	1/1/2022	1/1/2023	50,000 / 2,000,000 / 2,000,000 Aggregate
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Robert Murray is Excluded From Workers Compensation Coverage This Certificate Is Being Provided For Generic Informational Purposes Only.						
CERTIFICATE HOLDER			CANCELLATION			
Hole Montes 950 Encore Way Suite 200 Naples FL 34110			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			

ACORD 25 (2016/03)

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TAB 8



ADDITIONAL

INFORMATION



H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Professional services provided by Hole Montes, Inc., include:

Land Development and Site Engineering - Hole Montes' Land Development division includes a team of seasoned land development planners and engineers that can convert a conceptual land plan into an engineered and economically feasible design. From the earliest planning stages, through preliminary design, permitting, final design and production of construction drawings, all of our engineers and related specialists have one goal - to meet the client's needs and expectations.

Planning - Hole Montes provides expertise to both public and private sector clients, with significant expertise in public policy development and strategies and securing land use entitlement for projects ranging in size from just few acres to several thousand acres. Specific areas of expertise include growth management policy, zoning and land development regulations, economic development and diversification; natural resource protection; urban design and neighborhood planning, including strategies for promoting infill development and redevelopment, cluster and compact mixed-use development, rural lands and agricultural issue; transfer of development rights and other innovative incentive driven and performance based regulatory programs; site planning, design, and development consultation; ordinance writing; and conflict resolution, expert testimony and public facilitation.

Survey and Mapping - The Surveying and Mapping division has provided professional services ranging from residential surveys, boundary and topographic surveys, construction surveys, right-of-way route and design surveys, specific purpose surveys, hydrographic surveys, legal descriptions and subdivision platting. The field crews are equipped with the latest technology to ensure accuracy and efficiency.

Municipal Engineering - From stormwater management and improvements; road widening, rehabilitation to extensions; from sidewalk and pathway improvements; park and recreational facilities, Hole Montes continues to play a key part of the growth management plan for Southwest Florida.

Environmental Engineering - Hole Montes has assembled a veteran team of water, wastewater and water reuse design professionals who, individually, are leaders in their profession and, as a team, offer unparalleled local design expertise. The projects designed and managed by the Environmental Engineering division range in size from regional wastewater treatment facilities to complex municipal water treatment plants, major utility relocations, and planning for water, sewer and reuse distribution systems.

Landscape Architecture - One of the key professional services that Hole Montes provides as an integrated element of our process is our ability to fully coordinate landscape architectural design with the site planning and design process. In this aspect of service, Hole Montes is unique in that service is combined directly in all facets of a project's development, versus at the end as an embellishment like most other firms. At Hole Montes, our Clients have the input of the design expertise of a Principal Landscape Architect during schematic design, through design development, permitting and construction.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

02/10/2022

33. NAME AND TITLE

Richard E. Brylanski, PE - Senior Vice President / Director of Land Development



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

KEVIN J. THIBAUT, P.E.
SECRETARY

February 2, 2022

Richard Brylanski, Senior Vice President/Principal
HOLE MONTES, INC.
6200 Whiskey Creek Drive
Fort Myers, Florida 33919

Dear Mr. Brylanski:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following types of work:

- Group 3 - Highway Design - Roadway
 - 3.1 - Minor Highway Design
 - 3.2 - Major Highway Design

- Group 8 - Survey and Mapping
 - 8.1 - Control Surveying
 - 8.2 - Design, Right of Way & Construction Surveying
 - 8.4 - Right of Way Mapping

- Group 10 - Construction Engineering Inspection
 - 10.1 - Roadway Construction Engineering Inspection
 - 10.3 - Construction Materials Inspection

- Group 13 - Planning
 - 13.5 - Subarea/Corridor Planning
 - 13.6 - Land Planning/Engineering

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than \$500,000.00. This status shall be valid until February 2, 2023, for contracting purposes.

TAB 9



SUBMISSION

REQUIREMENTS

AND REQUIRED SUBMITTAL

FORMS



TAB 9 – SUBMISSION REQUIREMENTS AND REQUIRED SUBMITTAL FORMS: This checklist is provided to assist each Proposer in the preparation of their response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is a guideline which is to be executed and submitted with the required forms. It is the responsibility of each Proposer to read and comply with the solicitation in its entirety.

A. SUBMITTAL REQUIREMENTS

1. **NUMBER OF PAGES:** The proposal shall not exceed (50) pages (one-sided) or (25) pages (two-sided) in length. (The Title Page, Table of Contents, City Required Forms, 330 Forms and tabs do not count towards the TOTAL NUMBER OF PAGES).
 - 1.1 When compiling a response, sections should be tabbed and labeled; pages should be sequentially numbered at the bottom of the page; proposals should be bound to allow flat stacking for easy storage; do not use three ring binders of any kind; and sections should be compiled in the sequence list above.
 - 1.2 Place proposal with all the required items in a sealed envelope clearly marked for specification number, project name, name of proposer, and due date and time.
2. **PAPER/FONT SIZE:** 8.5"x11"/Font Calibri 11, PDF FORMAT.
3. **NUMBER OF ORIGINAL PROPOSALS:** One (1) original hard-copy **UNBOUND** (marked "ORIGINAL") and signed in **blue ink**. **NUMBER OF COPIES:** three (3) hard copies **BOUND** (marked "COPY") (1 original + 3 copies = 4 total submittals).
4. **USB Flash Drive:** One (1) electronic version in Portable Document Format (PDF) on a USB Drive containing the entire submittal. USB drive only. **CDs will not be accepted.**

B. REQUIRED SUBMITTAL FORMS: City Required Submittal Forms/Checklist

READ/EXECUTED & INCLUDED

- Proposal Submittal Signature Form
- Statement of Organization
- References
- Drug-Free Workplace (If Applicable)
- Public Entity Crime Information
- Non-Collusive Affidavit
- Lobbying Certification

- Conflict of Interest Form
- Disclosure Form (Consultant/Engineer/Architect)
- Scrutinized Business Certification Form
- E-Verify Form

State Registration Requirements (<http://www.sunbiz.org/search.html>)

Copy of Registration, Attached

State required license for Prime Firm Only (Not sub-consultants)

SAMPLE INSURANCE CERTIFICATE: Demonstrate your firm's ability to comply with insurance requirements. Provide a previous certificate or other evidence listing the Insurance Companies names for both Professional Liability and General Liability and the dollar amounts of the coverage.

YES NO Sample Insurance Certificate is included with the submittal

MBE/WBE/VBE: If claiming Minority Business Enterprise/Women Business Enterprise/Veterans Business Enterprise, the Prime Firm (not sub-consultant) **shall be** certified as a Minority Business Enterprise by the State of Florida, Department of Management Services, Office of Supplier Diversity pursuant to Section 287.0943, Florida Statutes.

YES, CLAIMING MBE/WBE/VBE STATUS AS PRIME ONLY

YES, I'VE ATTACHED THE CERTIFICATE OF MBE/WBE/VBE STATUS FROM THE STATE OF FLORIDA AS OUTLINED SECTION 12.

NOT CLAIMING MBE/WBE/VBE

THIS PAGE MUST BE COMPLETED AND SUBMITTED WITH YOUR PROPOSAL

PROPOSAL SUBMITTAL SIGNATURE FORM

The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform as per Agreement, if the firm is awarded the Agreement by the City.

The undersigned further certifies that he/she has read the Request for Proposal, Terms and Conditions, Insurance Requirements and any other documentation relating to this request and this proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

As addenda are considered binding as if contained in the original specifications, it is critical that the firm acknowledge receipt of same. The submittal may be considered void if receipt of an addendum is not acknowledged.

Addendum No. 1 Dated 1/26/2022 Addendum No. _____ Dated _____
Addendum No. 2 Dated 02/2/2022 Addendum No. _____ Dated _____
Addendum No. 3 Dated 02/8/2022 Addendum No. _____ Dated _____

Company Name Hole Montes, Inc.

239.985.1200 RickBrylanski@HMeng.com 239.985.1259
Telephone # E-Mail Fax #

6200 Whiskey Creek Drive
Main Office Address

Fort Myers FL 33919
City State Zip Code

Address of Office Servicing City of North Port, if different than above: SAME AS ABOVE

Office Address

City State Zip Code

Telephone # E-mail Fax #

Richard E. Brylanski, PE Senior Vice President/Director of Land Development
Name & Title of Firm Representative

 02/10/2022
Signature Date

Do you accept Visa? YES NO

THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

STATEMENT OF ORGANIZATION
(Information Sheet for Transactions and Conveyances Corporation Identification)

The following information will be provided to the City of North Port for incorporation in legal documents. It is, therefore, vital all information is accurate and complete. Please be certain all spelling, and capitalization is exactly as registered with the state or federal government.

Name of Respondent: Hole Montes, Inc.

DBA (if any): _____

Type of Entity (Sole Proprietor, Corporation, LLC, LLP, Partnership, etc): Corporation

Business Address: 6200 Whiskey Creek Drive, Fort Myers, FL 33919

Phone: 239.985.1200 Fax: 239.985.1259

E-Mail RickBrylanski@HMeng.com

Federal Identification Number: 59-1518838

State of Florida Department of State Certificate of Authority Document No.: 449782

Respondent shall submit proof that it is authorized to do business in the State of Florida unless registration is not required by law.

(Please Check One)

Is this a Florida Corporation: Yes or No

If not a Florida Corporation,

In what state was it created: _____

Name as spelled in that State: _____

What kind of corporation is it: "For Profit" or "Not for Profit"

Is it in good standing: Yes or No

Authorized to transact business in Florida: Yes or No

Does it use a registered fictitious name: Yes or No

Names of Officers:

President: Robert J. Mulhere Secretary: June T. Sapp

Vice President: Richard E. Brylanski Treasurer: June T. Sapp

Director: Robert J. Mulhere CEO/Director Director: Paula McMichael/VP

Other: W. Terry Cole/VP Other: Thomas Murphy/VP

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Name of Corporation (As used in Florida):

Hole Montes, Inc.

(Spelled exactly as it is registered with the state or federal government)

Corporate Address:

Post Office Box:

City, State Zip:

Street Address:

City, State, Zip:

950 Encore Way

Naples, FL 34110

BUSINESS NAME: Hole Montes, Inc.

NAME AND TITLE (PERSON AUTHORIZED TO BIND THE COMPANY): Richard E. Brylanski, PE - Sr. VP/Dir. of Land Development

SIGNATURE:



DATE: 02/10/2022

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DRUG FREE WORKPLACE FORM

The undersigned Consultant in accordance with Florida Statute 287.087 hereby certifies that
Hole Montes, Inc. does:
(Company Name)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug free workplace through implementation of this section.

Check one:

- As the person authorized to sign this statement, I certify that this firm complies fully with above requirements.
- As the person authorized to sign this statement, this firm **does not** comply fully with the above requirements.



Offeror's Signature

02/20/2022

Date


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PUBLIC ENTITY CRIME INFORMATION

As provided by F.S. §287.133, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a Contractor, Supplier, Subcontractor, or Consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

I, Richard E. Brylanski, PE, being an authorized representative of the Respondent, Hole Montes, Inc., located at 6200 Whiskey Creek Drive

City: Fort Myers State: FL Zip Code: 33919, have read and understand the contents above. I further certify that Respondent is not disqualified from replying to this solicitation because of F.S. §287.133.

Signature:  Date: 02/10/2022

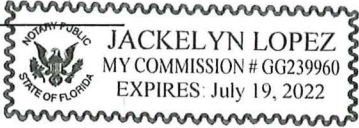
Telephone #: 239.985.1200 Fax #: 239.985.1259

Federal ID #: 59-158838

STATE OF Florida
COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10 day of February 2022, by Richard E. Brylanski.


Notary Public - State of Florida



Personally Known OR Produced Identification
Type of Identification Produced _____

THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

NON-COLLUSIVE AFFIDAVIT

Before me, the undersigned authority, personally appeared:

Richard E. Brylanski, PE who, being first duly sworn, deposes and says that:

1. He/She is the Representative (Owner, Partner, Officer, Representative or Agent) of Hole Montes, Inc., the Respondent that has submitted the attached reply;
2. He/She is fully informed respecting the preparation and contents of the attached reply and of all pertinent circumstances respecting such reply;
3. Such reply is genuine and is not a collusive or sham reply;
4. Neither the said Respondent nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other respondent, firm, or person to submit a collusive or sham reply in connection with the work for which the attached reply has been submitted; or have in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any respondent, firm, or person to fix the price or prices in the attached reply or of any other respondent, or to fix any overhead, profit, or cost elements of the reply price or the reply price of any other respondent, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the reply work.

Signed, sealed and delivered this tenth day of February, 20 22.

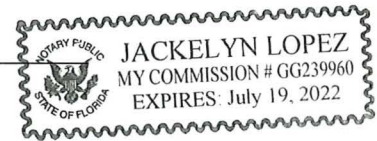
By: [Signature]

Richard E. Brylanski, PE
(Printed Name)
Sr. VP/Dir. of Land Development
(Title)

STATE OF Florida
COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10 day of Feb, 20 22 by Richard E. Brylanski

[Signature]
Notary Public - State of Florida



Personally Known OR Produced Identification
Type of Identification Produced _____

THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

LOBBYING CERTIFICATION

"The undersigned hereby certifies, to the best of his or her knowledge and belief, that":

STATE OF Florida

COUNTY OF Lee

This tenth day February of 2022

tenth Richard E. Brylanski, PE, being first duly sworn, deposes and says that he or she is the authorized representative of Hole Montes, Inc. (Name of the contractor, firm or individual), and that the vendor and any of its agents agree to have no contact or communication with, or discuss any matter related in any way to any active City of North Port solicitation, with any City of North Port elected officials, officers, their appointees or their agents or any other staff or outside individuals working with the city in respect to this request other than the designated Procurement Official Contact and to abide by the restrictions outlined in the General Terms and Conditions of the Solicitation. Technical questions directed to the project manager, is prohibited. These persons shall not be lobbied, either individually or collectively, regarding any questions for bid, proposal, qualification and/or any other solicitations released by the city. To do so is grounds for immediate disqualification from the selection process. The selection process is not considered final until such a time as the Commission has made a final and conclusive determination.

(a) No City appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence either directly or indirectly an officer or employee of the City, City Commission in connection with the awarding of any City Contract.

(b) If any funds other than City appropriated funds have been paid or will be paid to any person for influencing or attempting to influence a member of City Commission or an officer or employee of the City in connection with this contract, the undersigned shall complete and submit Standard Form-L "Disclosure Form to Report Lobbying", in accordance with its instructions.

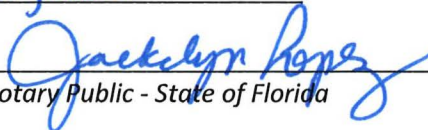
Signed, sealed and delivered this tenth day of February, 2022.

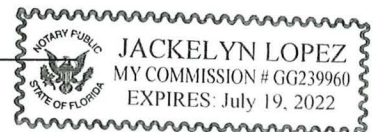
By: 

Richard E. Brylanski, PE
(Printed Name)
02/10/2022

STATE OF Florida
COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10 day of feb, 2022, by Richard E. Brylanski.


Notary Public - State of Florida



Personally Known OR Produced Identification
Type of Identification Produced _____

THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

CONFLICT OF INTEREST FORM

F.S. §112.313 places limitations on public officers (including advisory board members) and employees' ability to contract with the City either directly or indirectly. Therefore, please indicate if the following applies:

PART I.

- I am an employee, public officer or advisory board member of the City
_____ (List Position Or Board)
- I am the spouse or child of an employee, public officer or advisory board member of the City
Name: _____
- An employee, public officer or advisory board member of the City, or their spouse or child, is an officer, partner, director, or proprietor of Respondent or has a material interest in Respondent. "Material interest" means direct or indirect ownership of more than 5 percent of the total assets or capital stock of any business entity. For the purposes of [§112.313], indirect ownership does not include ownership by a spouse or minor child.
Name: _____
- Respondent employs or contracts with an employee, public officer or advisory board member of the City
Name: _____
- None Of The Above

PART II:

Are you going to request an advisory board member waiver?

- I will request an advisory board member waiver under §112.313(12)
- I will NOT request an advisory board member waiver under §112.313(12)
- N/A

The City shall review any relationships which may be prohibited under the Florida Ethics Code and will disqualify any vendors whose conflicts are not waived or exempt.

BUSINESS NAME: Hole Montes, Inc.

NAME AND TITLE (PERSON AUTHORIZED TO BIND THE COMPANY): Richard E. Brylanski, PE

SIGNATURE:  DATE: 02/10/2022

THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

VENDOR'S CERTIFICATION FOR E-VERIFY SYSTEM

The undersigned Vendor/Consultant/Contractor (Vendor), certifies the following:

1. Vendor is a person or entity that has entered into or is attempting to enter into a contract with the City of North Port (City) to provide labor, supplies, or services to the City in exchange for salary, wages or other remuneration.
2. Vendor has registered with and will use the E-Verify System of the United States Department of Homeland Security to verify the employment eligibility of:
 - a. All persons newly hired by the Vendor to perform employment duties within Florida during the term of the contract; and
 - b. All persons, including sub-contractors, sub-vendors or sub-consultants, assigned by the Vendor to perform work pursuant to the contract with the City.
3. If the Vendor becomes the successful Contractor who enters into a contract with the City, then the Vendor will comply with the requirements of Section 448.095, Fla. Stat. "Employment Eligibility", as amended from time to time.
4. Vendor will obtain an affidavit from all subcontractors attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien as defined in 8 United States Code, Section 1324A(H)(3).
5. Vendor will maintain the original affidavit of all subcontractors for the duration of the contract.
6. Vendor affirms that failure to comply with the state law requirements can result in the City's termination of the contract and other penalties as provided by law.
7. Vendor understands that pursuant to Florida Statutes, section 448.095, the submission of a false certification may result in the termination of the contract if one is entered into, and may subject the Vendor named in this certification to civil penalties, attorney's fees and costs.

VENDOR: Hole Montes, Inc. (Vendor's Company Name)

Certified By:  _____
AUTHORIZED REPRESENTATIVE SIGNATURE

Print Name and Title: Richard E. Brylanski, PE

Date Certified: 02/10/2022

THIS PAGE MUST BE COMPLETED AND SUBMITTED

DISCLOSURE FORM
FOR
CONSULTANT/ENGINEER/ARCHITECT

Please select (only) one of the following three options:

Our firm has no actual, potential, or reasonably perceived, **financial*** or **other interest**** in the outcome of the project.

Our firm has a potential or reasonably perceived **financial*** or **other interest**** in the outcome of the project as described here: _____.

Our firm proposes to mitigate the potential or perceived conflict according to the following plan:
_____.

Our firm has an actual **financial*** or **other interest**** in the outcome of the project as described here:
_____.

***What does "financial interest" mean?**

If your firm, or employee of your firm working on the project (or a member of the employee's household), will/may be perceived to receive or lose private income depending on the government business choices based on your firm's findings and recommendations, this must be listed as a financial interest. An example would be ownership in physical assets affected by the government business choices related to this project. The possibility of contracting for further consulting services is not included in this definition and is not prohibited.

****What does "other interest" mean?**

If your firm, or employee of your firm working on the project (or a member of the employee's household), will/may be perceived to have political, legal or any other interests that will affect what goes into your firm's findings and recommendations, or will be/may be perceived to be affected by the government business choices related to this project, this must be listed as another interest.

BUSINESS NAME: Hole Montes, Inc.. _____

NAME AND TITLE (PERSON AUTHORIZED TO BIND THE COMPANY): Richard E. Brylanski, PE _____

SIGNATURE: _____ **DATE:** 02/10/2022 _____

THIS PAGE MUST BE SUBMITTED WITH PROPOSAL

Scrutinized Company Certification Form

Company Name: Hole Montes, Inc.

Authorized Representative Name and Title: Richard E. Brylanski, PE - Senior VP/Dir. of Land Development

Address: 6200 Whiskey Creek Drive City: Fort Myers State: FL ZIP: 33919

Phone Number: 239.985.1200 Email Address: RickBrylanski@HMeng.com

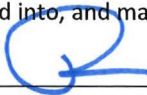
A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with the City of North Port for goods or services of any amount if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Florida Statutes, section 215.4725, or is engaged in a boycott of Israel.

A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with the City of North Port for goods or services of \$1 million or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Florida Statutes, section 215.473, or with companies engaged in business operations in Cuba or Syria.

CHOOSE ONE OF THE FOLLOWING

- This bid, proposal, contract or contract renewal is for goods or services of less than \$1 million. As the person authorized to sign on behalf of the above-named company, and as required by Florida Statutes, section 287.135(5), I hereby certify that the above-named company is not participating in a boycott of Israel.
- This bid, proposal, contract or contract renewal is for goods or services of \$1 million or more. As the person authorized to sign on behalf of the above-named company, and as required by Florida Statutes, section 287.135(5), I hereby certify that the above-named company is not participating in a boycott of Israel, is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and it does not have business operations in Cuba or Syria.

I understand that pursuant to Florida Statutes, section 287.135, the submission of a false certification may result in the termination of the contract if one is entered into, and may subject the above-named company to civil penalties, attorney's fees and costs.

Certified By:  _____
AUTHORIZED REPRESENTATIVE SIGNATURE

Print Name and Title: Richard E. Brylanski, PE - Senior VP/Dir. of Land Development

Date Certified: 02/10/2022

Solicitation/Contract/PO Number (Completed by Purchasing): 2022-13

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END OF PART IV

Licensee

Name: **HOLE MONTES, INC.**
 Rank: **Registry**
 Primary Status: **Current**

License Number: **1772**
 License Expiration Date:
 Original License Date: **09/26/1979**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
42347	Current, Active	COLE, W TERRY	Registry	02/15/2021	Professional Engineer	02/28/2023

Official Website of the Department of Homeland Security

E-Verify Welcome June Sapp Company Hole Montes, Inc. User ID JSAP5744

Home Cases Profile **Company** Reports Resources Log Out

Company Information

Company Name Hole Montes, Inc.	Company ID Number 219029	Doing Business As (DBA) Name -
DUNS Number -		
Physical Location		
Address 1 950 Encore Way	Mailing Address	
Address 2 -	Address 1 P. O. Box 111629	
City Naples	Address 2 -	
State FL	City Naples	
Zip Code 34110	State FL	
County COLLIER	Zip Code 34108	
Additional Information		
Employee Identification Number 591518838	Total Number of Employees 20 to 99	Parent Organization -
Administrator -		
Organization Designation		
Employer Category None of these categories apply		
View / Edit		
NAICS Code 541 - PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES	Total Hiring Sites 2	Total Points of Contact 2
View / Edit	View / Edit	View / Edit

This certificate hereby qualifies

Robert J. Mulhere, AICP

as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number: 010931

Paul Farmer
 Paul Farmer, AICP
 Executive Director and CEO

Graham Billingsley
 Graham Billingsley, AICP
 President



The American Institute of Certified Planners

The Professional Institute of the American Planning Association

hereby qualifies

Paula N.C. McMichael

as a member with all the benefits of a Certified Planner and responsibility to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number: 021434

February 12, 2007

Joe Althoff
 PRESIDENT

Paul Farmer
 EXECUTIVE DIRECTOR

State of Florida Department of State

I certify from the records of this office that HOLE MONTES, INC. is a corporation organized under the laws of the State of Florida, filed on April 3, 1974.

The document number of this corporation is 449782.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on February 25, 2021, 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-fifth day of February, 2021



Ramona Bee
 Secretary of State

Tracking Number: 8987413682CC

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

<https://services.smbiz.org/Filings/CertificateOfStatus/CerticateAuthenticat.htm>

This certificate hereby qualifies

Ellen L. Summers, AICP

as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number: 33558



Joel Althoff
 Joel Althoff, AICP, CA
 Chief Executive Director

Michelle J. Silver
 Michelle J. Silver, AICP
 President





HoleMontes.com



NAPLES

950 Encore Way
Naples, FL 34110
239.254.2000

FORT MYERS

6200 Whiskey Creek Dr.
Fort Myers, FL 33919
239.985.1200