



gai consultants

**COMMUNITY
SOLUTIONS
GROUP**

DIGITAL



Morgan Family Community and Aquatics Center | North Port, Florida | WJArchitects

01.14.2025

RFP NO. 2025-16

PARKS AND RECREATION MASTER PLAN

CITY OF NORTH PORT, FLORIDA

SUBMITTED BY: GAI Consultants, Inc.

PRIMARY POINT OF CONTACT: Kristin Caborn

618 East South Street, Suite 700, Orlando, Florida 32801

T. 407.423.8398 | F. 407. 843.1070 | K.Caborn@gaiconsultants.com



TABLE OF CONTENTS

Table of Contents	1
1 TRANSMITTAL LETTER	2
<i>0 of 50 pages used in page count</i>	
2 DOCUMENTS	3
Licenses and Certifications	3
Resumes	10
Project Approach	32
Schedule / Timeline	50
Additional Information	51
<i>38 of 50 pages used in page count</i>	
3 TEAM'S PREVIOUS EXPERIENCE / PROFICIENCY IN SIMILAR PROJECTS	60
<i>7 of 50 pages used in page count</i>	
4 REFERENCES	67
<i>1 of 50 pages used in page count</i>	
5 LITIGATION AND INSURANCE	68
<i>1 of 50 pages used in page count</i>	
6 REQUIRED FORMS	a-t
1: Proposal Submittal Signature Form	
2: Statement of Organization	
3: References	
4: Drug-Free Workplace	
5: Public Entity Crime Information	
6: Non-Collusive Affidavit	
7: Lobbying Certification	
8: Conflict of Interest Form	
9: Disclosure Form (Consultant/Engineer/Architect)	
10: Scrutinized Company Certificate	
11: E-Verify System	
12: Human Trafficking Form	
13: Foreign Entity Form	
SAMPLE INSURANCE CERTIFICATE	
NOT CLAIMING MBE/WBE /VBE	

47 of 50 pages used in page count



Letter of Interest

January 14, 2025



City of North Port
Finance Department/Purchasing Division
GEOFF THOMAS, Contract Administrator I
4970 City Hall Boulevard, 3rd Floor, Suite 337
North Port, Florida 34286

RFP NO. 2025-16 | PARKS AND RECREATION MASTER PLAN – REQUEST FOR PROPOSAL

Dear Mr. Thomas and Members of the Selection Committee:

The **GAI Consultants' Community Solutions Group** (CSG) team is passionate about parks and recreation and the quality of life benefits these services provide to communities. We recognize that your Parks and Recreation Master Plan is an important investment in the City's social health and community building. As such, the CSG team is ready to play a key role in helping the City of North Port plan for its current and future park and recreation needs.

We are your team. Our dedicated Park System Practice Director, Kristin Caborn, CPRE, FCP, will serve as the project manager for North Port; she lives in Central Florida and has dedicated her career to working with local city and county parks and recreation departments. Many of these departments are seeking CAPRA accreditation for the first time or renewing current accreditation like North Port and need a solid, adoptable master plan to meet the requirements of NAS Item 2.4. With CSG's full 32-person practice, our team has a deep mix of professionals who are unmatched in parks and recreation experience within the state of Florida. We believe our depth of talent and easy proximity allows our team to take your budget dollars further than any competitor in terms of customer service, depth of product, and industry leading thought.

CSG professionals integrate regulatory planning, public finance, impact fees, and parks and recreation master planning into a seamless practice. Our firm provides a distinguished mix of local, regional, and national experience—all near North Port. The CSG team understands the character of the region through our previous work with North Port on **Atwater Park** Phases 1 & 2, along with our subconsultants who also have local expertise. Wannemacher Jensen Architects, our trusted partner, is local to Sarasota and is proud to have worked on the **Morgan Family Community and Aquatics Center** and the **Bayfront Master Plan**. Our other trusted subconsultant, Jay Exum, worked on the **Sarasota County Parks and Recreation Master Plan** and has a key understanding of ecotourism and the ecology of the Sarasota area.

We are your experts. We do not bring a set formulaic "metrics and solutions" to a Parks and Recreation Master Plan project. Everything distinct to North Port matters to us, and we take "public input prior to professional output" very seriously. Recent examples of our parks and recreation master planning efforts include local the Florida cities of Zephyrhills, Seminole, Deltona, Jacksonville, Orlando, Mount Dora, St. Cloud, Casselberry; as well as Seminole and Clay Counties.

We are committed to the City of North Port's Parks and Recreation Master Plan and look forward to engaging with the community about why they love North Port and call it home. Should you have any questions, please contact Kristin Caborn at 321.319.3161 or via email at K.Caborn@gaiconsultants.com. **All materials and enclosures being forwarded in response to the RFP herein are in line with the requirements set forth in the proposal format/requirements and the requirements checklist in Tab 6 of the RFP.**

Sincerely,

GAI Consultants, Inc. | Community Solutions Group

Peter Sechler, PLA, AICP
Vice President | Project Executive
Director, Community Solutions Group
321.319.3126 | P.Sechler@gaiconsultants.com

Authorized to commit the firm to perform the work included in the proposal

Kristin Caborn, CPRE, FCP
Assistant Vice President | Project Manager
Director, Park and Recreation System Planning
321.319.3161 | K.Caborn@gaiconsultants.com

Primary Point of Contact

**COMMUNITY
SOLUTIONS
GROUP**

Experienced People. Open Minds. Fresh Ideas.

Our work centers on finding resolution to place-based problems by implementing context-sensitive, sustainable solutions that are economically and fiscally beneficial and implementable. We engage diverse community groups to affect positive outcomes with shared benefits through integrated solutions. Consequently, our clients include governments, agencies, institutions, and developers who share an equal need to address complex and inter-related challenges. We work from planning to policy and concept to construction across the scales of region, city and campus; neighborhood, street, and site.

Master Planning + Urban Design

Landscape Architecture + Design

Economics + Real Estate Consulting

Urban Analytics

Wayfinding + Environmental Graphics

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Independence Square | Maitland, FL

State of Florida Department of State

I certify from the records of this office that G-A-I CONSULTANTS, INC. is a Pennsylvania corporation authorized to transact business in the State of Florida, qualified on December 11, 1974.

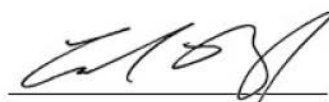
The document number of this corporation is 833525.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 8, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighth day of January, 2024*



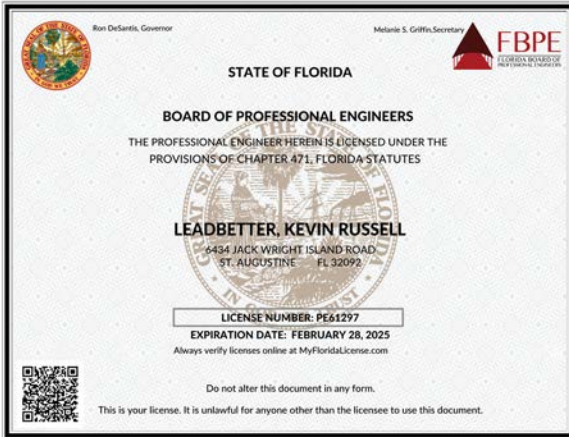

Secretary of State

Tracking Number: 7949469093CC

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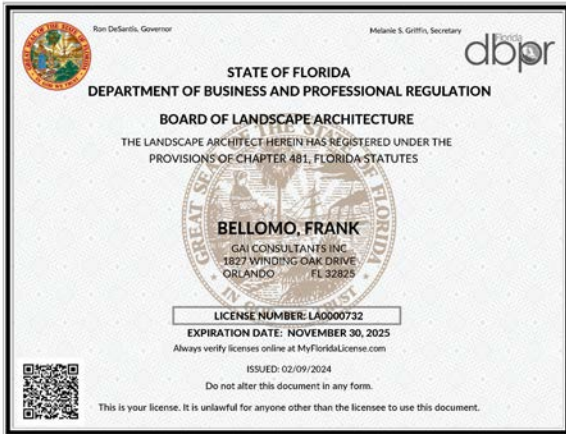
Qualifying Professional – Engineer



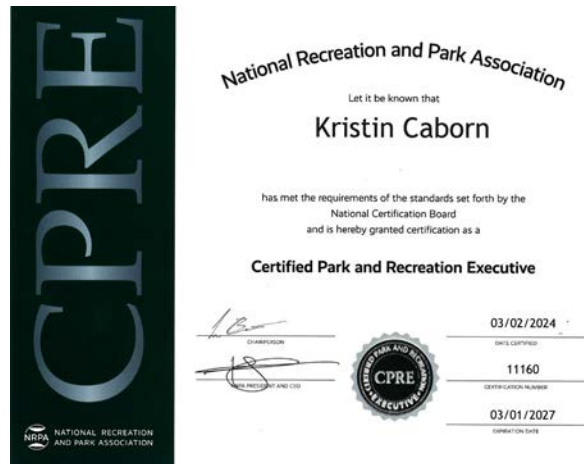
Project Executive



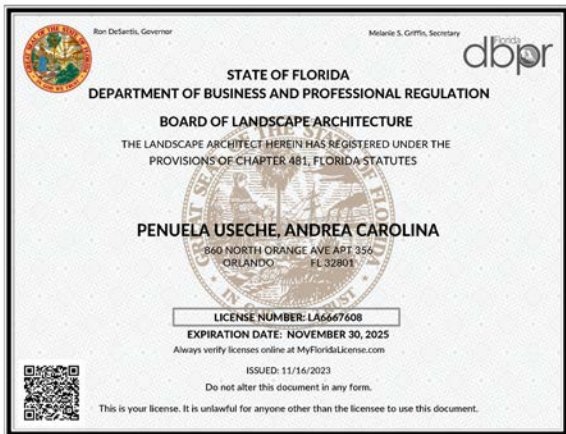
Qualifying Professional – Landscape Architecture



Project Manager



Deputy Project Manager



State of Florida

Department of State


I certify from the records of this office that WANNEMACHER JENSEN ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on November 5, 1992.

The document number of this corporation is P92000002451.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on February 19, 2024, 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 Nineteenth day of February,
2024*



Secretary of State

Tracking Number: 6994645048CC

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
 PROVISIONS OF CHAPTER 481, FLORIDA STATUTES



JENSEN, JASON WAYNE
 WANNEMACHER JENSEN ARCHITECTS, INC.
 3992 42ND AVE S
 ST. PETERSBURG FL 33711

LICENSE NUMBER: AR94244

EXPIRATION DATE: FEBRUARY 28, 2025

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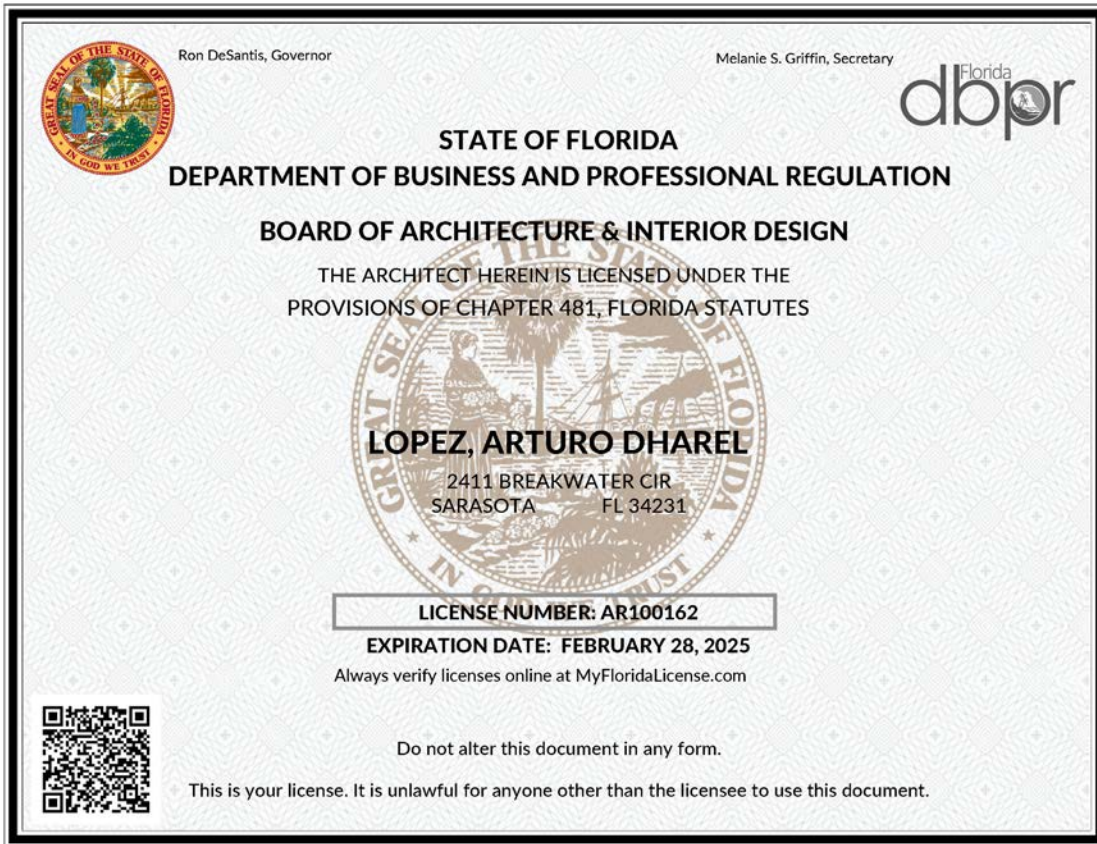


Shay R. Hoover
 Chairman

June 30, 2009
 Date issued

Peter Templeton
 Peter Templeton, President

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida **dbpr**

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN


THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

LOPEZ, ARTURO DHAREL
 2411 BREAKWATER CIR
 SARASOTA FL 34231

LICENSE NUMBER: AR100162

EXPIRATION DATE: FEBRUARY 28, 2025

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LEED GREEN ASSOCIATE

11573775-GREEN-ASSOCIATE

REDENTIAL ID

02 MAY 2024

ISSUED

01 MAY 2026

VALID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Arturo Lopez

HAS ATTAINED THE DESIGNATION OF

LEED® Green Associate™

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED green building program.

Peter Templeton

PETER TEMPLETON
 PRESIDENT & CEO
 U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

DIVISION OF CORPORATIONS



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Detail by Entity Name

Florida Profit Corporation
EXUM ASSOCIATES, INC.

Filing Information

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Effective Date 03/24/2014
State FL
Status ACTIVE
Last Event ARTICLES OF CORRECTION
Event Date Filed 04/03/2014
Event Effective Date NONE

Principal Address

2253 PEACHLEAF COURT
LONGWOOD, FL 32779

Mailing Address

2253 PEACHLEAF COURT
LONGWOOD, FL 32779

Registered Agent Name & Address

Exum, Joe H., Jr.
2253 PEACHLEAF COURT
LONGWOOD, FL 32779

Name Changed: 01/21/2015

Address Changed: 01/21/2015

Officer/Director Detail

Name & Address

Title P

EXUM, JOE H, JR.
2253 PEACHLEAF COURT
LONGWOOD, FL 32779

Annual Reports

Report Year	Filed Date
2022	01/31/2022
2023	02/01/2023
2024	02/05/2024

Document Images

02/08/2024 -- ANNUAL REPORT	View image in PDF format
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01/21/2015 -- ANNUAL REPORT	View image in PDF format
04/03/2014 -- Articles of Correction	View image in PDF format
03/24/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
RMPK FUNDING, INC.

Filing Information

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FEI/EIN Number 02-0609342
Date Filed 06/06/2002
State FL
Status ACTIVE

Principal Address
 601 Heritage Dr.
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 601 Heritage Dr.
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Changed: 01/12/2015

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 JUPITER, FL 33458

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title P

RUSKAY, RYAN A
 601 Heritage Dr.
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 JUPITER, FL 33458

Annual Reports

Report Year	Filed Date
2022	01/04/2022
2023	01/20/2023
2024	01/16/2024

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05/02/2003 -- ANNUAL REPORT	View image in PDF format
06/06/2002 -- Domestic Profit	View image in PDF format



RRC Associates Boulder, Colorado based research and planning firm that offers services in social science, mobile location data, market research, strategic analysis, economic impact, and data visualization.

Resumes



Peter Sechler, PLA, AICP, MBA, Vice President

ROLE: Project Executive

TOTAL YEARS OF EXPERIENCE: 35

YEARS WITH GAI: 11

EXPERTISE

Citywide Regional Visioning, Community Redevelopment, Transit-oriented Urban Development, Main Street and Urban Walkability projects

EDUCATION

MBA, Business Administration, 2018, Point Park University

BS, Landscape Architecture, 1990, Ohio State University

Continuing Education Certificates:

- Harvard Business School: Leadership Training for Executives
- Harvard Graduate School of Design: Experiential Placemaking

LICENSES + REGISTRATIONS

Professional Landscape Architect (PLA): FL – 1993, #LA0001465

CERTIFICATIONS

American Institute of Certified Planners (AICP), No. 023221

Council of Landscape Architectural Registration Boards (CLARB)

Certified Trainer, Florida Redevelopment Academy

AFFILIATIONS

American Society of Landscape Architects (ASLA)

Florida Chapter American Planning Association (FAPA)

Florida Redevelopment Association (FRA)

Urban Land Institute (ULI)

Mr. Sechler is the Director of GAI's Community Solutions Group, focused on Planning, Urban Design, Landscape Architecture, and Economic Development in the eastern U.S. for public, private, and institutional clients. His focus has been to work inclusively—identifying the community context and mission, understanding economic potential, and thereby positioning specific initiatives to support broader goals, enhanced livability, and sustainable success. Mr. Sechler has been involved in the following types of projects: citywide regional visioning; community redevelopment; transit-oriented urban development; main street and urban walkability projects; medical, educational, and office park campuses; urban public parks and trails; and neighborhood planning and enhancements.

HIGHLIGHTED EXPERIENCE

- Seminole County Parks System Master Plan, Seminole County, Florida
- Zephyrhills Parks and Recreation Master Plan, Zephyrhills, Florida
- City of Jacksonville Business Investment and Development (BID) Plan and CRA Update, Jacksonville, Florida
- Rolling Hills Park Design and Implementation, Seminole County, Florida
- Lake Eola Park Master Plan, Orlando, Florida
- Lake Beauty Park, Orlando, Florida
- Blue Jacket Park, Orlando, Florida
- Unity Park, Ocoee, Florida
- Wellness Park, Ocoee, Florida
- Ocoee Downtown Waterfront Master Plan, Ocoee, Florida
- Downtown Open Space and Pedestrian Master Plan, Jacksonville, Florida
- Downtown Waterfront Park, Kissimmee, Florida
- Riverwalk and First Street Streetscape, Sanford, Florida
- Southport Community Park, Orlando, Florida
- Riverplace Boulevard Complete Street, Jacksonville, Florida
- South Main Street Complete Street, Gainesville Community Redevelopment Agency (CRA), Gainesville, Florida
- Clermont Downtown Waterfront Master Plan, Clermont, Florida
- Wauwatosa Village Streetscapes and Park Master Plan, Milwaukee, Wisconsin
- New Smyrna Beach Coastal Community Resiliency Program, New Smyrna Beach, Florida
- New Smyrna Beach CRA Master Plan Update, New Smyrna Beach, Florida
- Water-Sensitive Land Use Strategy, One Water Master Plan, Winter Haven, Florida
- Downtown Waterfront Master Plan, St. Petersburg, Florida
- Innovation District Master Plan, St. Petersburg, Florida
- InVision Tampa/Center City Plan, Tampa, Florida
- St. Petersburg Downtown Waterfront Master Plan (DWMP), St. Petersburg, Florida
- Warehouse Arts District/Deuces Live Joint Plan, City of St. Petersburg, St. Petersburg, Florida
- Orlando Health Downtown Master Plan, Orlando, Florida
- Orlando Downtown Sports and Entertainment District, Orlando, Florida





Kristin Caborn, CPRE, FCP, Assistant Vice President, Director of Park System Planning

ROLE: Project Manager and Primary
Point of Contact

TOTAL YEARS OF EXPERIENCE: 26

YEARS WITH GAI: 9

EXPERTISE

Park System Planning & Implementation Recreational
Facilities

EDUCATION

MS, Recreational Studies, 2000, University of Florida
BS, Recreation (Honors), 1997, University of Florida

CERTIFICATIONS

Certified Park and Recreation Executive (CPRE),
National Recreation and Park Association (11160)

Florida CPTED (Crime Prevention Through
Environmental Design) Practitioner (FCP), Florida
Attorney General

AFFILIATIONS

Florida Recreation and Parks Association (FRPA)
Foundation Trustee, President, 2013–2014

Member of the first class of Certified Park and
Recreation Executives through NRPA

Board Member, Florida Design Out Crime
Association, a Crime Prevention Through
Environmental Design (CPTED) Network

Florida Crime Prevention Through Environmental
Design (CPTED) Practitioner

Certified Park and Recreation Executive (CPRE)

National Recreation and Park Association

Florida Recreation & Park Association (FRPA)

Ms. Caborn has 26 years of extensive parks and recreation management and planning experience involving managing several multimillion-dollar parks and recreation projects, and providing master plan implementation and phasing plans services for public sector clients. Ms. Caborn thoroughly understands the municipal park planning process through her experience as a previous Parks and Recreation Director, where she was actively involved in all aspects of park planning, including extensive public involvement and facilitation. She is a Certified Park and Recreation Executive, Florida Crime Prevention Through Environmental Design (CPTED) Practitioner, and was named to Engineering News-Record's Southeast Top 20 under 40 in 2015.

HIGHLIGHTED EXPERIENCE

- Seminole County Parks System Master Plan, Seminole County, Florida
- St. Cloud Parks and Recreation Master Plan, St. Cloud, Florida
- Zephyrhills Parks and Recreation Master Plan, Zephyrhills, Florida
- West Melbourne Parks Master Plan, West Melbourne, Florida
- Alachua County Parks and Recreation Master Plan, Alachua County, Florida
- Clay County Parks and Recreation System Master Plan, Clay County, Florida
- Clay County Parks and Recreation Continuing Services Contract, Clay County, Florida
- Seminole Recreation Master Plan, City of Seminole, Florida
- Orlando Parks and Recreation Vision and Master Plan, City of Orlando, Florida
- Deltona Parks and Recreation Master Plan, Deltona, Florida
- City of Seminole Recreation Master Plan, Seminole, Florida
- Jacksonville Master Recreation Improvement Plan (MRIP)
- Mount Dora Parks and Recreation Continuing Services, City of Mount Dora, Florida
- Pasco Parks and Recreation Master Plan, Pasco County, Florida
- City of High Springs Parks, Trails, and Recreation Master Plan, High Springs, Florida
- Wekiva Wild and Scenic River System - Comprehensive River Management Plan
- Casselberry Parks Continuing Services Agreement, City of Casselberry, Florida
- Gainesville Citywide Park System Design Guidelines, City of Gainesville, Florida
- North Miami Beach Parks and Recreation Master Plan, North Miami Beach, Florida
- GreenPlace Park Planning, Orange County, Florida
- Lake Alfred Parks and Recreation Master Plan, City of Lake Alfred, Florida
- Bayhead Action Park, City of Largo, Florida
- Blue Cypress Park Pool, City of Jacksonville, Florida
- Brightwater Estate, City of Casselberry, Florida
- Cauley Lott Park Concept Plan and Design, City of Mount Dora, Florida
- Chisholm Park Master Plan, City of St. Cloud, Florida
- Dew Drop Park, City of Casselberry, Florida
- Lake Harney Wilderness Area, Seminole County, Florida
- Lift Every Voice and Sing Park (LEVS), City of Jacksonville, Florida
- Martin Luther King, Jr. Park Master Plan, City of Winter Park, Florida
- Mount Dora Pickleball Site Plan, City of Mount Dora, Florida
- Plantation Central Park Master Plan, City of Plantation, Florida
- Riverbend Placemaking, Seminole County, Florida
- Sebastian Parks Signage Plan, City of Sebastian, Florida
- Waterfront Park and Marina Master Plan, City of St. Cloud, Florida.
- Port Orange Parks Bond, Port Orange, Florida





Andrea Penuela, PLA, Associate, Landscape Architect

ROLE: Deputy Project Manager;
1. Stakeholder and Community Input;
2. Park Inventory and Future Park
Development

TOTAL YEARS OF EXPERIENCE: 10

YEARS WITH GAI: 7

EXPERTISE

Landscape Architecture

EDUCATION

BLA, Landscape Architecture (Summa Cum Laude)
(Minor: Wildlife Ecology and Conservation), 2017,
University of Florida

LICENSES + REGISTRATIONS

Professional Landscape Architect (PLA): FL – 2022,
#LA6667608

SPECIALIZED EXPERIENCE

Bilingual (Spanish/English)

Photoshop

Illustrator

InDesign

AutoCAD

SketchUp

ArcGIS

Lumion

Revit

Ms. Penuela is a Landscape Architect and Park System Planner within GAI’s Community Solutions Group (CSG), with experience in both visioning and site design for clients throughout Florida. Her experience includes public involvement, site inventory, project management, visioning, site planning, design development, and construction document preparation. Through her work, Ms. Penuela focuses on developing strategies to leverage parks and public realm spaces to provide equity and resilience throughout communities of various sizes and compositions. Her cross-disciplinary work allows her to deliver implementable plans that meet the unique needs of communities, while addressing larger relevant issues.

HIGHLIGHTED EXPERIENCE

- West Melbourne Parks Master Plan, West Melbourne, Florida
- Seminole County Parks and Recreation Master Plan, Seminole County, Florida
- St. Cloud Parks and Recreation Master Plan, St. Cloud, Florida
- Zephyrhills Parks and Recreation Master Plan, Zephyrhills, Florida
- Alachua County Parks and Recreation Master Plan, Alachua County, Florida
- Casselberry Parks Continuing Services Agreement, Casselberry, Florida
- Casselberry Go Bond Referendum, Casselberry, Florida
- Clay County Parks and Recreation System Master Plan, Clay County, Florida
- Clay County Parks and Recreation Continuing Services Contract, Clay County, Florida
- Deltona Parks and Recreation Master Plan, Deltona, Florida
- City of Atlanta Parks and Recreation Master Plan, Atlanta, Georgia
- Seminole County Parks Bond, Seminole County, Florida
- City of Seminole Recreation Master Plan, Seminole, Florida
- Orlando Parks and Recreation Vision and Master Plan, City of Orlando, Florida
- Jacksonville Master Recreation Improvement Plan (MRIP), Jacksonville, Florida
- City of Jacksonville Business Investment and Development (BID) Plan and CRA Update, Jacksonville, Florida
- Mount Dora Parks and Recreation Continuing Services, City of Mount Dora, Florida
- GreenPlace Park Planning, Orange County, Florida
- Cauley Lott Park Concept Plan & Design, City of Mount Dora, Florida
- Pasco Parks and Recreation Master Plan, Pasco County, Florida
- City of High Springs Parks and Recreation Master Plan, High Springs, Florida
- Wekiva Wild and Scenic River System - Comprehensive River Management Plan
- Gainesville Citywide Park System Design Guidelines, City of Gainesville, Florida
- Lake Eola Park Master Plan, City of Orlando, Florida
- Lake Lorna Doone Park, City of Orlando, Florida
- Casselberry Dew Drop Park, City of Casselberry, Florida
- Orlando Urban Trail Gap and Extension, City of Orlando, Florida
- Chisholm Park Master Plan, City of St. Cloud, Florida
- Waterfront Park and Marina Master Plan, City of St. Cloud, Florida
- St. Cloud Florida Avenue Bikeway, City of St. Cloud, Florida
- Lorna Doone Park, Florida Citrus Sports, City of Orlando, Florida
- The Packing District Stormwater Park, City of Orlando, Florida
- Independence Lane and Square, City of Maitland, Maitland, Florida.
- Packing District Streetscapes and Parks, Dr. Phillips, Inc., Orlando, Florida
- UF Landscape Master Plan and Implementation, City of Gainesville, Florida
- UF Wayfinding Master Plan, City of Gainesville, Florida



ROLE: 1. Stakeholder and Community Input; 2. Park Inventory and Future Park Development

Jason Jensen AIA, LEED AP



Jason Jensen is a licensed Architect and the Managing Principal of WJArchitects, an interdisciplinary architecture firm in Florida that specializes in municipal and community focused projects. A University of Florida graduate, Jason began his career in New York before returning home with the goal of promoting the innovation of architectural design across Florida. A strong advocate for sustainable architecture, Jason seeks to integrate green design elements into every project. He has led the design efforts on some of Florida's most forward-thinking municipal projects including the Madeira Beach City Centre and Largo Community Center, the first Community Center in the nation to earn LEED Platinum certification. With each project and any given set of parameters or challenges, Jason strives to provide creative design solutions that promote community and client ambitions, advance creative development, redefine conventions, and generate purpose driven solutions.

ROLE:

PRINCIPAL

EXPERIENCE:

24 years

EDUCATION:

Master of Architecture,
University of Florida, 2001

CREDENTIALS:

Registered Architect: Florida
AR94244
NCARB #48738
LEED Accredited Professional

**89 FIRM AWARDS
INCLUDING:**

- 2 International Awards
- 6 AIA Florida Design Awards
- 27 AIA Tampa Bay Design Awards
- 2022 AIA Florida Sustainability Award for Design Excellence - St. Petersburg Pier Approach and Park
- 2016 AIA Tampa Bay H. Dean Rowe FAIA Award for Design Excellence - Madeira Beach City Hall
- 2011 AIA Tampa Bay Environment Sustainability Award, COTE - Largo Community Center
- 2009 AIA Tampa Bay H. Dean Rowe FAIA Award for Design Excellence - Roberts Recreation Center

SELECTED EXPERIENCE:

Morgan Family Community and Aquatics Center, North Port, FL

New 33,300 sf Recreation Center that sits within a 42 acre park. Featured amenities include an expanded gymnasium with 6 basketball backboards, fitness center, dance room, teen lounge, multipurpose room, game room, arts and crafts room, meeting space and outdoor social areas.

Plantation Central Park Master Plan, Plantation, FL

Master plan development including park redevelopment, layout, design, and planning. The park contains the Veltri Tennis Center, the Plantation Aquatic Complex, a multi-purpose building, fields, pickleball courts, roller hockey rink, batting cages, playground, track, exercise train, concessions, pavilions, and restrooms. The plan includes indoor and outdoor recreation, public event space, and parking.

Seminole Recreation Master Plan, Seminole, FL

A new 18 acre park included a 38,000 S.F. recreation center. Park amenities include a football/soccer artificial turf field, a youth/adult softball field, tennis courts, full-sized outdoor basketball courts, an outdoor junior-sized basketball court, sand volleyball courts, children's playgrounds, shaded pavilions, a splash pad, outdoor movie theater, open green space, walking and running paths, and 320 parking spaces.

Bayfront Park and Master Plan, Longboat Key, FL

Updates, renovations, and improvements to an existing waterfront park. New amenities include: Dog Park, Kayak Launch, Restrooms, Fishing pier, shuffleboard courts, covered pavilion and more.

Doral Legacy Park Master Plan & Implementation, Doral, FL

A new 18 acre park included a 38,000 S.F. recreation center. Park amenities include a football/soccer artificial turf field, a youth/adult softball field, tennis courts, full-sized outdoor basketball courts, an outdoor junior-sized basketball court, sand volleyball courts, children's playgrounds, shaded pavilions, a splash pad, outdoor movie theater, open green space, walking and running paths, and 320 parking spaces.

Pompey Park Master Plan & Schematic Design, Delray Beach, FL

WJA and GAI provided services to the City of Delray Beach to masterplan the existing Pompey Park and develop schematic designs for a new Recreation Center. The project includes extensive community stakeholder meetings, facility and site programming, and the development of several conceptual schemes for the park and recreation center.

John Marble Park Master Plan & Implementation, Bradenton, FL

A new 23,200 sf recreation center at the existing 6.9 acre John Marble Park. Recreation building amenities include a double gymnasium, multi-purpose rooms, fitness center, catering kitchen, restrooms, showers, changing rooms, and lifeguard station. Park amenities include an expanded pool deck off the existing six lane swimming pool, outdoor fitness equipment, shaded pavilions, bocce ball courts, children's playground, walking paths, open green space, a pond and expanded parking lot. Future improvements to include an outdoor basketball court, tennis courts, and a splash pad.

Arturo Lopez, AIA, NCARB, LEED GA



Arturo Lopez leads the WJA Sarasota office and is a highly accomplished architectural project manager with extensive expertise in overseeing complex projects in Sarasota and Manatee counties. Arturo brings over 20 years of construction-related experience to the team as a licensed architect in Florida, New York, and Massachusetts, as well as a licensed contractor in Massachusetts and California. His diverse professional background encompasses various roles, including consultant plan reviewer, and building inspector. His experience ranges from parks and recreation, educational projects, mixed-use buildings, and health centers. With recent experience at Hoyt Architects and Sweet Sparkman Architecture & Interiors (SSAI), Arturo's expertise shines in managing projects. With a strong track record in navigating complex projects, collaborating with demanding clients, and maintaining excellent relationships with local jurisdictions, Arturo is a highly respected project manager known for delivering exceptional results.

ROLE:
PROJECT MANAGER

EXPERIENCE:
15 years

EDUCATION:
Master of Architecture Boston
Architectural College Boston,
Massachusetts, 2015

B.S. Interior Design Westwood
College Anaheim, California,
2006

CREDENTIALS:
Registered Architect: Florida
Reg. #AR100162
LEED GA #11573775
NCARB #9479

SELECTED EXPERIENCE:

Lakeland Family YMCA, Lakeland, FL

The YMCA Lakeland project is an addition and renovation to an existing YMCA Fitness and Childcare center in Lakeland, FL. It consists of a 31,317 SF two story field house addition and the renovation and addition of the 19,866 SF childcare center. The new field house addition provides the YMCA with a new main entrance and reception area and introduces new program elements that respond to the growth the local community is experiencing. The program elements that make up the field house addition include an elevated running track, an indoor soccer field, basketball courts, a cardio deck, and a new weight room.

Long Center Aquatics Renovations, Clearwater, FL

The project entails analyzing life cycle costs for two renovation options for The Long Center Natatorium: one retaining existing fenestration with modern upgrades and another reducing fenestration while exploring an enclosure of the west sun deck. Both options include structural assessments, mechanical system upgrades, roof and pool deck improvements, and pool equipment updates.

G.T. Bray Park Pickleball Shade Structures, Bradenton, FL*

The new state-of-the-art pickleball courts are part of the CV Walton Raquet Center at the GT Bray Recreation Center. This includes 20 pickleball courts with 14 being covered and having large ceiling fans to keep the air circulation during the hot summer months. Six courts are uncovered. A single building containing restrooms, storage, and an office is approximately 1,400 sf.

Lincoln Park Pool, Palmetto, FL*

Lincoln Park Aquatic Center is 17.4 acres with a splash park, restrooms, and basketball courts. Arturo worked, as a consultant to Kimley-Horn, to design the Manatee County Lincoln Park aquatic facility in Palmetto, FL. The aquatic facility includes a 25-yard competition pool (USA Swimming Certified), a zero-entry area, pool deck shade structures, concrete broom finished pool deck, lighting on the deck and underwater, lightning protection for the pool, perimeter fencing, signage, and one monumental slide. Pool support buildings include a central office, public restrooms, locker facilities, staff restrooms, an office for lifeguards and first aid, lightning protection, and a filtration/pump house.

Lake Kennedy Racquet Center, Cape Coral, FL*

This state-of-the-art facility will feature an impressive 32 pickleball courts and 12 tennis courts, a pro shop, and an on-site concession stand. Located at Lake Kennedy Community Park in Cape Coral, the new Racquet Center will be a premier destination for players and spectators alike. The facility will be easily accessible, with ample parking available, allowing for easy access for all.

Pompano Community Center, Pompano Beach, FL *

At the Pompano Community Center, the team designed and administered the renovation of an old DMV building and its site into a new community center that housed a multi-purpose room, administration offices, meeting rooms, and restrooms for the public. Site features included shade structures, twelve pickleball courts, basketball courts, bbq areas and walking trails.

Manatee County Administration Center, Manatee County, FL*

Project manager for the feasibility study of a new 54,000 sf facility for the public works and utilities departments for Manatee County.

Festival Park Concessions Bldg., Cape Coral, FL*

Legacy Trail Trailheads Pompano Community Center, Sarasota, FL*

*Individual Project



Jay H. Exum, Ph.D.
Principal Ecologist

Education

Doctor of Philosophy, Wildlife Ecology,
Auburn University, Auburn, AL (1985)

Master of Science, Wildlife Biology,
University of Tennessee, Knoxville, TN
(1981)

Bachelor of Arts, Zoology, University of
Tennessee, Knoxville, TN (1978)

Professional History

2014 – Present
President, Principal Ecologist
Exum Associates, Inc.

2009 – 2014
AECOM (acquired Glatting Jackson)
Regional Director, Principal Ecologist

1996 - 2009
Glatting Jackson Kercher Anglin, Inc.
Principal, Director of Environmental
Services

1985 – 1995
Breedlove, Dennis & Associates, Inc.
Vice President and Senior Scientist

Expertise

Wildlife ecology and habitat
Natural resource management planning
Environmental policy
Wetland community assessment

Past and Current

Community/Professional Involvement

- Chair, Seminole County Acquisition and Restoration Committee
- President, Florida Chapter of The Wildlife Society
- Chair, Board of Directors, Florida Wildlife Federation
- President, Friends of the Wekiva River
- Faculty Advisory Board, University of Florida Department of Wildlife Ecology and Conservation
- Chair, Advisory Board to the University of Tennessee Forestry, Wildlife and Fisheries Department
- Reedy Creek Improvement District Pollution Control Advisory Board
- President, Wingfield Reserve Homeowners Association

Representative Projects:

- *Hillsborough County Conservation Lands Master Plan*
- *Wekiva Wild and Scenic River Comprehensive Management Plan*
- *Orange County Green PLACE Master Plan*
- *Triple Creek Management Plan*
- *Jekyll Island Conservation Plan*
- *Sarasota 2050 Comprehensive Plan*
- *Southwest FL Water Management District Management Plans*
- *Gwinnett County Parks System Conservation Strategy*



ROLE: 1. Stakeholder and Community Input

Sean Maher

CEO

ABOUT

Sean Maher oversees all client relations, project management and strategic planning for RRC's operations. Prior to joining RRC, Sean was CEO of the Downtown Boulder Partnership and Downtown Business Improvement District where he led marketing, operations, special events and tenant recruitment efforts across a 49-square block area. Sean has also led private and public economic development in Boulder as the head of the Boulder Economic Council and Small Business Development Center. Other business experience includes prior ownership of multiple Boulder Ben & Jerry's stores, marketing consulting for the Sterling Rice Group, as well as the development and sale of a multi-store retail business in Taos, New Mexico focused on outdoor gear and footwear.

EDUCATION

Master of Business Administration: University of Colorado
Bachelor of Science, Business Administration: University of Montana

PROFESSIONAL EXPERIENCE

2019 to present	CEO, RRC Associates – Boulder, CO
2008 to 2019	CEO, Downtown Boulder Partnership & Business Improvement District – Boulder, CO
2004 to 2007	Executive Director, Business Economic Council – Boulder, CO
2002 to 2004	Director, Boulder Small Business Development Center – Boulder, CO

RELEVANT WORK EXPERIENCE

Special Events and Tourism

- IRONMAN Boulder
- US Pro Cycling Challenge Steering Committee
- Pearl Street Arts Festival
- Taste of Peal Food & Wine Event
- Boulder Craft Beer Festival
- Boulder Tourism Survey
- Ben & Jerry's Colorado Special Events
- Downtown Intercept Surveys

District and Downtown Management

- Retail Assessment and Strategy
- Economic Impact Analysis
- Downtown Intercept Survey
- International Downtown Association Board
- Parking Demand & Utilization Study
- Tenant Mix Analysis & Recruitment
- Small Business Consulting & Assistance
- City Council Relations & Advocacy
- Business Incentive Program Creation
- Tech/Startup Firm Integration

CONTACT

-  (303) 396-1612
-  sean@rrcassociates.com
-  www.rrcassociates.com



ROLE: 1. Stakeholder and Community Input

Kailyn Haskovec

Research Manager

ABOUT

Kailyn brings a unique perspective to the RRC Associates team with a background in state and local government, parks and recreation, transportation, and social research. Kailyn can interpret qualitative and quantitative data to provide strategic recommendations and policy direction. She has managed a variety of parks and recreation studies, community surveys, market analyses, and tourism sentiment research.

At RRC, Kailyn is the project manager for the parks and recreation research sector. She guides each stage of the process from project kick-off to questionnaire design and analysis and reporting. As a prior public servant in a parks and recreation department, she is passionate about assisting parks and recreation agencies utilize community feedback to draft strategic plans and goals.

EDUCATION

Master of Environment, Sustainable Planning and Management: University of Colorado
2018

Bachelor of Arts, Sociology & Minors in Environmental Studies and Public Policy,
Planning & Management: University of Oregon 2014

PROFESSIONAL EXPERIENCE

2023 to present	Associate, RRC Associates – Boulder, CO
2021 to 2023	Research Analyst, RRC Associates – Boulder, CO
2019 to 2021	Program Coordinator, RRC Associates – Boulder, CO
2019 to 2020	Process Improvement Intern, Colorado Department of Transportation – Denver, CO
2017 to 2018	Graduate Research Assistant, National Parks Conservation Association – Boulder, CO

RELEVANT WORK EXPERIENCE

Parks, Recreation & Community Needs Assessments

Willamalane Park and Recreation District
Evergreen Park and Recreation District
Owensboro, KY
Menifee, CA
Scarborough, ME
Mebane, NC
Ada County, ID
Nampa, ID
Mesa, AZ
Deltona, FL
Brunswick, ME
Charles County, MD
Calvert County, MD
Chelan, WA
Boca Raton, FL

Tourism, Visitor, Special Event and Economic Research

Minnesota Dept. of Natural Resources
Travel Oregon
Beaver Creek Mountain Resort, CO
Visit Walla Walla, WA
Town of Vail, CO

Ski Area Market Assessments

Mt. Garibaldi, BC
The Balsams, NH
Quarry Road, ME
Saddleback, ME

Outdoor Recreation Research

Quandary Peak, CO
Jefferson County Open Space, CO
Upper Colorado Wild and Scenic Stakeholder Group, CO

CONTACT

-  (303) 359-0266
-  kailyn@rrcassociates.com
-  www.rrcassociates.com



Daniel Ashworth, PLA, ASLA, AICP, Senior Landscape Architecture Manager

ROLE: 2. Park Inventory and Future Park Development; 3. Neighborhood Park Accessibility

TOTAL YEARS OF EXPERIENCE: 23

YEARS WITH GAI: 1

EXPERTISE

Urban Design

Site Planning

Parks/Public Spaces/ Trails/Greenways Planning and Design

Multimodal & Active Transportation Planning and Design

Horticulture

EDUCATION

MLA, Landscape Architecture and Regional Planning 2004, University of Pennsylvania

BLA, Landscape Architecture 2002, Mississippi State University

BS, Landscape Contracting & Management, 2002, Mississippi State University

LICENSES/REGISTRATIONS

Professional Landscape Architect (PLA): AL – 2018, #835; FL – 2006, #LA6666839; SC – 2018, #1439; TN – 2016, #1066

CERTIFICATIONS

American Institute of Certified Planners (AICP) – 2009, #023581

Council of Landscape Architectural Registration Boards (CLARB) – 2016, #4578

Mr. Ashworth is a Landscape Architect and Planner with over 22 years of experience that includes leading design projects, project management, and business development. He has a wealth of relevant experience in planning and design work for parks, trails, streetscapes, institutions, and private developments. His expertise includes comprehensive and site planning, schematic design, construction documentation, construction administration, and project management of both public and private projects. Throughout his career, Mr. Ashworth has contributed to many projects of varying stages and scales in over 10 states across the U.S. He brings an ability to see the larger community development and placemaking benefits of projects—down to the minute design details such as finishes, furnishings, and planting selections that add vibrancy and value to cities and communities. Mr. Ashworth’s professional interests include urban design, site planning, parks and public spaces, trails and greenways, and multimodal transportation planning and design. He is also an expert in plants and plant identification.

HIGHLIGHTED EXPERIENCE

- Clay County Parks and Recreation Master Plan, Clay County, Florida
- Central Winds Park, Winter Springs, Florida
- Wildlight Park Spaces, Nassau County, Florida
- Wildlight Crosstown Avenue Streetscape, Nassau County, Florida
- Whiteview Parkway Landscape, Palm Coast, Florida
- Emerald Trail LaVilla Link, Jacksonville, Florida
- The District/Rivers Edge Review, Jacksonville, Florida
- The Heights Line, Memphis, Tennessee
- Walker Avenue Streetscape Design, Memphis, Tennessee
- West Ashley Greenway and Bikeway Master Plan, Charleston, South Carolina
- Medical District Streetscapes, Memphis, Tennessee
- A-State University Cycle Loop, Phase 2, Jonesboro, Arkansas
- Memphis 3.0 Comprehensive Plan, Memphis, Tennessee
- East Farmingdale Development Plan, Babylon, New York
- Wolf River Greenway, Memphis, Tennessee
- Bonita Springs West Terry Street Side Path, Bonita Springs, Florida
- Okeechobee Boulevard Corridor Study, West Palm Beach, Florida
- Plan West Ashley, Charleston, South Carolina
- Germantown Road Streetscape Design, Germantown, Tennessee
- Styx Alley Design, West Palm Beach, Florida
- Surface Transportation and Land Use Master Plan, Munford, Tennessee
- Green Rail Trail and Multimodal Improvements, Dresden, Tennessee
- Surface Transportation Master Plan, Covington, Tennessee
- Center Connect Streetscape Improvements, Collierville, Tennessee
- Beale Street Landing, Phase 4B, Memphis, Tennessee
- The Main to Main & Big River Crossing, Memphis, Tennessee & West Memphis, Arkansas
- Salvation Army Ray and Joan Kroc Community Center, Memphis, Tennessee
- Greenlaw Community Center, Memphis, Tennessee
- Shelby Farms Greenline, Phase 1, Memphis, Tennessee
- Paris Downtown Park, Paris, Tennessee
- Lamar Park, Oxford, Mississippi
- Memphis Cobblestone Landing, Memphis, Tennessee
- Discovery Park of America, Union City, Tennessee





Andrew McCown,

AICP, Associate, Senior
Planning Manager

ROLE: 2. Park Inventory and Future
Park Development

TOTAL YEARS OF EXPERIENCE: 21

YEARS WITH GAI: 11

EXPERTISE

Comprehensive and Master Planning, Community and Redevelopment Planning, Geographic Information Systems (GIS), Project Management

EDUCATION

MS, City and Regional Planning, 2005, Georgia Institute of Technology

BS, Chemical Engineering, 2003, Georgia Institute of Technology

CERTIFICATIONS

American Institute of Certified Planners, #024345

AFFILIATIONS

American Planning Association

Mr. McCown specializes in project management, policy writing, comprehensive planning and evaluation, neighborhood planning, campus planning, entitlement management, public involvement, and technical research. He has led and participated in a broad range of projects, including Comprehensive Plan Amendments and rezonings, Community and Citywide Vision Plans, Neighborhood Plans, hospital campus planning, community college system planning, and a number of large landholder entitlement strategy projects. With his engineering background and extensive knowledge of GIS applications he is able to effectively integrate a practical, technical approach into all areas of planning.

Mr. McCown is highly skilled at organizing and conducting public outreach efforts in support of planning efforts. His outreach activities have included coordinating and implementing charrettes, workshops, and public presentations, and conducting group exercises, leading breakout sessions, and coordinating live electronic polling.

HIGHLIGHTED EXPERIENCE

- Water-Sensitive Land Use Strategy, One Water Master Plan, Winter Haven, Florida
- St. Petersburg Warehouse Arts District Industrial Redevelopment, Places Projects, St. Petersburg, Florida
- St. Petersburg Innovation District, St. Petersburg, Florida
- LIFT Orlando Early Learning Center, Orlando, Florida.
- City of Mount Dora Evaluation and Appraisal Report, Mount Dora, Florida (2019–2020)
- City of Maitland Evaluation and Appraisal Report, Maitland, Florida (2009)
- Bartow Citywide Master Plan, Bartow, Florida
- River Bend Golf Course Redevelopment, Ormond Beach, Florida
- Ocoee Downtown Master Plan, Ocoee, Florida
- Envision St. Cloud Citywide Master Plan, City of St. Cloud, St. Cloud, Florida
- SR 429 Land Use + Economic Development Study, Cities of Ocoee and Winter Garden, Florida
- SR200-A1A Corridor Master Plan, Nassau County, Florida
- Packing District Vision, Dr. Phillips Foundation, Orlando, Florida
- Orlando Sports and Entertainment District, Orlando, Florida
- Riverplace Boulevard Complete Street, Jacksonville, Florida





Ana Kimelton, SEGD, Associate, Director of Wayfinding and Environmental Graphics

ROLE: 2. Park Inventory and Future
Park Development

TOTAL YEARS OF EXPERIENCE: 15

YEARS WITH GAI: 7

EXPERTISE

Industrial and Graphic Design, Adobe Creative Cloud (Photoshop, Illustrator, InDesign, Flash, After Effects, Premier), AutoCAD, 3ds Max, Rhino, SketchBook Pro, KeyShot, SketchUp

EDUCATION

BFA, Industrial Design, 2013, Savannah College of Art and Design

BS, Graphic Design, 2010, Instituto de Diseño de Caracas

BS, Industrial Design, 2007, Instituto de Diseño de Caracas

AFFILIATIONS

The Society for Experiential Graphic Design (SEGD)

University of South Florida Digital Marketing Advisory Board

Ms. Kimelton is the Director of Wayfinding and Environmental Graphics in GAI's Community Solutions Group (CSG). With 15 years of experience, including in wayfinding design and planning, she is a passionate Graphic and Industrial Designer, who is vastly skilled with product design and development, branding, and corporate identity. Ms. Kimelton is self-motivated, creative, versatile, and knowledgeable in both 2D and 3D design work. Her background in industrial design gives her extensive knowledge of fabrication and materials, as well as experience with construction documents for retail commercial interior renovations and build-out supervision. She has both analytic and creative thinking—allowing her concepts to be data driven and data oriented. Her designs are well thought out and consider the project character and goals. Research plays a big part in her design methodology. Ms. Kimelton has worked on national and international projects for cities, including Buena Park, Daytona Beach, Kuala Lumpur, Oklahoma City, and Naples. She has also performed on campus wayfinding for the University of Florida, Central Michigan University, New Jersey Institute of Technology, and Virginia State University.

HIGHLIGHTED EXPERIENCE

- City of St. Cloud Downtown Wayfinding, St. Cloud, Florida
- Gainesville Park Wayfinding, Gainesville, Florida
- Heritage Trail, City of Gainesville, Gainesville, Florida
- City of St. Cloud Downtown Wayfinding, St. Cloud, Florida
- Pasco Parks and Recreation Master Plan Capital Improvement Program (CIP) Public Awareness, Consensus Communications, Inc., Pasco County, Florida
- Packing District Wayfinding Master Plan, Orange County, Orlando, Florida
- Nassau County Parks Estimating, Nassau County, Florida. Senior Planner and Designer
- Sebastian Wayfinding and Parks Signage Plan, City of Sebastian, Sebastian, Florida
- East Tampa Community Redevelopment Agency (CRA) Action Plan Branding, Tampa, Florida
- I-Drive Signage and Wayfinding, Orange County, Florida
- Lake Lorna Doone Park Graphics + Wayfinding, Florida Citrus Sports, Orlando, Florida
- Maitland Bike-Ped Plan, City of Maitland, Maitland, Florida
- Riverplace Boulevard Bicycle and Pedestrian Improvements, City of Jacksonville, Jacksonville, Florida
- Edgewater Naming and Branding, Osceola County, Kissimmee, Florida
- Gordon River Greenway Design Workshop, Collier County, Naples, Florida





Aimee Shields,

PE, Associate, Senior Engineering Manager

ROLE: 2. Park Inventory and Future
Park Development

TOTAL YEARS OF EXPERIENCE: 21

YEARS WITH GAI: 18

EXPERTISE

Civil Engineering, Infrastructure Engineering and Design, Permitting, Sanitary Sewer System Analysis and Design, Stormwater Management, Stormwater Pollution Prevention Control

EDUCATION

MBA, Business Administration, 2017, Point Park University

BS, Civil Engineering, 2003, Villanova University

LICENSES + REGISTRATIONS

Professional Engineer (PE): FL – 2008, #68011

CERTIFICATIONS

Advanced Project Management Training, GAI Consultants, Inc., 2009

High Performance Management Training, GAI Consultants, Inc., 2008

Florida Advanced Maintenance of Traffic Certification, 2020, #59189 (Exp. January 2024)

AFFILIATIONS

National Engineering Honor Society, Tau Beta Pi

National Civil and Environmental Engineering Honor Society, Chi Epsilon

Ms. Shields has demonstrated expertise in project management and civil site design for commercial, residential, institutional, municipal, and private projects. Her design work includes grading, drainage, storm sewer systems, stormwater management facilities, water systems, sanitary sewers, pump stations, and roadways. Ms. Shields develops construction drawings and specifications, and prepares permit application packages for submittal and processing through various local, state, and federal permitting agencies. Her civil engineering experience includes urban infill, hospitality and streetscape/roadway projects, healthcare campus master planning, enabling/infrastructure, and expansion projects. She has also prepared feasibility studies, flood mitigation analyses, and engineer's estimates of probable cost. In addition to her PE license and MBA, Ms. Shields holds advanced certification for maintenance of traffic design.

HIGHLIGHTED EXPERIENCE

- Rolling Hills Park, Seminole County, Sanford, Florida
- Lake Lorna Doone Park, Florida Citrus Sports, Orlando, Florida
- Mount Dora Triangle Elementary Park Design, Mount Dora, Florida
- Cauley Lott Memorial Park, Mount Dora, Florida
- Ember Dog Park, Haines City, Florida
- Tangelo Park Entry Improvements, Orange County, Florida
- Dew Drop Park, City of Casselberry, Casselberry, Florida
- Argosy Beach Park, Off-beach Parking Lot, Volusia County, Florida
- Plantation Central Park Master Plan, Broward County, Plantation, Florida
- Pompey Park, Delray Beach, Florida.
- Rosemont Community Center Expansion, City of Orlando, Florida
- Spring Hammock Preserve Phase 1 Master Plan Improvements, Seminole County, Florida
- Orlando Health Mile Walk Initiative, Orlando Health, Various, Florida
- Lake Beauty Health Park, Orlando, Florida
- Laureate City Park "Heroes Park", Tavistock Group, Orlando, Florida
- Terwilliger Trail, Sanford, Florida
- Atwater Park Phase III, North Port, Florida
- Coastline Park and Trailhead, Sanford, Florida





Paloma Prieto, Landscape Designer

ROLE: 2. Park Inventory and Future Park Development

TOTAL YEARS OF EXPERIENCE: 5

YEARS WITH GAI: 4

EXPERTISE

Landscape Design; Bilingual (Spanish/English); Adobe Creative Suite; Microsoft Office Suite; Rhinoceros 3D; AutoCAD; SketchUp; ArcGIS; Lumion Revit

EDUCATION

BS, Landscape Architecture, 2020, University of Florida AA, Architecture, 2016, Valencia College

Ms. Prieto is a Landscape Designer within GAI's Community Solutions Group. She is dedicated to creating on functional, sustainable designs that consider the existing environment while providing multisensory experience for users of all abilities. Her previous experience includes multifamily, multipurpose, corporate, healthcare, academic, and hospitality buildings.

HIGHLIGHTED EXPERIENCE

- Zephyrhills Parks and Recreation Master Plan, Zephyrhills Florida
- Deltona Parks and Recreation Master Plan, Deltona, Florida
- Deer Run Community Park, Master Plan, Seminole County, Florida
- Port Orange Parks Bond website illustrations, Port Orange, Florida
- Rolling Hills Park, Seminole County, Florida
- Midway Trail Master Plan, Seminole County, Florida
- East Lake Phase 2, Lake County, Florida
- The Ranch, St. Cloud, Florida
- Waterfront Master Plan, St. Cloud, Florida
- City of Jacksonville Riverside Park/Duck Pond, Jacksonville, Florida
- Ocoee Wellness Park, Ocoee, Florida
- Casselberry Brightwater Estate, Casselberry, Florida
- Casselberry Drew Drop Park Final Design, Casselberry, Florida
- Plantation Central Park Master Plan, Plantatin, Florida
- Manatee County Marble Park, Manatee County, Florida
- Downtown Inverness Wayfinding Plan, Inverness, Florida
- Kissimmee Vine Street Community Redevelopment Area (CRA) Plan Update, Osceola County, Florida
- Lincoln Park Community Recreation Center, Mount Dora, Florida





Katy Wirthlin, GIS Specialist

ROLE: 2. Park Inventory and Future Park Development; 3. Neighborhood Park Accessibility

TOTAL YEARS OF EXPERIENCE: 9

YEARS WITH GAI: <1

EXPERTISE

GIS Software; Testing, Specifications Management; Quality Assurance; Information Technology; Database Development; Data Processing; Data Management; Scripting

EDUCATION

BS, Bachelor of Science – Geographic Information Science, 2016, University of Oklahoma

Ms. Wirthlin is an analytical, persuasive, and creative Associate GIS Specialist within GAI's Community Solutions Group (CSG), who possesses excellent communication skills, innovative presentation skills, and a solid work ethic. She collaborates with the team to compile real-time mapping inventory and other data for use in client deliverables and reports. Her previous experience also included serving as a GIS resource for various cities and counties across Florida; she brings sound judgment to investigate emerging technologies, perform quantitative research and outreach, and uphold quality standards for competitive business development. Ms. Wirthlin is a collaborative multitasker with ability to work independently or in partnership with larger team to solve problems effectively. She promotes best practices, outlines project scope, and handles sensitive data with trust to deliver measurable impact.

HIGHLIGHTED EXPERIENCE

- Jacksonville Master Recreation Improvement Plan (MRIP), Jacksonville, Florida
- High Springs Parks, Trails, and Recreation Master Plan, High Springs, Florida
- St. Cloud Parks and Recreation Master Plan Update, St. Cloud, Florida
- Capital Connector, Charelston, West Virginia
- Sunbridge, Orlando, Florida
- Orlando Health General Planning – Campus Profiles
- Downtown Market Reports, Orlando, Florida

PREVIOUS PROFESSIONAL EXPERIENCE

- City of Ocala Senior GIS Analyst
- Sarasota County Board of County Commissioners GIS Analyst
- Charlotte County Board of County Commissioners Design Technician





Blake Drury, AICP, Assistant Vice President, Director, Planning and Urban Design

ROLE: 3. Neighborhood Park
Accessibility

TOTAL YEARS OF EXPERIENCE: 27

YEARS WITH GAI: 11

EXPERTISE

Urban Design, Master Planning, Transportation
Planning

EDUCATION

MS, Planning, 1998, University of Tennessee,
Knoxville, Tennessee

BA, History (Cum Laude), 1996, University of Florida,
Gainesville, Florida

LICENSES + REGISTRATIONS

American Institute of Certified Planners, #017026

AFFILIATIONS

American Planning Association

University of Central Florida, Adjunct Instructor
(2007–2014)

City of Orlando, Municipal Planning Board 2019–
Present (Chair 2023/2024)

Mr. Drury is an urban designer and city planner focused on creating livable communities. For the past 27 years, he has developed plans for public-sector clients in urban, suburban, and rural settings across North America—including initiation, conceptualization, and design of large-scale neighborhood redevelopment projects, downtown plans, and numerous transit station area planning programs. He also has extensive experience helping private-sector clients develop visions and principles to guide new communities, including master plans for many traditional neighborhood development design projects throughout the Southeast United States. Mr. Drury is frequently invited to speak at professional events throughout the region, and previously served as an Adjunct Instructor at the University of Central Florida for 7 years teaching urban design at the graduate and undergraduate levels.

HIGHLIGHTED EXPERIENCE

- Seminole County Parks System Master Plan, Seminole County, Florida
- Jacksonville Parks and Recreation Master Plan, Jacksonville, Florida
- Maitland Bike-Ped Plan, Maitland, Florida
- Water-Sensitive Land Use Strategy, One Water Master Plan, Winter Haven, Florida
- City of Mount Dora Comprehensive Plan and Evaluation and Appraisal Report (EAR), Mount Dora, Florida
- Wolf Branch Innovation District Master Plan, Mount Dora, Florida
- Downtown and Waterfront Master Plan, Clermont, Florida
- Downtown Maitland Master Plan, Maitland, Florida
- Victory Pointe Park, Clermont, Florida
- Bartow Citywide Master Plan, Bartow, Florida
- Orange County, Professional Planning Services, Orange County, Florida
- Lakeland Downtown West Action Plan, Lakeland Florida
- South Main Street Complete Street, Gainesville Community Redevelopment Agency (CRA), Gainesville, Florida
- SR 429 Land Use + Economic Development Study, Cities of Ocoee and Winter Garden, Florida
- SR200-A1A Corridor Master Plan, Nassau County, Florida
- Envision St. Cloud Citywide Master Plan, St. Cloud, Florida
- Sunbridge, Orange and Osceola Counties, Florida
- Regional Affordable Housing Initiative, Orange, Seminole, and Osceola Counties, Florida





Hannah Hollinger, LEED® AP O+M, Senior Planner

ROLE: 3. Neighborhood Park Accessibility; 4. Youth Sports Demand Analysis

TOTAL YEARS OF EXPERIENCE: 8

YEARS WITH GAI: 3

EXPERTISE

GIS and Mapping, LEED Administration, Sustainability Planning

EDUCATION

MS, Urban and Regional Planning, 2020, University of Central Florida

BS, Environmental Studies, 2017, University of Central Florida

CERTIFICATIONS

LEED Accredited Professional, #0011092569

Ms. Hollinger serves as a Senior Planner for GAI’s Community Solutions Group. She has a comprehensive academic background in environmental and planning topics, utilizing GIS applications to conduct spatial analyses and modeling for tasks such as data verification, site selection, and land suitability analyses. As a LEED-accredited professional, Ms. Hollinger has a solid background leading sustainability and green building initiatives, such as authoring water conservation, climate action, and campus master plans. Her experience enables her to identify communities’ needs based on the existing urban character and incorporate sustainability into long-range planning and project goals.

Ms. Hollinger holds a master’s degree in Urban and Regional Planning, as well as a bachelor’s degree in Environmental Studies—both from the University of Central Florida (UCF).

HIGHLIGHTED EXPERIENCE

- Clay County Parks and Recreation System Master Plan, Clay County, Florida
- Seminole County Parks System Master Plan, Seminole County, Florida
- Zephyrhills Parks and Recreation Master Plan, Zephyrhills, Florida
- St. Cloud Parks and Recreation Master Plan Update, St. Cloud, Florida
- City of Seminole Recreation Master Plan, Seminole, Florida
- Alachua County Parks and Recreation Master Plan, Alachua County, Florida
- Jacksonville Master Recreation Improvement Plan (MRIP), Jacksonville, Florida
- West Melbourne Parks Master Plan, West Melbourne, Florida
- City of High Springs Parks, Trails, and Recreation Master Plan, High Springs, Florida
- Comprehensive Management Plan, Wekiva Wild and Scenic River, Florida
- Deltona Parks and Recreation Master Plan, Deltona, Florida
- Kissimmee Vine Street Community Redevelopment Area (CRA) Plan Update, Osceola County, Florida
- Mount Dora On-Call Plan Review, Mount Dora, Florida
- Lakeland Catalyst, Downtown West, Lakeland, Florida
- Seminole County Future Land Use Analysis, Seminole County, Florida
- Water-Sensitive Land Use Strategy, One Water Master Plan, Winter Haven, Florida
- Orange Blossom Trail CRA Redevelopment Plan, Orlando, Florida
- Plantation Central Park Master Plan, PLantation, Florida
- Deer Run Community Park Master Plan, Seminole County, Florida





Jordan Kowalchik, Project Planner

ROLE: 3. Neighborhood Park Accessibility

TOTAL YEARS OF EXPERIENCE: 3

YEARS WITH GAI: 2

EXPERTISE

Comprehensive Planning, Park System Planning, Illustrator, InDesign, GIS

EDUCATION

MS, Urban and Regional Planning, 2021, University of Central Florida

BA, Art History, 2019, Florida Atlantic University

AFFILIATIONS

American Planning Association (APA)

Mr. Kowalchik serves as a Project Planner for GAI’s Community Solutions Group. His previous experience working for municipalities gives him an understanding of public and private development processes that engage and benefit communities. His project experience includes master planning, site plan approvals, lot splits, plats, subdivision plans, annexations, and commercial and residential permitting.

He holds a master’s degree in Urban and Regional Planning from the University of Central Florida (UCF).

HIGHLIGHTED EXPERIENCE

- Clay County Parks and Recreation Master Plan, Clay County, Florida
- Seminole County Parks and Recreation Master Plan, Seminole County, Florida
- City of Jacksonville Parks and Recreation Master Plan, Jacksonville, Florida
- Deltona Parks and Recreation Master Plan, Deltona, Florida
- West Melbourne Parks Master Plan, West Melbourne, Florida
- High Springs CRA Trails and Parks, High Springs, Florida
- City of Seminole Recreation Master Plan, Seminole, Florida
- Zephyrhills Parks and Recreation Master Plan, Zephyrhills, Florida
- Zephyrhills CRA Plan Update, Zephyrhills, Florida
- Winter Park CRA Plan Update, Winter Park, Florida
- Ocoee CRA Plan Update, Ocoee, Florida
- LIFT Choice Neighborhood Grant Support, LIFT Orlando, Inc., Orlando, Florida
- Orlando Health Downtown Campus FY 2023 General Planning, Orlando, Florida
- Harbor Hills II Master Plan Development, Lake County, Florida
- University of Central Florida Master Plan Support, Orlando, Florida.





Laura Smith, MPA, FRA-RA, Associate, Urban Analytics Director

ROLE: 4. Youth Sports Demand Analysis; 5. Partnership Opportunities and Grant Funding

TOTAL YEARS OF EXPERIENCE: 17

YEARS WITH GAI: 10

EXPERTISE

ArcGIS, Municipal Planning, Land Development Codes/Regulations, Data Analytics, Redevelopment Planning, Economic Development Strategies

EDUCATION

MPA, Public Administration (Pi Alpha Alpha), 2008, University of South Florida

BA, Political Science, 2006, University of South Florida

CERTIFICATIONS

MURP, Urban and Regional Planning, 2015, University of Central Florida

FRA-RA, Designated Redevelopment Administrator

AFFILIATIONS

Lake County Planning & Zoning Board 2015 – Present

Florida Redevelopment Association (FRA) Board of Directors 2022 – Present

Florida Redevelopment Association (FRA) Academy: Certified Instructor 2021 - Present

Ms. Smith serves as Urban Analytics Director within GAI’s Community Solutions Group (CSG), where she conducts and oversees the research and analysis of market, economic, and demographic data; commercial, industrial, and multifamily performance indicators; census data; and employment statistics for various products of the firm. Her expertise extends to include assessments, evaluations, and impact studies relating to parks, trail networks, and athletic/sports complexes. Ms. Smith served as a professional municipal planner for 6 years, affording her valuable skills such as writing and updating land development codes and development plan reviews; as well as comprehensive plan rewrites and updates, Evaluation and Appraisal Reports (EAR), Community Redevelopment Agency (CRA) Findings of Necessity (FON), and CRA Redevelopment Plans.

HIGHLIGHTED EXPERIENCE

- Orange County Parks Growth Analysis, Orlando, Florida
- South Lake Regional Park, Lake County, Florida
- City of Jacksonville Business Investment and Development (BID) Plan and CRA Update, Jacksonville, Florida
- New Smyrna Beach Coastal Community Resiliency Program, New Smyrna Beach, Florida
- Atlanta Comprehensive Recreation and Parks Plan, Atlanta, Georgia
- Mount Dora Parks and Recreation Master Plan, Mount Dora, Florida
- Park and Recreation Impact Fee Study, Nassau County, Florida
- City of Tallahassee CRA, Tallahassee, Florida
- Deuces Rising/Sankofa on the Deuces Market Analysis, St. Petersburg, Florida
- City of Sebastian CRA Master Plan, Sebastian, Florida
- Coastal Community Resiliency Program, New Smyrna Beach, Florida
- Orange Blossom Trail CRA Redevelopment Plan, Orlando, Florida
- SR 200/A1A Corridor Design Plan, Nassau County, Florida
- Sebastian CRA Master Plan Update, Sebastian, Florida
- Mount Dora Vision Update and EAR, Mount Dora, Florida
- High Springs CRA, High Springs, Florida
- Bartow City Master Plan, Bartow, Florida
- Bartow CRA Redevelopment Plan, Bartow, Florida
- I-Drive CRA Redevelopment Plan, Orange County, Florida





Natalie Frazier, FRA-RA, MBA, Associate, Urban Analytics Manager

ROLE: 4. Youth Sports Demand Analysis; 5. Partnership Opportunities and Grant Funding

TOTAL YEARS OF EXPERIENCE: 6

YEARS WITH GAI: 6

EXPERTISE

Economic Data Analysis, Graphical Presentation, GIS Analyst

EDUCATION

MBA, Business Administration, 2022, University of Florida

BA, Economics and Political Science (Double Major; Cum Laude), 2018, University of Florida

CERTIFICATIONS

Spatial Data Science: The New Frontier of Analytics (ESRI MOOC)

SPECIALIZED EXPERIENCE

Microsoft Office – Word, PowerPoint, Excel (Advanced),

Adobe Creative Cloud – Illustrator, Photoshop, InDesign (Advanced)

ArcGIS Products

Websites/Social Media Platforms

Data Analytics and Visualization

Pattern and Trend Identification

Spanish and French – Limited Working Proficiency

Ms. Frazier serves as the Assistant Urban Analytics Manager within GAI’s Community Solutions Group (CSG). She takes an innovative approach to presenting key economic development data by using informative, easy-to-read, concise graphics that provide a snapshot of pertinent information. Her essential duties include delivering insights that educate and influence clients’ economic business decisions; assisting with strategic, economic, and financial planning services; conducting economic and fiscal impact studies; and managing and designing market studies and reports for emerging communities. Natalie is a double graduate from the University of Florida, having earned an MBA in Business Administration in 2022 and a double-major BA degree cum laude in Economics and Political Science in 2018.

HIGHLIGHTED EXPERIENCE

- City of Jacksonville Business Investment and Development (BID) Plan and CRA Update, Jacksonville, Florida
- Orange County Park Growth Analysis, Orange County, Florida
- City of Atlanta Parks and Recreation Master Plan, Atlanta, Georgia
- Osceola Trails Fiscal Impact Analysis, Osceola County, Florida
- Austin Tindall Economic Impact Analysis, Osceola County, Florida
- Sports and Entertainment District Impact Analysis, Orange County, Florida
- Atlantic Field Economic and Fiscal Impact Analysis, Martin County, Florida
- ChampionsGate Economic Impact Analysis, Osceola County, Florida
- Sungate Logistics Economic and Fiscal Impact Analysis, Volusia County, Florida
- Lake County Economic Impact Study, Lake County, Florida
- Bartow CRA Master Plan, City of Bartow, Florida
- Sebastian CRA Master Plan Update, City of Sebastian, Florida
- High Springs CRA Strategic Plan/Finding of Necessity/CRA Master Plan, City of High Springs, Florida
- New Smyrna Beach Strategic Planning, City of New Smyrna Beach, Florida
- Mount Dora Citywide Vision and Evaluation and Appraisal Report (EAR), Mount Dora, Florida
- Fiscal Impact Analysis, City of New Smyrna Beach, Florida
- Zephyrhills Development Opportunities, City of Zephyrhills, Florida
- Orange Blossom Trail CRA Redevelopment Plan Update, City of Orlando, Florida
- East Tampa CRA Strategic Action Plan Update, City of Tampa, Florida
- I-Drive Community Redevelopment Plan Update, Orange County, Florida
- West Melbourne GIS Services, City of West Melbourne, Florida



ROLE: 5. Partnership Opportunities and Grant Funding

Ryan A. Ruskay
President

Mr. Ruskay has more than 24 years of extensive experience in the evaluation and management of various state and federal funding programs, obtaining \$245 million dollars in the past 20 years. He has worked with a wide range of local governments to find and obtain the funding necessary to make their capital projects a success. His projects consistently place in the top percentages of funding programs on the local, state, and federal level. Mr. Ruskay’s experience includes obtaining funding for land acquisition, transportation projects, cultural facilities, and public safety projects. In addition to assisting local communities throughout the state in obtaining funding for capital projects, Mr. Ruskay and the staff at RMPK Funding have developed Capital Improvement and Strategic Funding Plans for many of their clients.

Beginning his career with the State of Florida, Mr. Ruskay managed such programs as the Florida Recreational Development Assistance Program and the Florida Boating Improvement Program. Besides acting as Project Manager for hundreds of projects across the entire state, he was actively involved in the evaluation and selection of state and federal grant applications. This experience, combined with his relationships with many key funding coordinators on the local, state, and federal levels, will ensure that the clients of RMPK Funding have the best opportunity to receive funding.

Municipal Projects Funded

- Emergency Facilities Park
- Land Acquisition Park
- Facilities Recreation Grants
- Social Services Stormwater Improvements
- Sanitary Sewer Systems
- Street & Drainage Projects
- State Revolving Fund Loans
- Cultural Facilities
- Historic Preservation
- Hurricane Mitigation
- Urban Reforestation
- Community Development
- Block Grants

Activities Related to the Management of Local, State, and Federal Funding Programs

- Florida Recreational Development Assistance Program, Project Manager
- Land and Water Conservation Fund, Program Manager
- Recreational Trails Program, Project Manager
- Florida Boating Improvement Program, Program Manager
- Department of Environmental Protection’s Legislative Line Item Program, Project Manager
- Corzo, Castalla, Carballo, Thompson, Salman, P.A., Coral Gables, Florida, Funding Director

ROLE: 5. Partnership Opportunities and Grant Funding

Ryan A. Ruskay

President

Activities Related to the Evaluation of Local, State, and Federal Funding Programs

- 1998 - 1999 National Recreation Trails Program Council Member – Evaluated NRTPC applications and prioritized projects for funding. Funding originated from the federal government and was administered by the state.
- 1999 - 2001 FRDAP Evaluation Team Member – Participated in the evaluation of FRDAP applications. The Team determined scores for each project which resulted in a priority list that was presented to the Florida Legislature.
- Development of Capital Improvement Plans for the City of Oviedo, Town of Hypoluxo and the City of Key Colony Beach
- Development of Strategic Funding Plans for the Town of Bay Harbor Islands, Town of Jupiter, New Smyrna Beach CRA, City of Cocoa Beach CRA and City of Doral, City of Lenexa, Buckhead Greenspace Action Plan

Featured Speaker – Lectures on Planning and Obtaining Funds for Capital Projects

- Florida Finance Officers Association
- Florida Recreation and Parks Association
- Florida League of Cities
- Florida Institute of Park Personnel
- Florida Engineering Society

Education

Bachelor of Science, Political Science Florida State University

ROLE: 5. Partnership Opportunities and Grant Funding

Karen Clark

Grant Specialist

Professional Experience

Ms. Clark began her career as a communications network engineer, implementing systems and providing customer support for major international organizations. She moved from the Washington, DC area to Jupiter, Florida where her focus shifted to the non-profit arena, directing her attention to grant management and development, and fostering community relationships. After over a decade successfully managing a non-profit organization, Ms. Clark joined RMPK Funding and has become an important asset to the firm as well as the communities we serve.

Grant Administration

Plays a large role in the development and submission of grant applications for municipal clients focusing on infrastructure such as water facilities, roads, parks, and cultural facilities. In addition, her role includes strategic planning and assisting communities with administering many of the grant projects that are obtained by RMPK Funding. Her experience in developing grant application and administering grant funded projects includes:

- Florida Recreation and Development Assistance Program (FRDAP)
- Community Development Block Grant (CDBG)
- Rebuild Florida CDBG-MIT
- Land and Water Conservation Fund (LWCF)
- Florida Communities Trust (FCT)
- Resilient Florida
- Energy Efficiency Block Grants (EECBG)
- Recreational Trails Program (RTP)
- Non-Point Pollution Grant (SWAG & Section 319)
- Urban Forestry Grants
- Famers Market Promotion Grant Programs
- Hazard Mitigation Grant Program (HMGP)
- Florida Department of State Arts and Culture Grants

Education

Georgia Institute of Technology
Bachelor of Science
Electrical Engineering



Project Approach

WE BELIEVE IN PARKS AND RECREATION AS A CORNERSTONE OF COMMUNITY

Our goal is to develop long-standing, successful relationships with our clients, many of whom represent repeat business for GAI's Community Solutions Group (CSG) due to our outstanding performance over the years. We had this type of relationship with North Port staff while working on Atwater Park, and anticipate developing this same type of relationship with you again. Our track record of success is reinforced by our relationships with other Florida cities and counties.

The CSG team includes experts who have dedicated their careers to public parks and recreation, thus enabling us to bring North Port specialized expertise to achieve a parks and recreation master plan for your community—we do not bring a set formulaic “metrics and solutions” to a parks master planning project. Everything distinct to North Port matters to us, and we take “public input prior to professional output” very seriously.

Most firms can design. **What differentiates us is we are specialized in parks system planning. We have a dedicated practice area and staff that take a holistic approach to parks planning, including financial, social, and environmental sustainability.**

Project management techniques, controls, program and technologies to be employed to meet project schedule and budget requirements

Techniques to assure the project schedule will be met

The CSG team is committed to delivering projects on-time and within the prescribed budget. Every project has schedule and budget constraints and as part of our approach, we try to anticipate potential issues through each of the project tasks outlined in your scope so that they can be addressed quickly. Parks and Recreation Master Planning is a core service of CSG, therefore other projects will not conflict with delivering North Port's plan on time in December 2025 and in budget. Our team is led by a parks and recreation professional who will remain in consistent contact with the City's project manager through any and all preferred means, including regularly scheduled projects meetings, and meetings anytime coordination is necessary. We like to consider ourselves an extension of your staff.

It is advantageous to hire CSG for your 11-or so month planning process because we are local to Florida and WJA is local to Sarasota, so we do not have to contend with any potential travel delays to accomplish the project.

From a management standpoint, there are several methodologies that we employ that keep a project's forward momentum going. Typically, project

schedules are developed based upon a realistic timeline for development of each scope section and some of the tasks may overlap. We employ several techniques to help ensure that schedules are met:

- 1. Clearly Define the Project with the City:** It is critical to understand the work product to be produced and ensure that City staff understands the specific deliverables. We will need to know the City's desired result, whether it's the site plan for Italy Park that meets a specific construction budget, a successful public participation process, or any of a number of other outcomes.
- 2. Familiarity with Subconsultants and Their Work:** There is no better way to make sure a project stays on schedule than to work with subconsultant team members you have a long history with. Such is the case with the CSG team. Our subconsultants know our processes and understand our expectations. At the same time, we know we will receive high quality work from them.
- 3. Understanding the City's Scheduling Needs:** Project schedules are always developed as part of a collaborative effort with the entire team, which includes meeting with the City Project Manager and staff to understand what deadline pressure they may be experiencing and developing a process to ensure that critical deadlines are met. We will work with you to develop a schedule that takes the pressure off and still hit December 2025 for completion.
- 4. Regularly Scheduled Project Team Meetings:** We will establish a pattern of regular communication and project review meetings within our Core Team and City Project Manager. Meeting notes, action items and team decisions are documented with meeting notes and any adjustments to the project schedule and critical path.

History of completing similar projects on time and within budget

GAI has a dedicated service line to public parks and recreation. This is not something our landscape architects and planners dabble in along with all other project types. We have a strong history of successful parks and recreation master plan projects throughout Florida- both in similar size to North Port and up to the

scale of the largest park system in the country- Jacksonville. Our expertise works to North Port's advantage- not because any of our projects are the same, but because there is no learning curve or conflicts with our staff with other project types. Schedule delays on previous projects are always at the client's direction and preference, not driven by our team missing deadlines.

Parks Systems Implement Goals

The parks "system" plan is the platform that can deliver on the needs of a wide variety of community entities. Parks touch neighborhoods and main streets. They answer the focused needs of leagues and advocacy groups, as well as the unspoken needs of the community at large.

Parks, Trails, Community Buildings, and Recreation Programs interface with many governmental departments, agencies, and elected officials. A well-conceived and funded system can help realize the objectives of many constituents, because each investment provides multiple benefits.





North Port’s Parks and Recreation Master Plan – Overview Of The Planning Process

The City of North Port’s Parks and Recreation Master Plan will require a strong commitment by our team to partner with the City, engage the community, and spend time with you to understand your inventory, and begin to think about current and potential parks and recreation facilities throughout the City.

We will ensure the finished product is meaningful to City of North Port—both for now and for the future.

Existing and Future Facilities: Where are our parks, what are they like, and how do we get there?

Parks Assets Are Diverse Assets: Park Inventory and Future Park Development

A complete parks system includes the full spectrum of active and passive recreational and programming opportunities. Therefore, the system includes many different types of assets that start with neighborhood parks and stretch to environmental features, community centers, and cultural programs. In vibrant communities, access to the system begins at your front door, with walkable streets and bikeways to create a well-connected system of local places and regional destinations.

Inventory and Analysis of Facilities will be completed by our expert team. Including:

- Digital Survey of Facilities will document the qualitative condition of the City’s parks facilities by visiting all sites utilizing GIS Field Maps:
 - Document condition, quantity, and manufacturer (if recognized) for major park amenities such as fields, courts, playgrounds, pavilions, restrooms, etc.
 - Document condition of general aesthetics and support infrastructure such as sidewalks, trails, parking, etc.
 - Document pedestrian connectivity to/from each park.
 - Document trail heads and utilize aerials to document existing trail alignments.

- Photograph elements to tie to inventory database of each park, and for the existing conditions report.
- During the visual survey, condition of inventoried items will be documented using the following categories:
 - 0 – Functionally Obsolete
 - 1 – Below Expectations
 - 2 – Meets Expectations
 - 3 – Exceeds Expectations

Master Site Plan: Italy Avenue Park

Exploring the cohesion of the new Italy Avenue Park with the rest of North Port’s parks, as well as the connectivity to Atwater Park will be an important task in the PRMP.

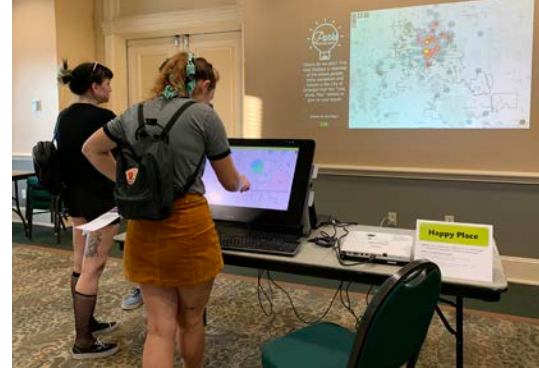
We know that every site plan project is unique, with unique challenges requiring an approach tailored to the effort at hand. At the same time, our experience planning and designing hundreds of parks for cities and counties throughout Florida has allowed us to develop a general methodology for delivering successful projects, regardless of scale or complexity. At no point are experience, innovation, and collaboration, and the ability to LISTEN, more important and more effective.

Our site plan services include the following:

Needs Assessment – Working closely with the City’s representatives, community members, and user groups, GAI/CSG can help establish immediate and long-term goals for the Italy Avenue Park and how it fits in with the overall PRMP—clearly defining the design parameters and anticipated results.

Site Assessment – During this phase, CSG will perform an extensive review of all opportunities and constraints, including site survey and existing conditions, environmental influences, zoning and ordinance review, availability and capacity of utilities, assessment of existing structures (if any), and site access.

Programming and Site Planning – Based on immediate, short-term, and long-term goals established through the



needs assessment, and the public input from the overall PRMP project, we will develop a site program for Italy Avenue Park. The program will serve as the foundation for the elements that will be drawn into the site plan(s) for Italy Avenue Park. The program will be the opportunity to ensure site plan and budget are reconciled and built into the implementation plan of the PRMP.

Demographics, Youth Sports Demand Study, and Existing Conditions

Efforts will center on the compilation of selected demographic and socio-economic data for the City of North Port as well as the broader regional market area which may include multiple counties and/or metro/micro-politan statistical areas. While analysis of population and growth trend data will include specialized focus on the City's youth population, population under 18 years of age, other demographic and socio-economic data will be analyzed focusing on households. Household data is particularly significant in the context of youth sports as the City's youth population is reliant upon the employment, incomes, and expenditures of the households within which they reside for support in the form of funding, transportation, and other household resources. To which end, a profile of consumer spending behaviors as well as sports and recreation participation activity will be conducted.

Based upon a combination of the above-described historical trend data, population projections, and behavior profile, CSG will develop a model to project future demand for youth sports participation within the City and the broader regional market area.

Data collection efforts will rely upon a variety of reliable and reputable data sources including but not limited to: US Census Bureau, Bureau of Economic Analysis, Bureau of Labor Statistics American Time Use Survey and Consumer Expenditure Survey, ESRI Business Analyst, and Bureau of Business and Economic Research (BEBR). All relevant data collected will be summarized documenting year over year change, compound annual growth rate, capture ratio, and other relevant statistical findings for the timeframe of 2010 to present

Population data provided by the City and Sarasota County, U.S. Census, Bureau of Economic and Business Research (BEBR), Environmental Systems Research Institute (ESRI) and/or the CSG team's databases will be used to develop an understanding of various facets of North Port's population. We will also benchmark with the National Recreation and Park Association trends and guidelines and other sources of research-backed data.

Economic Impact

Youth sports facilities attract participants, spectators and their families, which can lead to increased spending in the local community. This spending includes hotel accommodations, dining, shopping and other related services. Spending associated with youth and adult organized sports is a basis for big business, major transactional activity, and significant economic impact. Much of this activity occurs in parks and recreational facilities developed and supported by local governments. These are developed and operated as a way to provide local venues for residents but also as a way of drawing outside visitation. Driving tourism and visitors can have a significant impact on the economic vitality of a community. The communities with the assets and facilities that are proactively attracting those events, and participants made up of families in their community tend to be more vibrant, spur economic growth, and drive a higher tax base in the community.

Existing within this broad framework, facilities supporting or associated with organized sports are an especially visible and highly marketed segment. While sports facilities may compete at multiple levels, there are only a limited number with (1) the approved or certified design, (2) supporting infrastructure, (3) capacity, (4) seasonal availability, and (5) general locational attractions to extend their reach nationally.

CSG will research the recognized character and form of economic benefits tied to park and recreation systems. From that research, an inventory and general description of consistently reported benefits will be assembled. With the input and observations of the City's Parks and

Recreation team, this information or data would be further modified or adjusted to address the local conditions of the City of North Port.

Subsequent analysis will focus on the actual economic impacts to be realized locally. While it is premature to articulate those or their scale, they could include contributions to, or generation of, the following economic values and measures:

- Perceived recreational value expressed in terms of activity
- Tourism value, visitation, room nights, spending, other
- Jobs, employment, wages

Toward providing this information or analysis, case studies will be conducted to develop basic planning and implementation guidelines that offer perspective on assumptions relevant to the analysis. The assumptions are then applied to IMPLAN, or similar input-output model, to generate economic impact analysis. The effort contemplates three alternative models, capturing the direct, indirect, and induced economic activity stemming from:

- Direct local and visitation spending
- Indirect industry spending
- Employee spending

Neighborhood Park Accessibility

Utilizing our inventory and community-driven park evaluation criteria, appropriate service area metrics and

target populations will be identified and prioritized, allowing for the development of a comprehensive analysis of gaps in facilities and asset service areas. Using population projections as an overlay to current capacity and industry standards, we will project and prioritize future needs.

The CSG team will recommend facility Level of Service (LOS) standards based on projected population growth and planned development patterns. Data from the inventory will be used to determine the effectiveness of the overall parks and recreation system. Distribution of amenities, service area gaps, and the relative LOS will be evaluated and represented in a series of maps, charts, and other infographics. To quantify the current LOS and make recommendations to ensure uses/spaces meet current and future needs of the local community, analysis will consider the capacity of each amenity (playgrounds, ball fields, trails, recreational and special facilities, etc.) as well as the functionality of those components. This analysis is begun in the inventory phase and finalized in the visioning phase.

How does the community feel about its parks?

RALLY THE COMMUNITY: STAKEHOLDER AND COMMUNITY INPUT

An essential way to obtain candid feedback is by visiting North Port facilities during “peak times,” such as after school, nights, and on the weekends. We understand parks and recreation is not a 9 a.m. to 5 p.m. business; therefore, we will be there when your users are there.





We will ask users the simple question, “What do you love most about living in North Port?”, to start the conversation.

These types of personal interactions and observations, in conjunction with public meetings, focus groups, websites, on-line survey, and other means of gathering public input, are necessary to truly understand what the community wants or believes to be lacking in recreation services. Assurance that all residents have equitable access to the process—whether they are daily participants in your programs or are not yet participants—is the most important aspect of the plan. The CSG team is prepared to spend time with your community and delve deeply into understanding their needs related to recreation services.

At CSG, we pride ourselves in an innovative and engaging public input process. COVID-19 proved that there needed to be alternatives to face-to-face public input. We quickly adapted and have moved several parks and recreation projects to virtual platforms. Projects that we are leading, from www.imaginejaxparks.com, which will include a series of community-wide zoom meetings, to www.rollinghillsparkplan.com, which takes a deeper dive into a specific site, have proven that we have become a leader in virtual engagement. For more traditional, in-person public meetings, we do not stand in the front of room and give a presentation. We engage meeting participants in interactive, meaningful exercises at our public meetings to get to their true parks and recreation wants and needs. A sample of our public input strategies in action is included in the additional information section at the end of the approach.

For example, for the City of Orlando, the CSG team engaged the community to gain insight about their recreation needs and aspirations after developing an initial understanding of the parks system. The engagement platforms utilized included a series of live open houses and a statistically valid survey, supplemented by an online open link survey. The project team later hosted a series of focus group workshops. Public workshops were held at each of the six City Commissioner Districts as an informal open house to allow residents flexibility as well as maximize the amount of input received, rather than providing information or prescribing solutions. Workshops were held on weekdays in the evening hours to accommodate work schedules; they were mostly held in the neighborhood center serving the respective district. All information was provided in English and

Spanish. The community's input will inform master plan recommendations and ensure that they meaningfully reflect the opportunities for system enhancement.

The survey research component of your scope will consist of two parts. The first is a **statistically valid mailed survey** and the second is an **"open link" online survey** that is open to all residents in and around North Port who are users of parks and recreation facilities and programs. We collaborate with city staff and RRC as our subconsultant to do this work. It is important that a research firm who has specialized experience not only in parks and recreation, but also statisticians who specialize in statistically valid survey methodology and reporting to ensure the integrity of the sample and resulting report. GAI has worked with RRC on over 10 surveys in Florida. Summaries of both survey types are below:

Statistically Valid Survey

RRC will mail 5,000 survey packets to a random sample of households in North Port. Respondents will have the option to complete and mail back the paper survey or complete the questionnaire online via a password-protected website. Password protection allows RRC to ensure that only one survey is completed per household. The printed survey will be in English, with an online version available in both English and Spanish. The survey packet will include printed information on accessing the online survey in both languages.

Open Link Survey

The second component is an online "open link" survey that will allow any resident who was not reached via random sampling to share their feedback. Open link surveys typically go live about two weeks after the invitation surveys land in mailboxes. This is done to promote maximum participation from the random sample of households.

It is particularly important to recognize that residents' needs—and their preferred means of participation—may vary widely based on geography, ethnicity, income, mobility, and/or other demographic patterns. We will work with you to ensure we collect meaningful input.

Action Plan: How do North Port parks look now, and what will North Port parks look like in the future?

Once we have moved through the assessment and findings tasks, we need to determine the "appropriate

response" to the findings, conclusions, needs and priorities. No two communities are alike, and it is important that we develop a long-range vision and implementation strategy for North Port that is realistic, contextually based, and fiscally responsible.

We can use several techniques to develop the vision and implementation.

Visioning Workshop

We will facilitate a Parks System Visioning Workshop to review and discuss the findings from the needs assessment and public engagement process; review Department Goals, Policies, and Objectives; develop a vision plan for each "subsystem" within the City's parks system; and determine which Goals, Policies, and Objectives will need to be adjusted to align with the new vision(s).

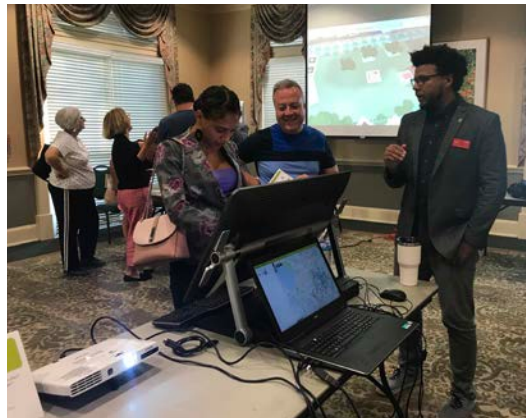
Typically, the workshop focuses on the long-range vision for each "subsystem" of the parks system, such as guiding principles and preferred "service-delivery models" for parks, special event venues, natural areas, water access, athletic facilities, civic sites, programs, trails and blueways, stormwater facilities, streets and bikeways, and/or other elements of the City's system. We will also discuss the long-range vision and implications for integration into your regulatory planning documents, including your Recreation and Open Space Element of the City's Comprehensive Plan.

Following the Visioning Workshop, the CSG team will develop a Vision Summary for the City's review, including guiding principles, maps, charts, text and illustration. We will also estimate "order-of-magnitude" estimates to implement, operate, and maintain the long-term vision.

Implementation Workshop

Once the long-term vision has been developed and approved, we will conduct an implementation workshop to develop the implementation strategy. A thoughtful, realistic, and financially feasible implementation strategy is critical to the success of the parks and recreation master plan.

We have found that our most successful implementation plans are developed through a collaborative process involving the City manager's office, Finance/ Budget office, and other senior City staff and decision-makers who have intimate knowledge of the funding sources



available to the community. The participation of other City departments is also beneficial as it maximizes the potential to leverage proposed parks and open space projects with other existing and proposed projects, initiatives, and/or funding sources.

Prior to the workshop, we will submit a funding worksheet to the City as a tool to estimate funding projections. The implementation workshop will begin with a review of the long range vision and needs summary; the current five-year plan and other funding projections; funding priorities; and alternative funding strategies. The group will then work together to craft a funding and phasing strategy that matches available resources with top priority needs over the next 10 years, broken down into short-, mid-, and long-term increments.

Implementation Strategy

The GAI team will use the results from the implementation workshop to craft an action plan, including:

- Budget and funding priorities with timeframes.
- Identification of additional land needed to meet future recreational needs.
- Level of service and park classification system recommendations.
- Identification of potential grant funding sources and strategies; and
- Recommendations of long-term funding priorities beyond the current five-year plan.

Our team has written and assisted many local governments with parks and recreation grants administered by agencies such as the Florida Department of Environmental Protection and the National Park Service. This includes Community Development Block Grants, Florida Recreation Development Assistance Program

(FRDAP), Florida Boating Improvement Program (FBIP), Land and Water Conservation Fund (LWCF), and Florida Recreational Trails Program (RTP), among others. Ms. Caborn was also the project manager for the State of Louisiana SCORP 2014-2019 (Statewide Comprehensive Outdoor Recreation Plan); therefore, she has a thorough understanding of SCORP requirements as it relates to region priorities and implementation of LWCF projects from the National Park Service.

We have also been involved in the successful educational campaigns for three General Obligation Bonds (GO Bonds) for parks and recreation. The Pasco County GO Bond for parks passed by over 70% in 2018, and the Casselberry Parks GO bond passed by 68% in March 2020. Most recently, the Port Orange Parks Bond passed by 57.38% in August 2024.

Partnership Opportunities, Grant Funding, & Impact Fees

In addition to evaluation of the City’s established Park Impact Fee structure, CSG will identify and detail a variety of funding opportunities and strategies, including an overview of advantages and disadvantages for each. An example of such opportunities and strategies is user fees. User fees can be structured in a variety of ways depending on need, while some user fees are structured to offset maintenance costs, others may be structured to fully cover operation and maintenance costs as well as generate revenue for future needs.

Strategic Funding & Grants

Our trusted subconsultant, RMPK Funding is the state’s leader in the development of strategic funding plans for local governments. These plans have provided direction and funding opportunities for infrastructure facilities, parks, trail networks, emergency management, and

cultural facilities, which have resulted in millions of dollars in alternative funding. They will work with our team and City staff to ensure a financially feasible plan. The steps include:

1. Assess current grant funding status including the following:
 - Prior awards
 - Active grant projects
 - Pending funding requests
2. Determine potential funding sources for which the City would be eligible. A listing of sources will include grant program information such as management agency, amount, past funding levels, and types of projects funded.
3. Analyze priorities and determine project categories for future funding.
4. Link funding opportunities to specific projects and/or project categories.
5. Develop a funding schedule based on priorities identified during the planning process.
6. The strategic funding plan can range from 2 to 5 years. A typical strategic funding plan will include the following components.
 - Assessment of current funding status
 - Resources of potential funding opportunities
 - Designation of funding opportunities to be used with specific projects
 - Funding schedule to provide direction in pursuing alternative funding sources

PRMP Adoption

When the project is nearing completion, our team will work closely with City staff through the final hearing and adoption process to ensure that when the final project is delivered, it is one we can all be proud of, will support your CAPRA re-accreditation, and will form the Vision for the North Port for years to come.

Our People & Team

The project approach section of the RFP requests details of how our team will address the three bullets below. These three bullets are tied together by the theme that North Port needs a team that will prioritize your project and work creatively and effectively with the City.

Assignment of personnel to provide the most efficient service.

- Our organizational chart highlights who will be working on the North Port PRMP. We do not “bait and switch”. The people we are putting forward for this project will prioritize North Port, and will draw on experience of working with local governments in Florida, including North Port and Sarasota County.

Where elements of the work will be performed, and who in the organizational chart will oversee performance of the work to provide the most efficient services.

- The work will be performed in Sarasota, Orlando, Jupiter, St. Petersburg, and RRC in Denver and overseen by Kristin Caborn. Kristin is a Certified Parks and Recreation Executive and is 100% dedicated to public parks and recreation clients. She leads our parks and public realm practice and has done countless parks and recreation master plans in Florida. This creates an efficient project because she is not splitting her time trying to produce construction documents, for instance. The org chart is broken up by items included in the RFP scope of services. We have leaders for each scope item, but we also have many of our team members who will work on different tasks. This helps with continuity and everyone gets to be a part of the various stages of the project, while allowing subject matter experts to lead each scope item with Kristin’s support and direction.

Detailed information explaining how location of the firm, key personnel and sub-contractors will affect the project, including how impact of any physical distance will be mitigated through the use of technology, processes or other means.

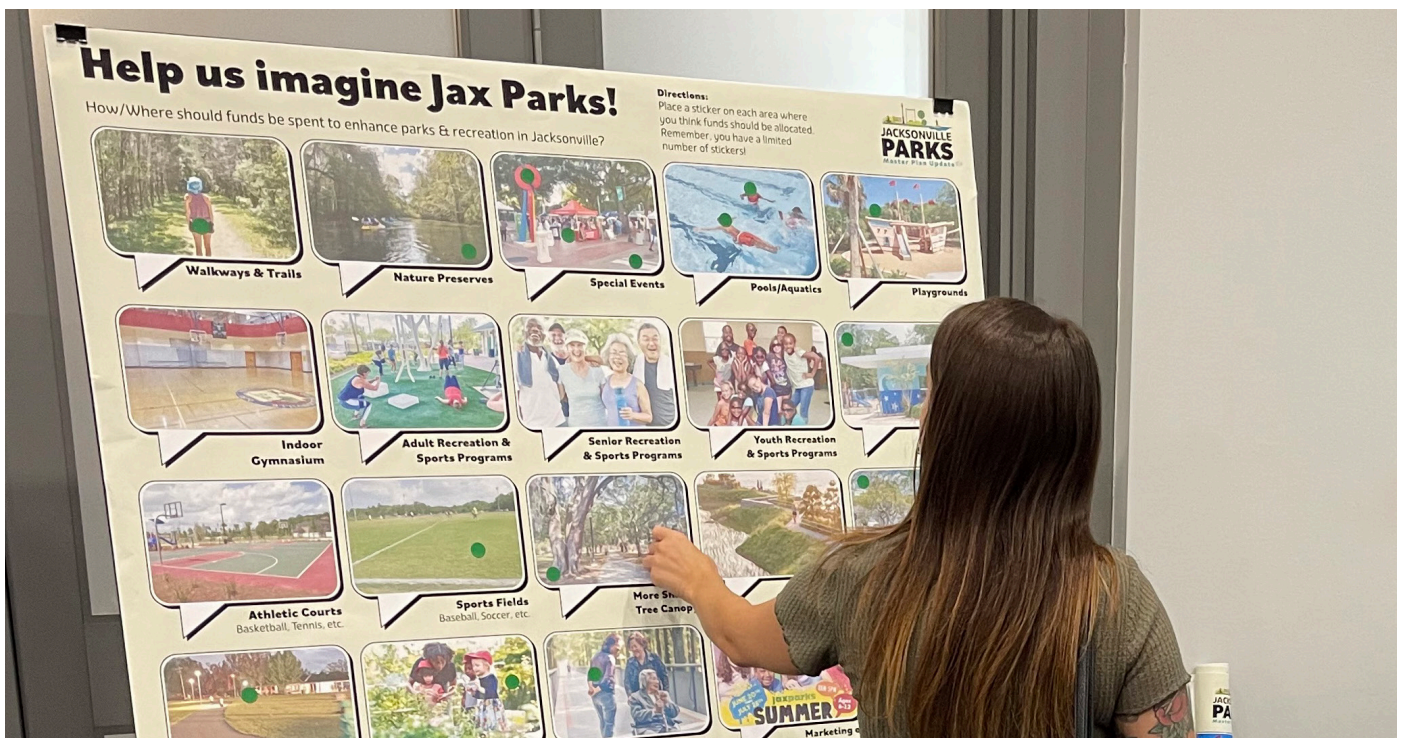
Our team is not just an assembly of random firms- we have all worked together in the past, we trust each other and know how to successfully and efficiently perform the scope of work North Port has developed. However, efficiency should not be confused with complacency. We bring a fresh perspective drawing on our vast experiences; we are creative and fun to work with! When it comes to the nitty gritty- we use Microsoft Teams to develop a Teams site for file sharing and meetings. We are used to seeing each other and our clients as thumbnail images- and somehow still keep it personal and fun! However, we are in Florida, like to see our clients face-to-face and we have the local WJA Sarasota office to support the project.

– The distributed, yet fully connected team.

Technology such as Microsoft TEAMS and Zoom and Digital whiteboard platforms like Miro, allows clients to be engaged on the same platform as our internal

team, throughout many offices in Florida. This allows for instant collaboration, file sharing and editing, and clear, consistent communication among the entire team. We use this platform extensively now with most clients

- Our CSG staff utilizes full suites of leading-edge technical software. For geospatial analysis, mapping, and data visualization this includes ArcGIS Desktop, ArcGIS Pro, ArcGIS Online and ArcGIS Server. We use SketchUp and other 3D software such as Lumion Pro, as well as the full Adobe Creative Suite, to graphically convey our design intent.
- In addition, our team utilizes the ArcGIS Hub platform to create and manage our own project websites. The variety of tools, surveys, and web mapping applications allow us to create an online presence for projects, educate the public through multi-media visual story-telling, and provide user-friendly public input opportunities. Our websites can also host all basic project calendar information, links to presentations and documentation, and streaming video of recorded presentations. Finally, we are able to incorporate Augmented Reality and Virtual Reality applications so that stakeholders can participate in the creation and visualization of design concepts.



Company Profiles



Office Responsible for Providing Services for this Contract

GAI/CSG – Orlando (Prime)
618 East South Street, Suite 700
Orlando, FL 32801
407.423.8398

Map Shows GAI Florida Office Locations

THE LINKAGE OF DESIGN, ENGINEERING, PLANNING, ECONOMICS, AND ENVIRONMENT IS WHAT SETS US APART AND ALLOWS US TO REALIZE OUR PASSION: **WORKING WITH PARTNERS TO CREATE COMMUNITY**

Transforming ideas into reality® since 1958, GAI Consultants, Inc. (GAI) is an engineering, environmental, and planning consulting firm. Through growth, acquisition, and much success, GAI has 1000+ employees, serving our clients from 27 office locations throughout Florida and the United States. Our offices are organized to mobilize staff and services seamlessly.

WHAT WE ARE. As part of GAI, our specialized **Community Solutions Group (CSG)** practice combines with the broad knowledge of our engineering and environmental consulting firm to offer services in Landscape Architecture, Planning, Economics, and Management Consulting. CSG is our idea-driven, specially positioned team for landscape architecture, urban planning, redevelopment economics, and wayfinding/environmental graphics. We are committed to enhancing communities in ways that are practical, sustainable, and authentic to our clients’ needs, while being politically aware, financially feasible, and aesthetically compelling.

- Master Planning + Urban Design
- Landscape Architecture + Design
- Urban Analytics and Real Estate Consulting
- Wayfinding Planning and Design

WHO WE ARE. CSG is a unique team of landscape architects, urban designers, land use planners, public finance and economic development specialists, and public administrators who capture the full dimensions of strategy and solution. Committed to positioning communities for a sustainable future, we are recognized for delivering insightful, thorough, and technically sophisticated solutions. We embrace a philosophy that values the complex interrelation of people, place, and policy while considering a project’s ability to positively impact its investors, community, and setting.

WHAT WE DO. Our work centers on finding resolution to place-based problems by implementing context-sensitive, sustainable solutions that are economically and fiscally beneficial and implementable. We engage diverse community groups to effect positive outcomes with shared benefits by integrating ideas. Consequently, our clients include governments, agencies, institutions, and developers who share an equal need to address complex and inter-related challenges. We work from planning to policy and concept to construction across the scales of region, city, and campus; neighborhood, street, and site.



Bayfront Park and Master Plan | Town of Longboat Key, Florida | WJArchitects

Founded in 1992, **WJArchitects** (WJA) is an interdisciplinary firm specializing in designing spaces for working, living, learning, and playing. Our design philosophy centers on creating innovative, community-focused solutions that inspire positive change and enrich society.

With expertise in quality-of-life projects, we have completed over 1,300 projects for more than 65 municipalities across Florida, including recreation centers, parks, city halls, fire and police stations, government offices, and service centers. We excel in navigating the complexities of multi-user facilities, engaging with stakeholders, and addressing community concerns.

Recognized as leaders in Florida parks and recreation design, WJA has unmatched experience with over 240 parks and 70 recreation projects. From 30+ acre sports complexes to smaller standalone facilities, renovations, and additions, we deliver cost-effective, program-driven designs tailored to reflect and support the communities they serve.

We have recently designed and implemented a series of Florida Park Master Plans and Recreation Center projects with GAI CSC including the Plantation Central Park Master Plan and the City of Seminole Parks and Recreation Master Plan. We have completed local parks including Bayfront Park and Morgan Family Community and Aquatics Center. We understand the specialized aspects, design, and technical execution of Florida park design.

The firm's work has received numerous industry design awards and has been recognized in various international publications for its innovative recreation design. The St.

Petersburg Pier Approach Park designed by WJA, is a 35x award-winning park having received ULI's Global Awards for Excellence, Tampa Bay Times People's Choice for Best Local Tourist Attraction, AIA Florida Award for Excellence in Sustainability, Tampa Bay CREW Community Impact Award, AIA Gulf Coast Sustainability Award, and was featured as USA Today's #2 Best New Attraction.

Previous Work:

WJArchitects has a long-standing connection with North Port and Sarasota County, strengthened by our local presence in Downtown Sarasota and a shared commitment to enhancing community spaces. Our collaboration with City of North Port includes the Morgan Family Community and Aquatics Center, a 33,300 sf facility located on a 42 acre site designed to seamlessly integrate indoor and outdoor experiences. The facility features athletic fields, a gymnasium, multi-purpose rooms and various outdoor social areas.

Our team also developed the Bayfront Park Master Plan, a project that highlights our expertise in creating thoughtful, community-driven designs. The 9 acre park consisted of the design and implementation of a Master Plan created to address the underutilization of the park. Through community input a plan was developed, aimed at connecting the two portions of the park and providing patrons with more passive recreation opportunities that take advantage of the park's waterfront location. Through our work, we prioritize local engagement, sustainable design, and solutions that reflect the unique character of the region.



Wekiva Wild and Scenic River Comprehensive Management Plan | Central Florida | Exum Associate and GAI's CSG

Exum Associates, Inc. was established in 2014 by Dr. Jay H Exum. Dr. Exum has been involved in the ecological consulting practice in the Southeast since 1985. Through his professional exposure and interaction with scores of valued colleagues, he had a vision of a consulting practice in which client service, scientific objectivity, thoughtful communication, fiscal responsibility and prudent management could be instigated in a successful business context.

Exum Associates, Inc. provides natural resource-related services that will sustain or enhance biological diversity and natural system integrity in Florida, and across the Southeast. Our expectation is that through sound science and an objective perspective, we can meet our clients' objectives and assure a functioning natural environment that is enjoyed by people actively engaged with the resource.

We strive to assist in the conservation and enjoyment of natural resources and set the highest standards for professional integrity, thoroughness of research and creative strategies to accomplish our clients' objectives. We assist public and private landowners with the implementation of conservation programs that generate income; educate the public; restore ecosystems; and sustain the awareness, viability, and biological diversity of natural systems.

Previous Work:

Orange County Green PLACE Master Plan, Orange County, Florida. Assessed operational plans for 14,000 acres of natural lands owned or managed by Orange County. Created desired future conditions and indicators of success to improve the efficiency of management planning evaluations and updates in the long-term.

Miami-Dade County Parks Recreation and Open Spaces Systems Master Plan, Miami-Dade County, Florida. Created an Eco-Zone concept for natural resource conservation and management to be implemented county-wide. The plan was a part of the overall parks system Master Plan that provides guidance for comprehensive actions by the Department. The Eco-Zone concept included delineation of 'Eco-Hubs' around Navy Wells Pineland Preserve and Zoo Miami Pine Rocklands.

Natural Lands Master Plan, Palm Beach County, Florida. Worked with the Department of Environmental Resource Management (ERM), and other public agencies to develop a long range Master Plan for the 145,000+ acre Northeast Everglades Natural Area (NENA).

RMPK FUNDING is a professional service firm located in Jupiter, Florida. Incorporated in the State of Florida on June 5, 2002, specializing in obtaining alternative funding for municipalities across Florida. We currently represent dozens of communities throughout the State of Florida. Over the last twenty years, RMPK Funding staff of grant professionals has worked with local communities to obtain \$220 million in funding. These funding programs have helped our clients complete projects for road and infrastructure, stormwater, trails, cultural facilities, and all types of recreational facilities. In addition, we have been successful in working with FEMA and other state and federal agencies in securing hurricane and disaster-related funding.

Our staff specializes in funding opportunities and has a wide range of experience in local, state, and federal programs. In addition to obtaining grant funding, our staff provides a number of our clients with grant administration and strategic planning services.

Our corporate philosophy, to maintain a professional and attentive relationship with our clients, results in our ability to assess the needs of your community and to help address them by obtaining the necessary funding and project completion. We are committed to providing excellence and quality in all of the services we provide.

Previous Work Strategic Plans.:

- Village of Wellington Parks Strategic Funding Plan
- City of Coral Gables Master Plan
- City of Bainbridge Chason Strategic Funding Plan
- City of Panama City CRA Waterfront Plan
- City of Cocoa Beach CRA Strategic Funding Plan
- Buckhead Greenspace Action Plan
- Pasco County Parks and Open Space Master Plan
- City of Kissimmee Lakefront Park Master Plan
- City of Doral Parks Master Plan
- City of Ft. Lauderdale Parks & Recreation Master Plan
- City of Lenaxa, KS Parks and Open Space Plan

RMPK FUNDING is consistently obtaining grant funding for its clients through both new funding opportunities and annual grant programs at every level of government. Below is a sample of recent funding awards that have helped our clients further their capital improvement priorities.

Resilient Florida

- City of Lauderdale Lakes (\$1,500,000) – Canal Rehabilitation

- City of Lauderdale Lakes (\$3,500,000) – Citywide Drainage Improvements
- City of Weston (\$1,550,000.00) – Stormwater Enhancements
- City of Aventura (\$600,000) – Seawall Hardening
- City of Homestead (\$1,250,000) – 6th Avenue Drainage Improvements
- City of Key Colony Beach (\$2,282,859.28) – Public Safety Facility Hardening
- Town of Hypoluxo (\$704,375) – Septic to Sewer Conversion
- Town of Juno Beach (\$1,050,000) – Universe Boulevard
- Village of Wellington (\$1,701,633) – Environmental Preserve at Marjorie Stoneman

Douglas Habitat

- City of West Palm Beach (\$1,875,000) – low impact development (LID) improvements to Currie Park
- City of North Lauderdale (\$3,550,00) – construction of new stormwater pump station
- City of North Lauderdale (\$2,600,000) – rehabilitation of drainage canals
- City of Oakland Park (\$5,000,000) – construction of new outfall and pump station
- City of Oakland Park (\$2,500,000) – hardening of Fire Station #9
- City of Oakland Park (\$1,893,476) – stormwater improvements to NE 13th Ave.
- City of Lauderdale Lakes (\$3,000,000) – Fire Station 37 Hardening

Rebuild Florida Critical Facility Program

- City of Homestead (\$2,700,000) – emergency generator for the City's wastewater treatment plant
- City of Homestead (\$1,674,000) – replace a chlorine disinfection system at a water treatment facility
- City of North Lauderdale (\$3,200,000) – construction of pump station
- City of Opa-Locka (\$7,000,000) – perform drainage canal restoration
- Okeechobee County (\$650,000) – harden two of the County's fire stations.
- City of Oakland Park (\$383,000) – harden a City fire station

Land and Water Conservation Program

- City of West Palm Beach (\$1,000,000) – recreation improvements to Currie Park
- City of Margate (\$1,000,000) – renovation of Oriole Park
- City of Weston (\$500,000) – lighting retrofits at Vista Park

- City of Kissimmee (\$1,000,000) – development of Lancaster Park
- City of Oakland Park (\$1,000,000 – development of Stevens Field
- Village of Virginia Gardens (\$400,000) – construction of Ludlam Canal Greenway
- Okeechobee County (\$425,000)- Kiwanis Park redevelopment
- Indian Trail Improvement District (\$840,000) – trail development along M-O canal
- City of South Pasadena (\$250,000) – improvements to Bay View Park Rebuild Florida Infrastructure Repair Program
- City of Kissimmee (\$3,400,000) – to improve neighborhood stormwater facilities
- City of Homestead (\$4,519,000) – to improve potable water facilities in the Avocado Village Neighborhood.
- City of St. Cloud (\$2,097,088) – to repair a damaged drainage pipe along Illinois Avenue.
- City of Tamarac (\$353,000) – to provide critical emergency power sources to lift stations.

FIND Grant Assistance

- City of West Palm Beach (\$200,000) design phase of Currie Park
- Village of Key Biscayne (\$75,000) purchase of Police patrol vessel.
- Village of North Palm Beach (\$200,000) – renovation of Anchorage Park

Wastewater Treatment Plant Energy Program

- City of Cooper City (\$500,000) – to retrofit existing blowers at the plant
- Coral Springs Improvement District (\$308,378) – to retrofit equipment within the plant

Recreational Trails Program

- City of Oakland Park (\$400,000) – improvements to Royal Palm Park
- City of Oviedo (\$400,000) – construction of trail connect at Sports Complex
- City of Fellsmere (\$400,000) – trail construction at Fellsmere Preserve
- City of Lauderdale Lakes (\$400,000) –trail construction at Otis Gray Park
- Village of Wellington (\$400,000) – trail expansion at Environmental Preserve
- Village of Palm Springs (\$400,000) – Park to Park Connector construction

COPS Hiring Program

- City of St. Cloud (\$500,000) – to hire four new police officers

SAFER Grant

- City of Oakland Park (\$744,885) to hire new firefighters

Florida Communities Trust Grant Program

- Village of Wellington (\$3,386,250) – acquire additional land at Wellington Environmental Preserve
- City of Kissimmee (\$2,832,241)– acquire land for the Shingle Creek Trail and open space
- City of Fellsmere (\$2,415,763) – acquire land for new passive park and conservation area

African American Cultural & Historical Facilities Grant Program

- City of Oakland Park (\$450,000) improvements to Carter Woodson Park
- City of Riviera Beach (\$445,000) renovation of Tate Community Center
- City of Opa-locka (\$500,000) construction of museum and cultural center
- City of Mount Dora (\$550,000) improvements to Cauley Lott Park
- City of Oviedo (\$499,500) construction of Round Lake Community Center
- City of Kissimmee (\$500,000) renovation of Chambers Cultural Center

Special Category Historical Grants

- City of Fellsmere (\$400,000) Old School window and door replacement
- City of Mount Dora (\$50,000) Simpson Farmhouse restoration

Non-Point Pollution Grants

- City of Fellsmere (\$649,644) – to develop regional stormwater retention facility
- Town of Hypoluxo (\$333,360) – to complete septic to sewer conversion project
- Indian Trails Improvement District (\$492,000) – development of bio-swales along roadways



RRC Associates Boulder, Colorado based research and planning firm that offers services in social science, mobile location data, market research, strategic analysis, economic impact, and data visualization. Our 18 individuals on staff represent a variety of disciplines and advanced degrees which allow us to address the many challenges that natural resource organizations, tourism entities, recreation departments, and land planners face. In addition to education, the many motivations of our principals and staff, their active involvement in professional organizations at the state and national levels, and ability to collaborate ensures a high degree of professional skill and creativity in the projects we conduct.

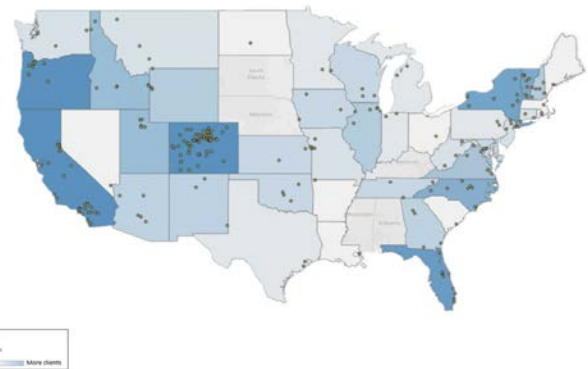
RRC Associates strives for a pragmatic approach that balances innovation with working at a reasonable cost. The firm takes pride in our demonstrated ability to meet a project’s time and budget requirements, and we offer a very personal level of service. We believe our combination of experience, knowledge, and understanding of parks, recreation and open space make RRC uniquely qualified to conduct parks and recreation statistically valid surveys.

RRC has extensive experience with parks, recreation, open space, and trails community surveys for cities, counties, recreation districts, and also at the state level. Specifically, RRC has strong experience in Florida. The goal of the studies is to obtain citizen input on a variety of topics related to parks and recreation use, values, and community priorities for future improvements. Many studies also have particular emphasis on gauging support for community recreation centers and aquatic facilities. A variety of research techniques are used in the studies, including mailed surveys, Internet, user surveys, and focus groups. Current satisfaction levels with existing facilities and programs are also measured, as is the relative importance of specific new priorities, facilities, and policies

most desired and needed by the communities. Results and conclusions from the research help guide the development of parks and recreation master plans in the communities.

Some of our Florida clients include:

- Seminole County, FL Parks and Recreation
- Alachua County, FL Park and REcreation
- Tamarac, FL East Side Parks
- Deltona, FL Parks and Recreation
- Boca Raton, FL Parks and Recreation
- Weston, FL Parks and Recreation
- City of Palm Coat and Flagler County, FL Parks and Recreation
- Broward County, FL Parks and Recreation
- Martin County, FL Parks and Recreation
- West Palm Beach, FL Parks and Recreation
- North Miami Beach, FL Parks and Recreation
- Maitland, FL Parks, Recreation, Open Space & Pathways
- St. Cloud, FL Parks and Recreation
- City of Orlando, FL Families, Parks and Recreation
- Pompano Beach, FL
- Lee County, FL Homeowner Survey
- City of Marathon, FL Homeowner Survey
- Monroe County, FL Homeowner & Employer Surveys
- Tamarac, FL Parks Feasibility Study Survey



Organizational Chart / Project Team



PROJECT LEADERSHIP



PROJECT EXECUTIVE
Peter Sechler, PLA, AICP, MBA



PROJECT MANAGER & PRIMARY POINT OF CONTACT
Kristin Caborn, CPRE, FCP



DEPUTY PROJECT MANAGER
Andrea Penuela, PLA

1. STAKEHOLDER AND COMMUNITY INPUT	2. PARK INVENTORY AND FUTURE PARK DEVELOPMENT	3. NEIGHBORHOOD PARK ACCESSIBILITY
<p>Andrea Penuela, PLA</p> <p>Jason Jensen, AIA, LEED AP (WJ Architects)</p> <p>Arturo Lopez, AIA, NCARB, LEED GA (WJ Architects)</p> <p>Jay Exum, PhD (Exum Associates)</p> <p>Sean Maher (RRC Associates)</p> <p>Kailyn Haskovec (RRC Associates)</p>	<p>Andrea Penuela, PLA</p> <p>Jason Jensen, AIA, LEED AP (WJ Architects)</p> <p>Jay Exum, PhD (Exum Associates)</p> <p>Daniel Ashworth, PLA, ASLA, AICP</p> <p>Andrew McCown, AICP</p> <p>Ana Kimelton, SEGD</p> <p>Aimee Shields, PE</p> <p>Paloma Prieto</p> <p>Katy Wirthlin</p>	<p>Blake Drury, AICP</p> <p>Daniel Ashworth, PLA, ASLA, AICP</p> <p>Hannah Hollinger, LEED AP O+M</p> <p>Jordan Kowalchik</p> <p>Katy Wirthlin</p>
4. YOUTH SPORTS DEMAND ANALYSIS	5. PARTNERSHIP OPPORTUNITIES AND GRANT FUNDING	
<p>Laura Smith, MPA, FRA-RA</p> <p>Natalie Frazier, FRA-RA, MBA</p> <p>Hannah Hollinger, LEED AP O+M</p> <p>Arturo Lopez, AIA, NCARB, LEED GA (WJ Architects)</p>	<p>Laura Smith, MPA, FRA-RA</p> <p>Natalie Frazier, FRA-RA, MBA</p> <p>Ryan Ruskay (RMPK Funding)</p> <p>Karen Clark (RMPK Funding)</p> <p>Arturo Lopez, AIA, NCARB, LEED GA (WJ Architects)</p>	

OUR TEAM STRUCTURE AND SERVICES.

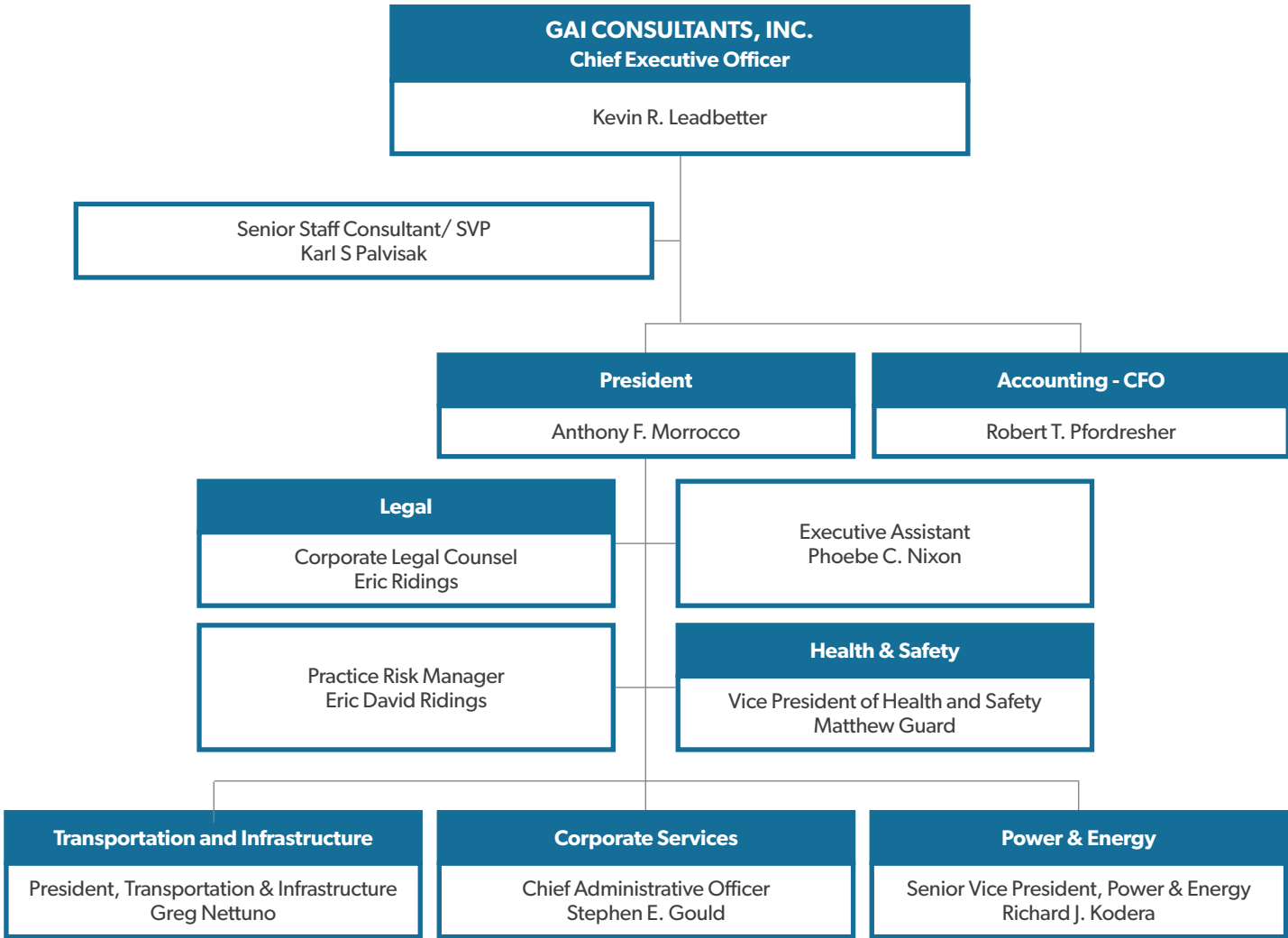
The GAI Community Solutions Group has assembled an idea team for the North Port Parks and Recreation Master Plan. The team is led by **Kristin Caborn** of GAI's Community Solutions Group, and supported by a targeted group of key staff, specifically assembled for this project. We are confident we have all the necessary assets available to ensure success for North Port's staff and community through a collaborative planning and implementation process.

This section of our RFP response is highlighted by an overview of our team, roles, project experience and resumes for the key staff who will work directly on this assignment. The people we have listed have an excellent work history, and the projects shown reflect the strong relationship of the people who will work with North Port.

Prime Consultant – GAI Consultants, Inc. | Community Solutions Group (CSG)

Subconsultants – WJ Architects; Exum Associates; RMPK Funding; RRC Associates

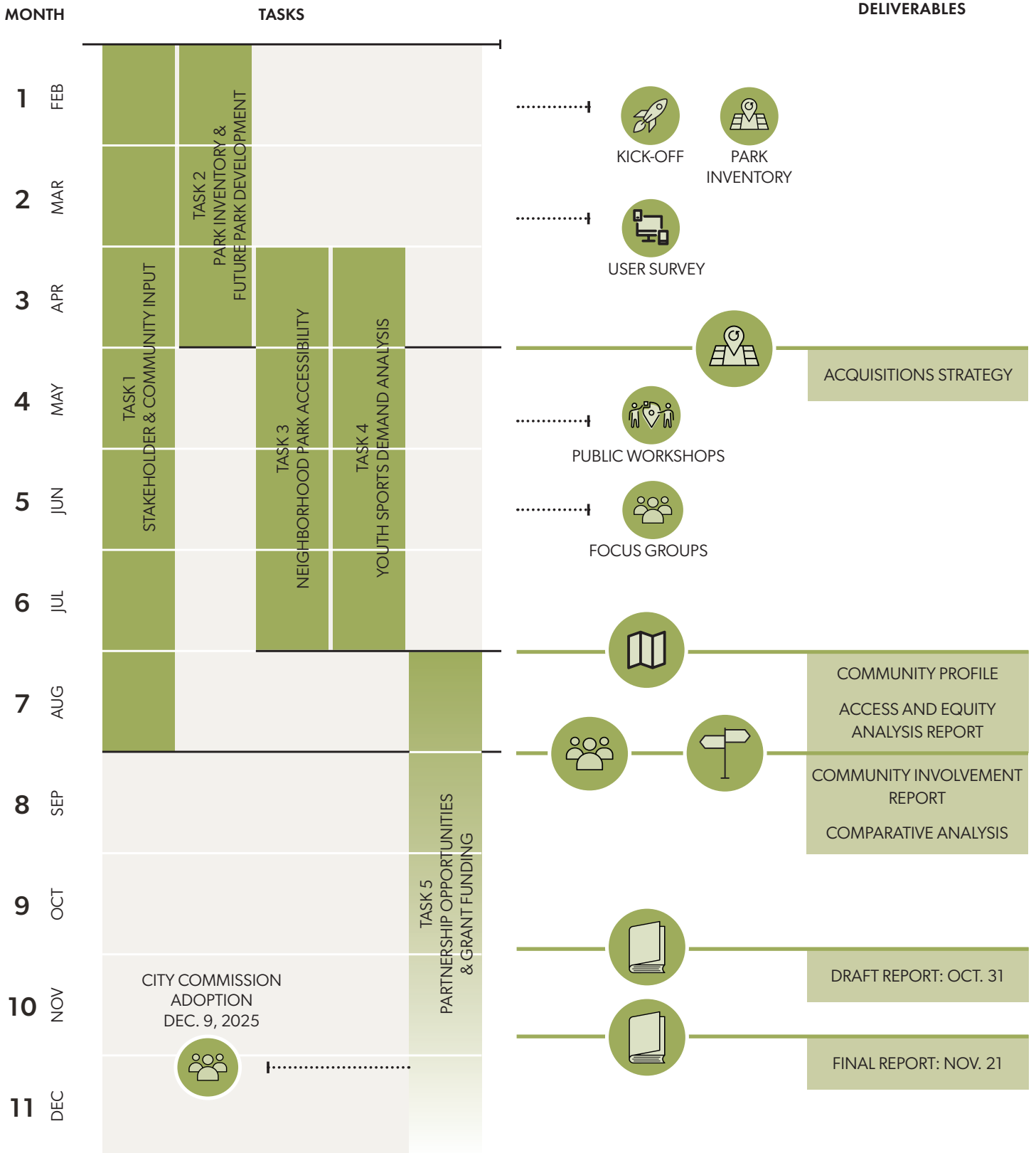
Organizational Chart / Corporate Management



Schedule / Timeline

Provide a graphical representation of the proposed schedule / timeline indicating major milestones and deliverables.

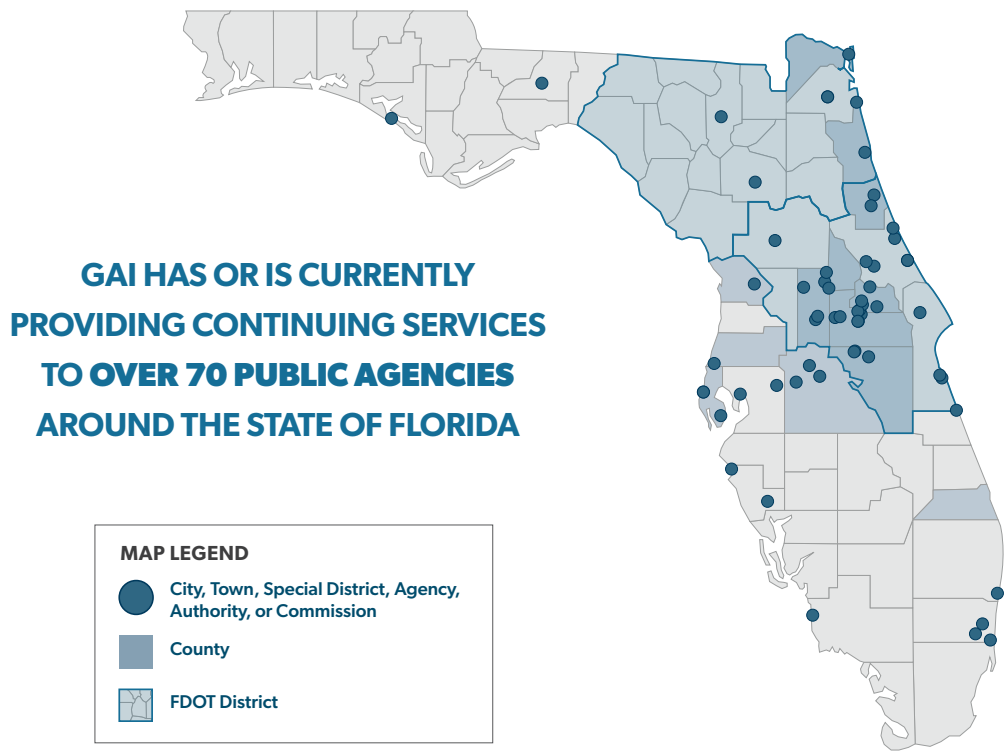
We understand the City’s desire to complete the PRMP by December 2025. We have taken the scope tasks from the RFP and included general timeframes anticipated to complete each task. We do not ever want to make assumptions that we know what will work best for you, so if we are selected, we are happy to refine the scope to include review times and more detailed submittals. We are including the final December 2025 Commission meeting date that is currently published for adoption.



Additional Information

Why GAI?

- We do not dabble in Parks and Recreation Master Planning. Our team is lead by a CPRE and is dedicated to this work
- We believe we have more public sector continuing services agreements than any other firm in Florida. This reinforces that **our public sector clients trust us and hire us multiple times**. Although this North Port project is not a continuing services agreement, our wide experience with local public clients will benefit North Port. This map below depicts the locations of our clients.
- We have previous PRMP clients coming back to us for updates, for example we finished the St. Cloud PRMP in 2020 and are now doing their 5-year update, including helping them with their first time CAPRA application as part of the update.
- Your last plan and its updates will serve as a foundation for this new plan, but there are a lot of scope elements that our fresh perspective will help with advancing into the future, such as the concept planning for Italy Avenue park, and the connection to Atwater Park- which we designed. Also, the youth sports demand analysis and the impact fee exploration is something that GAI does in house. Please see our two project sheets in this section for an example.
- Our whole team is in Florida with the exception of the national survey firm RRC who specializes in parks and recreation master planning survey and has worked together multiple times in the past.
- Our team member, WJA worked on the Morgan Family Community and Aquatics Center Project for North Port and the Bayfront Park Master Plan for Sarasota County. We have worked with WJA on countless projects, including most recently in the cities of Zephyrhills and Seminole.
- Our team member, Jay Exum worked on the Sarasota County PRMP. Jay is an ecologist and worked with us on the Wekiva Wild and Scenic River management plan in partnership with the National Park Service (included as a reference) and the Orange County GreenPlace Master Plan. He brings expertise in the natural environment and eco-tourism.
- Our team member, RMPK Funding has unmatched funding and grant experience in Florida. You will have a plan you can actually afford to implement!
- We are experts at fun and engaging public input- see our special public input section on the following pages.
- We have included a link to our Issuu page, where you can see a sample of some of our full PRMP reports.
- The following pages are provided to show North Port some additional information about our capabilities and experience.



ATWATER COMMUNITY PARK

SARASOTA COUNTY | NORTH PORT, FLORIDA

CLIENT

City of North Port

SERVICES

- Landscape Architecture + Design
 - Parks, Trails + Public Realm
- Construction Administration

Phase I

GAI's Community Solutions Group (formerly Bellomo-Herbert, a GAI Company) was retained to provide Master Planning, Permitting and Contract Document services as the prime consultant for this active recreation facility in south Sarasota County. While the Master Plan indicated facilities which include a 25,000 square foot community center, interactive play fountain and 2 story restroom / concession / pressbox building, the Phase 1 budget allowed for the immediate development of a tournament level baseball field and 4 field Little League baseball complex.

Phase II

Phase 2 included a playground, restroom/concession building, electrical/lighting, grading and drainage, play fields, and permitting.

GAI's Community Solutions Group provided preliminary design, design development, construction documents and permitting, bidding, and construction phase services.



OSCEOLA TRAIL ECONOMIC AND FISCAL IMPACT ANALYSIS

OSCEOLA COUNTY | FLORIDA

CLIENT

Osceola County, Florida

YEAR COMPLETED

2021

SERVICES

- Economics + Strategy
 - Fiscal + Economic Impact
 - Funding, Revenue + Financial Modeling
 - Redevelopment + Special Area Strategic Planning



GAI's Community Solutions Group professionals were retained by Osceola County, Florida, to prepare an economic and fiscal impact analysis for the potential expansion of a multi-purpose trail network located in Osceola County and will add the desirability of Osceola County as a destination and enhance the quality of life for those living in the area. Prior to the analysis, County staff have completed an internal study to define various segments of this trail, materials, and facilities that would support that system. Plans associated with this system are very conceptual with a number of locations, corridors, or areas identified where segments could be implemented initially and over a longer term. If all segments were developed, the full trail system would reach about 210 miles, ranking it among the longer trail networks in the region.

Toward understanding how a trail network might fit into this recreational context and what positive impacts and benefits may result from the system's implementation, GAI Consultants was tasked with estimating the economic and fiscal impacts stemming from trail activity under various assumed conditions or scenarios.

The work considered academic literature for background, theory, and findings; case studies of multi-use trails and networks; sports participation data for context; review of locally available tourism data for comparisons; and the application of an Impact Analyses and Planning (IMPLAN) model based on the summarized assumptions developed

from our research and case studies.

GAI relied extensively on data that had been collected over the course of many years in several case study situations and adjusted any spending information to 2020 dollars to aid comparisons. The analysis also considered data from Orlando and Kissimmee specifically which, of course, have their own discrete spending characteristics because of the region's theme park influences. The reconciled case study data is illustrated in several tables within this report.

Finally, GAI prepared and discussed with staff the key activity and spending assumptions for use in our IMPLAN models. IMPLAN is a recognized input-output model that illustrates how spending generated within various economic sectors flow throughout the region. IMPLAN's output is expressed in terms of regional sales activity, jobs, wages, and governmental receipts. We expanded upon IMPLAN's measure of the latter by focusing on tourist taxes as well as several discrete classes of property taxes so this indicator of fiscal benefit would be much more specific to Osceola County.

The analysis revealed, based on generalized data with local adjustments, suggest that there could be very significant economic and fiscal impacts as a result of a multi-purposed trail system or network in Osceola County.

AUSTIN-TINDALL ECONOMIC AND FISCAL IMPACT ANALYSIS

OSCEOLA COUNTY | FLORIDA

CLIENT

Osceola County, Florida

YEAR COMPLETED

2022

SERVICES

- Economics + Strategy
 - Fiscal + Economic Impact
 - Funding, Revenue + Financial Modeling
 - Redevelopment + Special Area Strategic Planning

GAI's Community Solutions Group was retained by Osceola County, Florida, to serve as consultant for the preparation of an economic and fiscal impact analysis associated with the expansion of Austin-Tindall Park, one of central Florida's largest multi-purpose sports complexes. The expansion will add to the desirability of Osceola County as a destination and also enhance the quality of life for those living in the area. To date, the Park comprises ten multipurpose fields, a stadium, parking for about 1,700 cars, and various administrative or support facilities. Expansion plans contemplate the addition of ten multipurpose fields, as well as areas dedicated to cross country running, paint ball and rowing via controlled lake access.

The work considered academic literature for background, theory, and findings; case studies of multi-purpose sports facilities and complexes; sports participation data for context; review of locally available tourism data for comparisons; and the application of an Impact Analysis and Planning (IMPLAN) model based on the summarized

assumptions developed from our research and case studies.

GAI relied extensively on data that had been collected over the course of many years in several settings and adjusted any spending information to 2021 dollars to aid comparisons. The analysis also considered data from Orlando and Kissimmee specifically which, of course, have their own discrete spending characteristics because of the region's theme park influences. The reconciled case study data is illustrated in several tables within this report.

Finally, GAI prepared and discussed with staff the key activity and spending assumptions for use in the IMPLAN models. GAI expanded upon IMPLAN's measure of the latter by focusing on tourist taxes as well as several discrete classes of property taxes so this indicator of fiscal benefit would be much more specific to Osceola County. The analysis revealed, based on generalized data with local adjustments, suggest that there could be very significant economic and fiscal impacts as a result of the Austin Tindall Park expansion in Osceola County.



Sarasota 2050 Conservation Planning

Principal Ecologist:

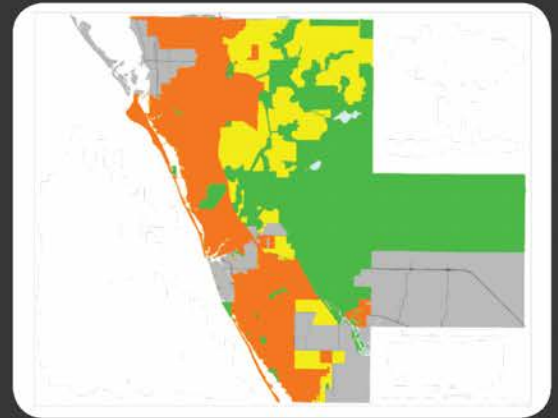
Dr. Jay Exum led both the technical analysis and communications with environmental stakeholders for the Sarasota 2050 Conservation Plan.

Primary Accomplishments:

- Since the 2050 Plan update, the County has acquired land and easements now totalling over 65,000 acres that are managed for resource protection
- Led communication with stakeholders and focus groups interested in economic development and resource protection
- Determined the Greenway Spine methodology and conservation strategy through collaboration with staff, resource agencies and landowners

Challenges:

- Magnitude and complexity of creating a plan for conservation in a County with intense development pressure
- Balancing the objectives of the County for planned growth and large-scale protection of natural lands
- Litigious environment surrounding the Plan established early-on that there would be an Administrative Hearing after completion of our technical work



Natural Resource Plan

- Conservation
- Concentrated development
- Cities
- Limited development with conservation and buffers



Shamrock Park Nature Center



Signage for the 25,000 acre Carlton Reserve Natural Lands



Hikers at Lemon Bay Park

Sarasota County, FL

Assignment

Create an Ecological Resources System that defines measures to protect natural resources in the Sarasota 2050 Comprehensive Plan.



EXUM ASSOCIATES, INC.

Additional Park & Recreation Experience



Project Name	Client	Status / Year Completed	Recreation/ Community Center	Multipurpose/ Conference Space	Educational Space	Master Plan	Parking/ Walkways	Municipal	Florida Project
John Marble Park	Manatee County	In Construction	•	•	•	•	•	•	•
Gaines Park & Community Center	City of West Palm Beach	In Construction	•	•	•	•	•	•	•
Currie Park	City of West Palm Beach	Bid/Permitting					•	•	•
Tierra Verde Recreation Center	Pinellas County	Design	•				•	•	•
Lakeland Family YMCA	YMCA	Design	•		•	•	•	•	•
Bayhead Action Park	City of Largo	Design	•		•	•	•	•	•
Phillies Carpenter Complex	City of Clearwater	Design	•		•		•	•	•
Tigers Player Development Academy	Detroit Tigers	Design	•		•		•		•
Skills Center	Skills Center	2024	•		•		•		•
Speer YMCA	YMCA + Pinellas County School Board	2024	•	•	•	•	•	•	•
Plantation Central Park Master Plan	City of Plantation	2023	•		•	•	•	•	•
Shore Acres Recreation & Aquatics Facility	City of St. Petersburg	2022	•	•	•	•	•	•	•
C.R. Kelly Recreation Center	City of Gainesville	2022	•		•	•	•	•	•
Wesley Chapel Recreation Center	Pasco County	2021	•	•	•	•	•	•	•
Countryside Athletic Facility	City of Clearwater	2020			•		•	•	•
St. Pete Pier Approach Park	City of St. Petersburg	2020		•		•	•	•	•
Phillies Spectrum Field Improvements	City of Clearwater	2019 (Design)	•		•		•	•	•
Sabrina Cohen Adaptive Recreation Center	City of Miami Beach	2019 (Concepts)	•	•			•	•	•
Butler Park Pool	City of North Port	2019		•			•	•	•
Bayfront Park Rec. Center Master Plan	Town of Longboat Key	2019	•		•		•	•	•
Pompey Park Community Center Master Plan	City of Delray Beach	2019	•	•	•	•	•	•	•
Julian B. Lane Riverfront Park	City of Tampa	2018	•	•	•	•	•	•	•
Morningside Rec. Center	City of Clearwater	2018	•	•	•	•	•	•	•
NPR Rec. & Aquatics Center (addition/renovation)	City of New Port Richey	2018	•	•		•	•	•	•
Phillies Spring Training Facility Expansion	City of Clearwater	2018 (Design)	•		•		•	•	•
Doral Legacy Park & Rec. Center	City of Doral	2018	•	•	•	•	•	•	•
Orlando City Soccer Training Complex	The Tavistock Group	2017 (Design)	•		•		•		•
Bayfront Park Implementation	Town of Longboat Key	2017			•	•	•	•	•
Madeira Beach City Centre & R.O.C. Park	City of Madeira Beach	2015	•		•	•	•	•	•
Fossil Park Master Plan	City of St. Petersburg	2015	•	•	•	•	•	•	•
Gladden Park Rec. Center (addition/renovation)	City of St. Petersburg	2013	•				•	•	•
Northwest Aquatics Center	City of St. Petersburg	2013		•	•	•	•	•	•
Southwest Recreation Center (renovation)	City of Largo	2013	•	•			•	•	•
Wildwood Recreation Center (renovation)	City of St. Petersburg	2013	•				•	•	•
Northshore Pool (addition)	City of St. Petersburg	2012		•			•	•	•
Morgan Family Community Center	City of North Port	2011	•	•	•	•	•	•	•
Bayfront Park Master Plan	Town of Longboat Key	2011			•	•	•	•	•
Largo Community Center	City of Largo	2010	•				•	•	•

Communications And Engagement Tools

We know that different segments of the community feel most comfortable accessing the project in different ways; therefore, we employ multiple techniques. Those tools include traditional questionnaires, statistical surveys, stakeholder meetings, public workshops and charrettes; as well as more progressive methods such as interactive websites and social media. We also utilize highly interactive, place-based exercises, including weekend walking audits and on-site engagement at established community showcase events. Below is a comprehensive list of our Communications and Activities we utilized according to the budget and need of each assignment.

OUTREACH AND ENGAGEMENT TOOLS



WEBSITES

A project website promotes transparency and information sharing, and online engagement tools can include idea walls, surveys, community mapping, and budgeting tools, among others. The website can also host general project information. We work with several online engagement platform providers, like Public Input, Granicus and Konveio. We can also utilize the ArcGIS Online StoryMaps and free website services provided by Google Site and Wix.



SOCIAL MEDIA

Social media channels can be utilized for outreach and engagement using “live” features for Q&A, run early “campaigns” with teaser graphics/videos to generate interest, post community surveys and events.



VIDEOS

Videos can be utilized for testimonials, and to record project meetings. They can be posted on the project website and social media.



WEBCAST/STREAMING

The key is to make it engaging, to the point, and brief. Live webcasts can be utilized for virtual site tours, meetings, and events. Webcasts can later become permanent videos and be posted on the project’s website.



SURVEYS & MAPPING

Surveys and mapping tools can be used to gather online engagement. These tools can also be customized and are easy to use on a smartphone. Our teams works with the ArcGIS products. Our subconsultant, RRC, can provide statistically valid surveys, supplemented by an online open link survey to understand community needs.



POLLS

Existing polling apps and sites can be used to instantly gather input from a meeting or event. Below is an example of a poll question



PAPER OUTREACH AND NOTIFICATIONS

Ways to deliver information on paper include flyers, booklets, engaging and interactive mailed materials (i.e., coloring books, games, etc.), paper surveys with return postage, invitations to a virtual coffee talk or happy hour with free delivery coupon or a bag of coffee beans.



Join us for a virtual happy hour!

Thursday, May 14th @ 6pm



Project Branding and Outreach Graphics

EVENTS



POP-UP EVENTS

Fun events can be designed such as small picnic groups, coffee talks, happy hours, poetry, and creative sessions. Pop-up interactive outdoor installations with opportunities for feedback, information booths with paper surveys, and pamphlets with information as part of crisis response services (e.g. food distribution).



OPEN HOUSE

Half- or full-day events for the community to freely come and go as they please and provide input on elements of the plan. The plan can be presented on thematic stations, and the open house event can be combined with other activities like bike rides and demonstration projects, or with other events like a farmer's market.



TOURS

These are an enjoyable way to understand and learn about a place. Depending on the area, tours can be done by bicycle, bus and walking. During the tour, participants can assess the existing conditions of the place by filling out a virtual or paper survey.



WORKSHOPS

These are interactive sessions to gather feedback on vision, goals and design from a large or small group of people.



SPECIAL EVENTS

To reach the widest audience (including constituencies often overlooked), we have found that it is critical during the outreach and engagement process to meet people where they are by going to places and events that the community is already attending. For example: bingo nights and youth sports events, among others.



FOCUS GROUPS AND STAKEHOLDER MEETINGS

Smaller group or one-on-one meetings with stakeholders, residents, business owners, institutions, city staff, etc.



COMMUNITY MEETINGS

Large meetings with the entire community, to take place at the beginning or end of each phase of the project.

Neighborhood Tour



Follow us on isuu to review full plans and reports

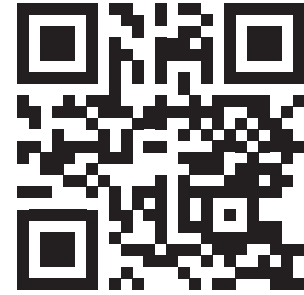
<https://issuu.com/gai-csg>



GAI-CSG

Orlando, United States

Community Solutions Group (CSG) integrates landscape architecture, urban planning, economics, and finance in a strategic consulting practice committed to developing practical and sustainable communities.



Share Profile

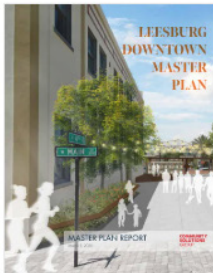
Follow

Publications (32) Stacks (0) Followers (0)

Show Articles inside



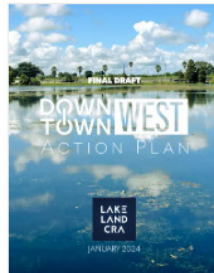
Winter Park 2024 CRA Plan U...
November 5, 2024



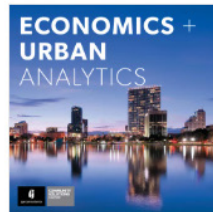
Leesburgh Downtown Maste...
November 1, 2024



SR200 - A1A Corridor Master...
November 1, 2024



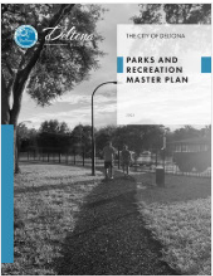
Lakeland Downtown West Str...
November 1, 2024



CSG Urban Analytics Brochure
October 16, 2024



Community Solutions Group ...
September 18, 2024



City of Deltona Park and Recr...
September 6, 2024



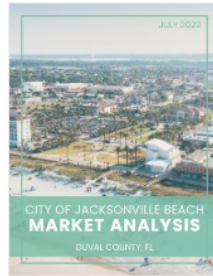
Southland Development Auth...
September 3, 2024



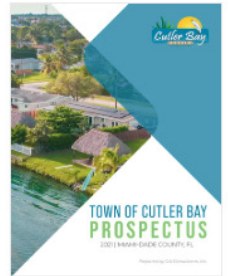
Downtown Orlando CRA 1Q2...
September 3, 2024



Osceola County Park Econo...
September 3, 2024



City of Jacksonville Beach M...
September 3, 2024



Town of Cutler Bay Prospectus
September 3, 2024



Team's Previous Experience / Proficiency in Similar Projects

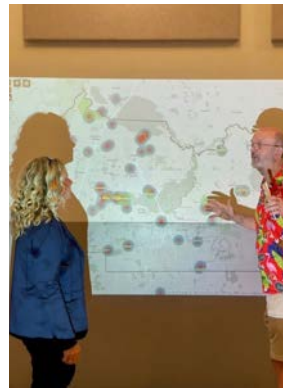
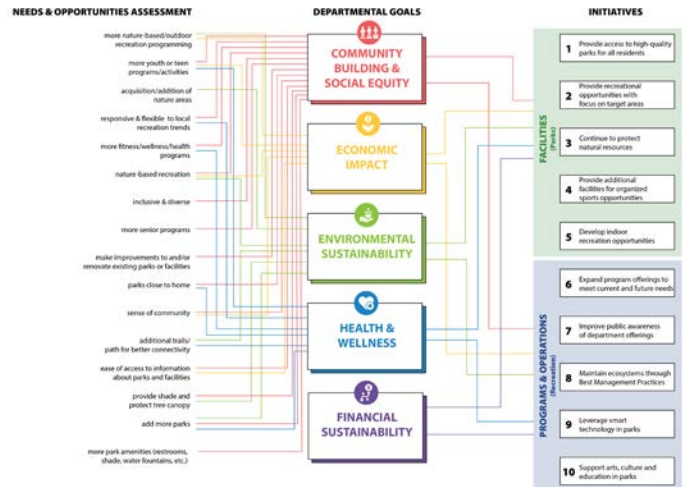
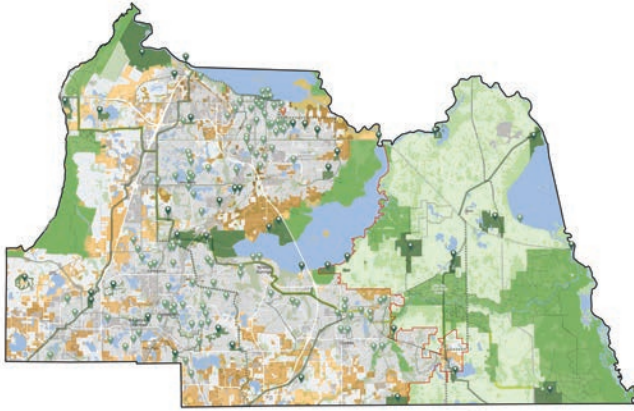


Similar Project Experience and Relevance

Below is a list of our team's highlighted similar experience, followed by detailed descriptions.

Our experiences with these projects have a direct correlation to the services identified in the City of North Port's RFP.

- Seminole County Parks System Master Plan
- Zephyrhills Parks and Recreation Master Plan
- Clay County Parks and Recreation System Master Plan
- City of Seminole Recreation Master Plan
- Wekiva Wild & Scenic River System Management Plan Update



OWNER / POINT OF CONTACT
 Seminole County
 Richard Durr, Jr., CPRP, PLA, AICP
 407.665.2173
 rdurr@seminolecountyfl.gov

YEAR COMPLETED
 February 2024

SERVICES

- Landscape Architecture and Design
 - Parks, Trails + Public Realm
- Urban Design + Planning
 - Parks System Planning
- Public Involvement + Outreach

SEMINOLE COUNTY PARKS SYSTEM MASTER PLAN

SEMINOLE COUNTY FLORIDA

GAI's Community Solutions Group (CSG) provided services to implement an update of the County's Parks System Master Plan with the aim of building a parks system that is responsive to both the specific needs of the community and the resources available to meet those needs. Since the previous Master Plan, Seminole County has experienced significant growth in both incorporated and non-incorporated areas necessitating a new plan to address changing demographics and trends. Initiatives and recommendations were specifically tailored to address Seminole County's unique suburban and rural land development patterns and consider the role of various park service providers. The resulting updated Master Plan provides a blueprint for the next 10 years through a series of actionable initiatives and recommendations to bolster the existing park system. The development of this plan included public engagement, needs assessment, master planning, and capital improvement plan development.

ZEPHYRHILLS PARKS AND RECREATION MASTER PLAN

PASCO COUNTY | ZEPHYRHILLS, FLORIDA

OWNER / POINT OF CONTACT

Gail Hamilton
 City of Zephyrhills
 Director, Community Redevelopment Agency
 813.780.0202
 ghamilton@ci.zephyrhills.fl.us

YEAR COMPLETED

August 2024

SERVICES

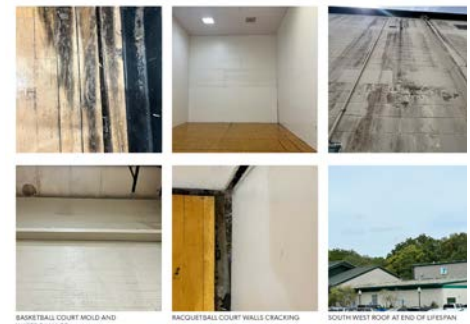
- Landscape Architecture and Design
 - Parks, Trails + Public Realm
- Urban Design + Planning
 - Parks System Planning
- Public Involvement + Outreach

GAI prepared an inventory and analysis of the City of Zephyrhills Parks and Recreation amenities and buildings as part of the first phase of the City’s Parks and Recreation Master Plan (PRMP). The PRMP, to be conducted in two phases, will result in a road map for the future of the City’s system, including how existing and future buildings will serve both residents and visitors of Zephyrhills. Phase 1 included integration of existing plans, such as the comprehensive plan, CRA plan, and previous park and recreation plans; as well as a comprehensive public input program that included a combination of in-person meetings, a statistically valid survey and on-line survey; to form the framework for the discussion of the evolution of parks and recreation in Zephyrhills. Architectural review, assessment, and cost benefit analysis of the two major buildings: Alice Hall and the YMCA helped the City determine how these buildings will contribute to the future growth of special events, recreation programming, and the indoor meeting space needs of the City.



Building Condition
 The north wing of the YMCA building is in relatively good shape. The roof system is in good condition and still has a long life span. The signs of wear present in the buildings north wing are consistent with the age of the building. The interior exercise spaces and locker rooms at the north wing could use renovations to improve accessibility and the look and feel of the spaces. The toilet rooms are not accessible and would benefit from renovations and reconfiguration.
 The south addition's roof is at the end of its lifespan and is in need of replacement. There are signs of mold and water intrusion inside the building at the basketball courts and racquetball courts, where paint is blistering and the walls, floors and ceilings are cracking leaving insulation and foundations exposed.
 Grading around the building is positive and drains water away from the building. The mechanical system wear is consistent with the age of the building and the pool deck has been recently renovated.

FIGURE 13. WATER DAMAGE AT EAST FACADE



BASKETBALL COURT MOLD AND WATER DAMAGE | RACQUETBALL COURT WALLS CRACKING | SOUTH WEST ROOF AT END OF LIFESPAN



CLAY COUNTY PARKS AND RECREATION SYSTEM MASTER PLAN

CLAY COUNTY, FLORIDA

OWNER / POINT OF CONTACT

Clay County Parks and Recreation
Justin Pierce, CPRP
904.284.6378 (office)
904.429.2375
justin.pierce@claycountygov.com

YEAR COMPLETED

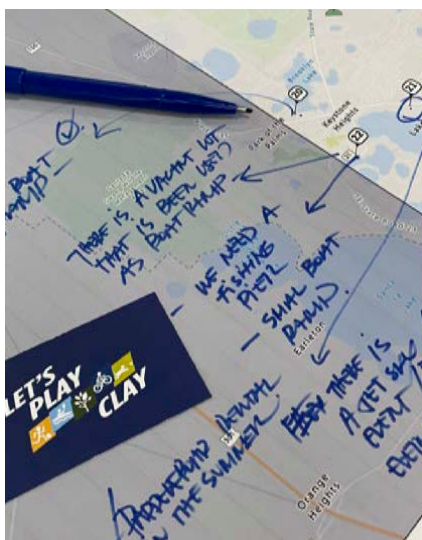
November 2024

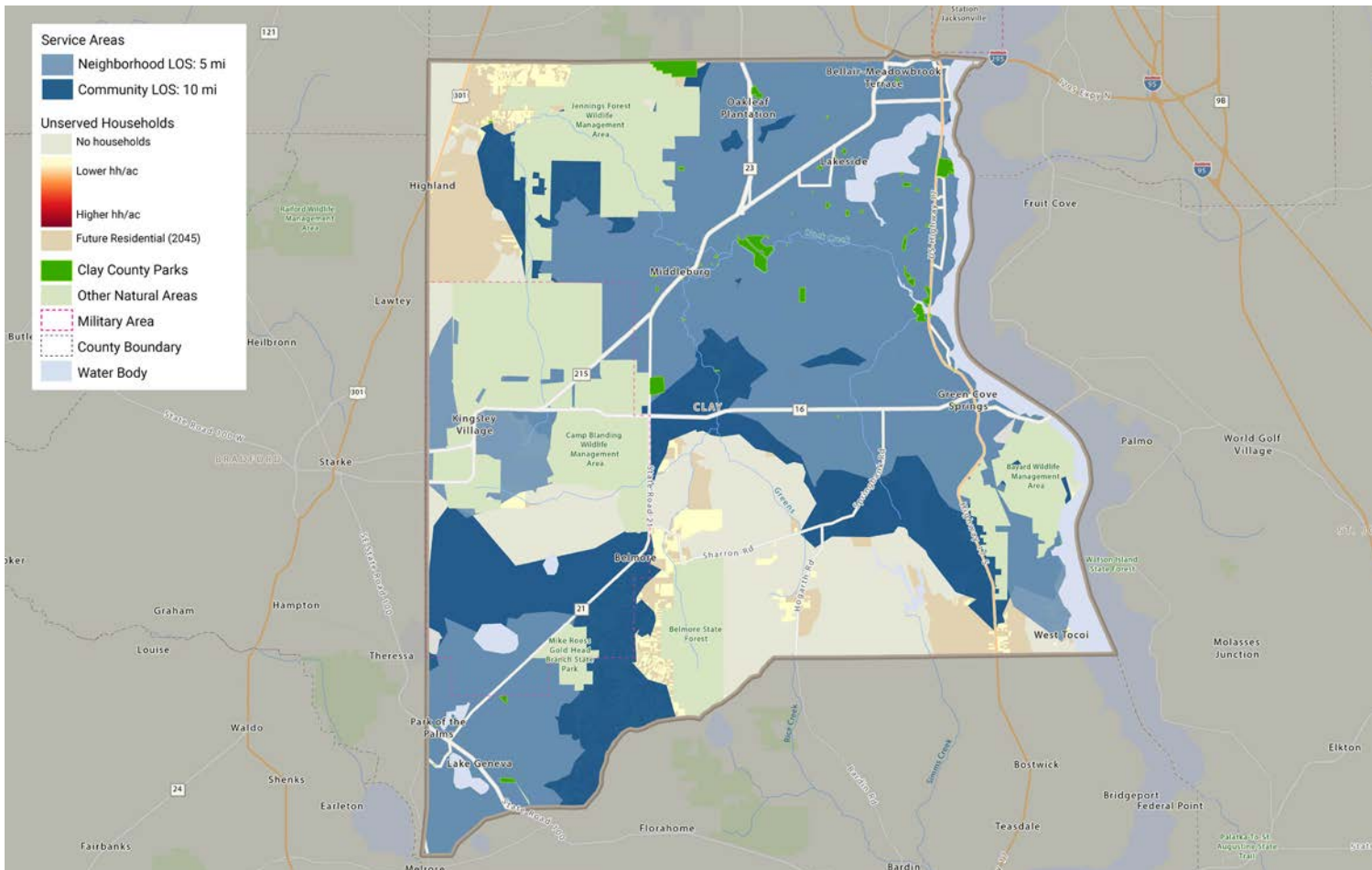
SERVICES

- Landscape Architecture and Design
 - Parks, Trails + Public Realm
- Urban Design + Planning
 - Parks System Planning
- Public Involvement + Outreach

Under a continuing services contract with Clay County, Florida, GAI is providing a diverse range of services to enhance the County's Parks and Recreation Department programming, including planning, feasibility studies, construction administration, permitting, and most notably development of a Parks and Recreation System Master Plan (PRMP). The PRMP will serve as a roadmap that will guide the future of the County's parks and recreation system—effectively enriching recreational experiences for all residents and visitors. Clay County, located in northeast Florida, is experiencing rapid growth, especially in its urban area along the St. Johns River. Creating a viable PRMP is a comprehensive process that includes broad public engagement, along with field work and analysis. GAI's equitable public input program includes a combination of in-person/virtual meetings, a statistically valid and online survey, and targeted focus groups.

Another consideration for the PRMP is planning for growth in parks and recreation with an eye toward equity across an urban, suburban, and rural transect. Since population growth is a key influence in decision-making, traditional population projection methodologies do not provide accurate enough data to forecast where people are moving and how quickly it's happening. To overcome this, the GAI team used the smaller-scale Transportation Analysis Zone (TAZ) Data and Micro Analysis Zone (MAZ) data to project population more accurately and, subsequently, guide decisions for equitable level of service now and into the future. GAI also evaluated the County's existing Level of Service (LOS) by examining current measurement tools and proposing a revised measurement tool to more accurately demonstrate where current and future population will demand parks and recreation investment. This evaluation and analysis incorporates pertinent results of the public workshops, statistically valid survey, and focus group meetings to form the guiding principles of the PRMP—pertaining to park standards, land acquisition, renovations, and policies—and develop succinct, achievable goals and objectives to realize each of the principles. This visioning has resulted in an implementable PRMP that prioritizes recommendations while incorporating available and projected capital resources and to move the Clay County Parks and Recreation Department through 2034.





CITY OF SEMINOLE RECREATION MASTER PLAN

PINELLAS COUNTY | SEMINOLE, FLORIDA

OWNER / POINT OF CONTACT

Becky Gunter, CPRP
 Recreation Director
 City of Seminole
 727.391.0204
 bgunter@myseminole.com

YEAR COMPLETED

April 2024

SERVICES

- Landscape Architecture and Design
 - Parks, Trails + Public Realm
- Urban Design + Planning
 - Parks System Planning
- Public Involvement + Outreach

GAI's Community Solutions Group (CSG), along with our subconsultants, developed the Recreation Master Plan for the City of Seminole as a blueprint for both parks and recreation within the city. The approach to this Master Plan was two-fold, consisting of recommendations for both parks enhancements and direction on future improvements to the recreation offerings and facilities. A thorough existing conditions review forms the basis for the framework of this plan including review of parks and facilities, review of documentation, utilization analytics, programming and participations trends, and architectural review of the existing recreation center. Public engagement included public workshops and a statistically valid survey. These, along with a recreation market and benchmark assessment helped to develop the recreation program for the city. The resulting Master Plan includes recommendations for a future recreation center, including proposed recreation program, and site-specific park recommendations along with an implementation strategy.



WEKIVA WILD & SCENIC RIVER SYSTEM RIVER MANAGEMENT PLAN UPDATE

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

OWNER / POINT OF CONTACT

Nancy Prine, Chair, Wekiva Wild and Scenic River Advisory Management Committee
407.256.2314
npla@aol.com

YEAR COMPLETED

September 2023

SERVICES

- National Park System
- Comprehensive Management Plan
- Public Engagement
- Digital Marketing
- Social Media Strategy
- GIS Analysis
- ESRI StoryMap
- Natural Resources

The Wekiva Wild and Scenic River, once pristine, faces increasing pressures from human activities. Exum Associates and GAI Consultants are updating the Comprehensive Management Plan (CMP) developed in 2012, drawing on key documents like the Environmental Impact Assessment, User Capacity Study, and guidelines like the Wekiva Wild and Scenic River Act and the NPS Reference Manual.

The team conducted field work to review the status of various Goals, Objectives, and Actions in the CMP. After careful consideration, the team identified the sections of the CMP requiring re-writing, those that can be retained with minor edits, and those that remain relevant without changes. Their primary focus lies on Section 4, which deals with the Management and Protection of Outstandingly Remarkable Values (ORV).

The team developed an approach for gathering public input, which included two public workshops and a stakeholder meeting. They used a mixed-methods approach, including surveys, workshops, focus groups, and interviews. Additionally, the team provided a digital marketing and social media plan. This included an updated content recommendation for the Wild and Scenic River website to increase public awareness and engagement.

As part of the website content recommendations, GAI created an ESRI Story Map, a dynamic web-based tool enabling the creation of interactive and captivating multimedia presentations, narratives, and maps. This Story Map was designed with the purpose of raising awareness and fostering active participation in recreation and volunteer activities within the Wekiva River System. Through its engaging interface, the Story Map aimed to inspire and encourage individuals to explore and contribute to the conservation and enjoyment of this natural treasure.

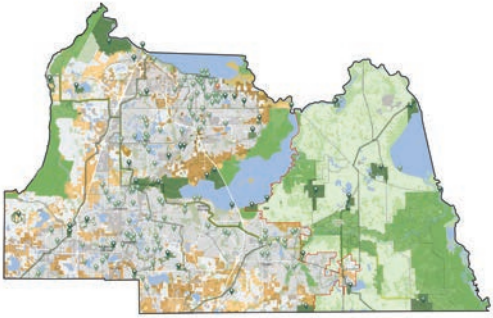
After compiling literature, stakeholder input, and updating GIS analysis, the team prepared a draft of the updated CMP document. They are currently in the process of incorporating feedback from the Wild and Scenic River Project Subcommittee to create a second and final report. The team will present the final document to the Subcommittee, summarizing accomplishments, uncompleted Actions, recommendations for new initiatives, revised strategies for public engagement, and the completed ESRI Story Map.

Overall, the project aims to enhance the management of the Wekiva Wild and Scenic River through an updated and inclusive Comprehensive Management Plan, incorporating public input, stakeholder collaboration, and updated GIS analysis.





References



Seminole County | Parks System Master Plan

Richard (Rick) Durr, CPRP, AICP, Director, Leisure Services Department

T. 407.665.2173

E. rdurr@seminolecountyfl.gov



Clay County | Parks and Recreation System Master Plan

Justin Pierce, CPRP, Director of Parks and Recreation

T. 904.284.6378 (office) | 904.429.2375

E. justin.pierce@claycountygov.com



City of Seminole | Recreation Master Plan

Becky Gunter, CPRP, Recreation Director

T. 727.391.0204

E. bgunter@myseminole.com



City of Zephyrhills | Zephyrhills Parks and Recreation Master Plan, Professional Economic Services

Gail Hamilton, CRA Director

T. 813.780.0202

E. ghamilton@ci.zephyrhills.fl.us



Florida Department of Environmental Protection / Wekiva Wild and Scenic River Advisory management Committee | Wekiva Wild & Scenic River System River Management Plan Update

Nancy Prine, Chair, Wekiva Wild and Scenic Advisory Management Committee

T. 407.256.2314

E. npla@aol.com



Litigation and Insurance

GAI has been in business for more than 65 years. During its operation, GAI has been involved in limited legal claims. GAI has successfully defended, or settled on favorable terms, all such claims. Furthermore, for the protection of GAI and its clients, GAI always maintains a comprehensive insurance program that includes professional liability, workers compensation, comprehensive general liability, automobile, and umbrella policies, with limits sufficient to cover the defense and payment of all outstanding claims against GAI. GAI has not failed to complete any contract assignments in the past 5 years.

If you have any questions or require additional information, please feel free to contact Eric Ridings Corporate Council at (412) 399-5047.

Terra Insurance Company
(A Risk Retention Group)
Two Fifer Avenue, Suite 100
Corte Madera, CA 94925

DATE
01/01/25

CERTIFICATE HOLDER
This is a specimen certificate of insurance
If you require a true certificate of insurance, please contact
Terra Insurance Company.

This certifies that the "claims made" insurance policy (described below by policy number) written on forms in use by the Company has been issued. This certificate is not a policy or a binder of insurance and is issued as a matter of information only, and confers no rights upon the certificate holder. This certificate does not alter, amend or extend the coverage afforded by this policy.

The policy of insurance listed below has been issued to the insured named below 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 policy described herein is subject to all the terms, exclusions and conditions of such policy. Aggregate limits shown may have been reduced by paid claims.

TYPE OF INSURANCE	Professional Liability
POLICY NUMBER	225018
EFFECTIVE DATE	01/01/25
EXPIRATION DATE	12/31/25

LIMITS OF LIABILITY	\$1,000,000	EACH CLAIM
	\$1,000,000	ANNUAL AGGREGATE

PROJECT DESCRIPTION
For Evidentiary Purposes Only.

CANCELLATION: If the described policy is cancelled by the Company before its expiration date, the Company will mail written notice to the certificate holder thirty (30) days in advance, or ten (10) days in advance for non-payment of premium. If the described policy is cancelled by the insured before its expiration date, the Company will mail written notice to the certificate holder within thirty (30) days of the notice to the Company from the insured.

NAME AND ADDRESS OF INSURED
GAI Consultants, Inc.
(Pittsburgh)
385 E. Waterfront Drive
Homestead, PA 15120-5005



TERRA
INSURANCE COMPANY

CERTIFICATE OF INSURANCE

ISSUING COMPANY:
TERRA INSURANCE COMPANY
(A Risk Retention Group)

David Odette
President

CANCELLATION
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
Patricia A. Zing

Evidence of Coverage

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IN 01-26484939 06/01-3635741

Page 1 of 1
DATE (MM/DD/YYYY)
09/26/2024

TY INSURANCE

CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS DOES NOT ALTER THE COVERAGE AFFORDED BY THE POLICIES CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED BY CERTAIN POLICIES MAY REQUIRE AN ENDORSEMENT. A STATEMENT ON FORM(S).

INSURED(S) MUST HAVE ADDITIONAL INSURED PROVISIONS OR BE ENDORSED BY CERTAIN POLICIES MAY REQUIRE AN ENDORSEMENT. A STATEMENT ON FORM(S).

NEW CERTIFICATE OWNER

LEG. 1-877-945-7378 FAX NO. 1-888-467-2378

ISS. CERTIFICATE@TERRA.COM

INSURER'S AFFIDAVIT COVERAGE	NAIC #
INSURER A: Continental Insurance Company	33289
INSURER B: National Fire Insurance Company of Hartford	20478
INSURER C: Ironshore Specialty Insurance Company	25445

INS. #
EFF.
REF.

REVISION NUMBER:
N ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS POLICY IS DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICY. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

POLICY #	INSURER	COVERAGE	LIMITS
10/01/2024	10/01/2025	EACH OCCURRENCE	\$ 2,000,000
		AGGREGATE	\$ 100,000
		PROD. COMP. AGG.	\$ 2,000,000
		GENERAL AGGREGATE	\$ 4,000,000
		PRODUCTS - COMP. AGG.	\$ 4,000,000
		PROD. COMP. AGG.	\$ 5,000,000
		COMBINED SINGLE LIMIT	\$ 5,000,000
		AGGREGATE	\$ 10,000,000
		AGGREGATE	\$ 10,000,000
		E.L. EACH ACCIDENT	\$ 3,000,000
		E.L. DISEASE - EMPLOYEES	\$ 3,000,000
		E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
		E.L. DISEASE - EMPLOYEES/AGG	\$5,000,000
		Deportable	\$50,000

IF ATTACHED (FROM SPACE IS REQUIRED)
ECLIPSE: Agency - 7040398304; Employer's Liability - National Arch Insurance Company - LAAUT0045301

ACORD 25 (2016/03)

DATE (MM/DD/YYYY)
09/26/24

CERTIFICATE OF LIABILITY INSURANCE

CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS DOES NOT ALTER THE COVERAGE AFFORDED BY THE POLICIES CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED BY CERTAIN POLICIES MAY REQUIRE AN ENDORSEMENT. A STATEMENT ON FORM(S).

INSURED(S) MUST HAVE ADDITIONAL INSURED PROVISIONS OR BE ENDORSED BY CERTAIN POLICIES MAY REQUIRE AN ENDORSEMENT. A STATEMENT ON FORM(S).

NEW CERTIFICATE OWNER

LEG. 1-877-945-7378 FAX NO. 1-888-467-2378

ISS. CERTIFICATE@TERRA.COM

INSURER'S AFFIDAVIT COVERAGE	NAIC #
INSURER A: Arch Insurance Company	11110

INS. #
EFF.
REF.

REVISION NUMBER:
N ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS POLICY IS DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICY. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

POLICY #	INSURER	COVERAGE	LIMITS
10/01/2024	10/01/2025	EACH OCCURRENCE	\$1,000,000
		AGGREGATE	\$
		PROD. COMP. AGG.	\$
		GENERAL AGGREGATE	\$
		PRODUCTS - COMP. AGG.	\$
		COMBINED SINGLE LIMIT	\$1,000,000
		AGGREGATE	\$
		AGGREGATE	\$
		E.L. EACH ACCIDENT	\$
		E.L. DISEASE - EMPLOYEES	\$
		E.L. DISEASE - POLICY LIMIT	\$

IF ATTACHED (FROM SPACE IS REQUIRED)
ECLIPSE: Agency - 877-338-8393; Employer's Liability - National Arch Insurance Company - LAAUT0045301

CANCELLATION
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
Gary Niles

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Insurance samples included in Tab 6



REQUIREMENTS CHECKLIST AND METHOD OF SUBMITTAL

TAB 6 CITY REQUIRED FORMS - This checklist is provided to assist each Proposer in the preparation of their response. Included in this checklist are important requirements, which are the responsibility of each Proposer to submit in order to make their response fully compliant. It is the responsibility of each Proposer to read and comply with the solicitation in its entirety.

REQUIRED SUBMITTAL FORMS: Provide fully executed forms.

- ATTACHMENT 1:** Proposal Submittal Signature Form
- ATTACHMENT 2:** Statement of Organization
- ATTACHMENT 3:** References - Consultant is to contact the references and advise his/her references that the City will be sending an e-mail and reference form which needs to be completed and e-mailed back to the City in a timely manner.
- ATTACHMENT 4:** Drug-Free Workplace
- ATTACHMENT 5:** Public Entity Crime Information
- ATTACHMENT 6:** Non-Collusive Affidavit
- ATTACHMENT 7:** Lobbying Certification
- ATTACHMENT 8:** Conflict of Interest Form
- ATTACHMENT 9:** Disclosure Form (Consultant/Engineer/Architect)
- ATTACHMENT 10:** Scrutinized Company Certificate
- ATTACHMENT 11:** E-Verify System
- ATTACHMENT 12:** Human Trafficking Form
- ATTACHMENT 13:** Foreign Entity Form
- 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.

MBE/WBE/VBE: If claiming either Minority Business Enterprise/Women Business Enterprises/Veteran 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 STATUS AS PRIME ONLY

YES, I'VE ATTACHED THE CERTIFICATE OF MBE/WBE STATUS FROM STATE OF FLORIDA AS OUTLINED SECTION 1.

NOT CLAIMING MBE/WBE /VBE

PLEASE INITIAL AND RETURN WITH YOUR PROPOSAL. PCS.

THIS PAGE MUST BE COMPLETED AND SUBMITTED

METHOD OF SUBMITTAL:

1. **NUMBER OF SUBMITTAL PACKAGES:** One (1) original hard-copy **UNBOUND form** (clearly marked **"ORIGINAL"** on the front page), plus five (5) **NUMBER OF COPIES BOUND** (clearly marked **"COPY"**), and one (1) **USB FLASH DRIVE:** electronic version as a Portable Document Format (PDF) **on a USB Drive** containing the entire submittal. **CDs will not be accepted.**
2. **NUMBER OF PAGES:** In order to control cost preparation, submittals should be limited to a maximum (50) pages (one-sided) in length. (*Excluding, the title page, cover letter, City Required Forms, resumes and tabs do not count towards the TOTAL NUMBER OF PAGES.*)
 - Hard copy proposals should be bound to allow flat stacking for easy storage.
 - Do not use three ring binders of any kind. Sections should be compiled in the sequence listed above.
3. **PROPOSAL SUBMISSION:** The City will receive proposals at the following address:

City of North Port
Finance Department - Purchasing Division
Geoff Thomas, Contract Administrator I
4970 City Hall, 3 RD Floor, Suite 337
North Port, Florida 34286
RFP NO. 2025-16 Parks and Recreation Master Plan

Note: Submissions received after the time and date stated on the Notice of Availability will not be accepted.

ATTACHMENT 1 - 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 January 7 Addendum No. _____ Dated _____
Addendum No. _____ Dated _____ Addendum No. _____ Dated _____
Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

Company Name GAI Consultants, Inc.

Telephone # 407.423.8398 E-Mail K.Caborn@gaiconsultants.com Fax # 407.843.1070

Main Office Address 618 E. South Street, Suite 700

City Orlando State Florida Zip Code 32801

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 # _____

Name & Title of Firm Representative Peter C. Sechler, PLA, AICP, Vice President

Signature  Date Jan 9 / 2025

ATTACHMENT 2 - 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: GAI Consultants, Inc.
DBA (if any): _____
Type of Entity (Sole Proprietor, Corporation, LLC, LLP, Partnership, etc.): Corporation
Corporate Address: 385 E. Waterfront Drive
Homestead, PA 15120
Phone: 412.476.2000 Fax: 412.476.2020
E-Mail info@gaiconsultants.com
Federal Identification Number: 25-1260999
State of Florida Department of State Certificate of Authority Document No.: 833525

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

Is this a Florida Corporation: X Yes or ___ No
(Please Check One)

If not a Florida Corporation,
In what state was it created: _____
Name as spelled in that State: _____

Name of Corporation (As used in
Florida): G-A-I CONSULTANTS, INC.
(Spelled exactly as it is registered with the state or federal government)

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

Is it in good standing: X Yes or ___ No

Authorized to transact business
in Florida: X Yes or ___ No

Does it use a registered fictitious name: ___ Yes or X No
(If yes, provide _____)

Names of Officers:
President: Anthony F. Morroccoo Secretary: Karl S. Palvisak, CPA
Vice President: Kathleen Leo Treasurer: Karl S. Palvisak, CPA
Director: Donald Wishart Director: Kristin Caborn
Other: Kevin R. Leadbetter, CEO Other: Greg Nettuno, Senior Vice President

Print Name and Title of person authorized to bind: Peter C. Sechler, PLA, AICP, Vice President

ATTACHMENT 3 - REFERENCES/CLIENT LISTING

Include at least two (2) References and no more than five (5) References within the last 10 years of projects with similar scope as listed in this RFP. The Project Manager and the key design engineer(s) in the proposed project team must show relevant experience in two (2) referenced similar projects.

1. Business/Customer Name: Seminole County Leisure Services Department

Name of Contact Person/Title: Rick Durr, CPRP, AICP, Director

Telephone# 407.665.2173 Fax 407.665.2179 E-mail rdurr@seminolecountyfl.gov

Address 100 E. first Street, 4th Floor, Sanford, Florida 32771-8947

Phone Number 407.665.2001

Duration of Contract or business relationship 2023-2024 Project completion date: February 2024

Type of Services Provided Parks System Master Plan

Cost of Project: Design \$199,800 (Fee) Construction: N/A

2. Business/Customer Name: Clay County Parks and Recreation

Name of Contact Person/Title: Justin Pierce, CPRP, Director

Telephone# 904.429.2375 Fax 904.284.9780 E-mail justin.pierce@claycountygov.com

Address 604 Walnut Street, 2nd Floor, Green Cove Springs, FL 32043

Phone Number 904.284.6378 (office)

Duration of Contract or business relationship 2023-2024 Project completion date: November 2024

Type of Services Provided Parks and Recreation Master Plan

Cost of Project: Design \$250,000 (Fee) Construction: N/A

3. Business/Customer Name: City of Seminole Recreation

Name of Contact Person/Title: Becky Gunter, CPRP, Recreation Director

Telephone# 727.391.0204 Fax N/A E-mail bgunter@myseminole.com

Address 9100 113th St., Seminole, Florida 33772

Phone Number 727.391.8345

Duration of Contract or business relationship 2022-2024 Project completion date: April 2024

Type of Services Provided Recreation Master Plan

Cost of Project: Design \$119,700 (Fee) Construction: N/A

4. Business/Customer Name: Zephyrhills Community Redevelopment Agency

Name of Contact Person/Title: Gail Hamilton, City of Zephyrhills Director, Community Redevelopment Agency

Telephone# 813.780.0202 Fax N/A E-mail ghamilton@ci.zephyrhills.fl.us

Address 5335 8th Street, Zephyrhills, Florida 33542

Phone Number 813.780.0202

Duration of Contract or business relationship 2023-2024 Project completion date: August 2024

Type of Services Provided Parks and Recreation Master Plan (Phase 1)

Cost of Project: Design \$127,730 (Fee) Construction: N/A

Florida Department of Environmental Protection (Project Owner)

5. Business/Customer Name: Wekiva Wild and Scenic River Advisory Management Committee

Name of Contact Person/Title: Nancy Prine, Chair, Wekiva Wild and Scenic River Advisory Management Committee

Telephone# 407.256.2314 Fax N/A E-mail npla@aol.com

Address PO Box 536815, Orlando, FL 32853

Phone Number 407.256.2314

Duration of Contract or business relationship 2022-2023 Project completion date: September 2023

Type of Services Provided Comprehensive Management Plan

Cost of Project: Design \$186,500 Construction: N/A

Date: January 9, 2025

Signed (Person authorized to bind the company):  _____

Name (printed): Peter C. Sechler, PLA, AICP Title: Vice President

ATTACHMENT 4

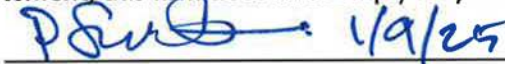
DRUG FREE WORKPLACE FORM

The undersigned, in accordance with Florida Statutes Section 287.087, hereby certifies that the Contractor, GAI Consultants, Inc. (Company Name):

- 1. Publishes 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. Informs 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. Gives 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), notifies 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. Imposes 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 soconvicted.
- 6. Makes 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.

 1/9/25
 Signature
Peter C. Sechler
 Printed Name
Vice President
 Title
1/9/2025
 Date

ATTACHMENT 5

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, Peter C. Sechler, being an authorized representative of the Contractor, have read and understand the contents above.

I certify that the Contractor is not disqualified from replying to this solicitation/contracting because of Florida Statutes Section 287.133.

Telephone #: 407.423.8398 Fax #: 407.843.1070

Federal ID #: 25-1260999 Email: P.Sechler@gaiconsultants.com

P. Sechler 1/9/25
Signature of Contractor's Authorized Representative

Peter C. Sechler, Vice President
Name and Title of Contractor's Authorized Representative

1/9/2025
Date

STATE OF Florida
CITY OF Orange

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 9 day of January 2025, by Peter C. Sechler.

Notary Public - State of  **LISA D. RAMBO**
Notary Public
State of Florida
Comm# HH510919
Expires 4/1/2028

Personally Known OR Produced Identification _____
Type of Identification Produced _____

Date: 1/9/2025

Signed (Person authorized to bind the company): P. Sechler

Name (printed): Peter C. Sechler Title: Vice President

ATTACHMENT 6

NON-COLLUSIVE AFFIDAVIT

Before me, the undersigned authority ("Affiant"), personally appeared:

Peter C. Sechler who, being first duly sworn, deposes and says that:

Vice President /

1. Affiant is the Authorized Representative [insert Owner, Partner, Officer, Representative or Agent] of GAI Consultants, Inc. [insert name of Contractor] the Respondent that has submitted the attached reply;
2. Affiant 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 on _____, 20_____

Signature

Peter C. Sechler

Printed Name

Vice President

Title

SWORN ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of physical presence or _____ online notarization, this 9 day of January, 2025, by Peter C. Sechler



LISA D. RAMBO
Notary Public
State of Florida
Comm# HH510919
Expires 4/1/2028

ATTACHMENT 7

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge, that:

1. No Federal 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 an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Representative

Peter C. Sechler

Name

Vice President

Title

1/9/2025

Date

ATTACHMENT 8

CONFLICT OF INTEREST FORM

Florida Statutes Section 112.313 places limitations on public officers (including advisory board members) and employees' ability to contract with the City of North Port, Florida ("City") either directly or indirectly.

PART I. [Select and complete all that apply]:

_____ I am an employee, public officer, or advisory board member of the City.

Identify the position and/or board: _____

_____ I am the spouse or child of an employee, public officer, or advisory board member of the City.

Identify the name of the spouse or child: _____

_____ I am an employee, public officer or advisory board member of the City, or my spouse or child, is an officer, partner, director, or proprietor of Respondent/Contractor or has a material interest in Contractor. "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 Florida Statutes Section 112.313, indirect ownership does not include ownership by a spouse or minor child.

Identify the name of the person and the entity _____

_____ Bidder/Contractor employs or contracts with an employee, public officer, or advisory board member of the City.

Identify the name of the employee, public officer, or advisory board member _____

None of the Above


PART II: Will you 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 will review any relationships which may be prohibited under the Florida Ethics Code and will disqualify any Contractor whose conflicts are not waived or exempt.



Signature of Person Authorized to Bind the Contractor

Peter C. Sechler

Printed Name

Vice President

Title

1/9/2025

Date

ATTACHMENT 9

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.

 1/9/25

Signature of Person Authorized to Bind the Contractor
Peter C. Sechler

Printed Name
Vice President

Title
1/9/2025

Date

ATTACHMENT 10

SCRUTINIZED COMPANY CERTIFICATION FORM

Contractor Name: GAI Consultants, Inc.
Authorized Representative Name and Title: Peter C. Sechler, Vice President
Address: 618 E. South Street, Suite 700 City: Orlando State: FL ZIP: 32801
Phone Number: 407.423.8398 Email Address: K.Caborn@gaiconsultants.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 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:  1/9/25

Signature of Contractor's Authorized Representative

Peter C. Sechler

Name

Vice President

Title

1/9/2025

Date

ATTACHMENT 11

VENDOR'S CERTIFICATION FOR E-VERIFY SYSTEM

The undersigned Vendor/Consultant/Contractor (Vendor), after being duly sworn, states 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: GAI Consultants, Inc. (Vendor's Company Name)

Certified By: 
AUTHORIZED REPRESENTATIVE SIGNATURE

Print Name and Title: Peter C. Sechler, Vice President

Date Certified: 1/9/2025

Anti-Human Trafficking Affidavit

Instructions: This form must be completed by an officer or representative of an entity registering as a vendor, entering into, renewing, or extending, a contract with the City of North Port.

The undersigned, on behalf of GAI Consultants, Inc. ("Entity"), verifies the following:

- A. I have read and understand that Florida Statutes Section 787.06(13), prohibits the City of North Port ("City") from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined in Florida Statutes Section 787.06(2) as follows:
- "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.
- "Labor" means work of economic or financial value.
- "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs.
B. I declare, under penalties of perjury, that Entity does not use coercion for labor or services as defined in Florida Statutes Section 787.06(2).
C. I understand that this affidavit applies to any City contract executed, renewed, or extended for the duration of the contract; and the Entity must execute and submit this affidavit at least annually in the vendor registration and renewal process.

I, the undersigned, understand and affirm that the above statements are based upon personal knowledge; that I am over the age of 18 years and otherwise competent to make the above statements; and am authorized to legally bind the Entity, and make the above statements on behalf of Entity. Under penalties of perjury, I declare that I have read the forging document and that the facts stated in it are true.

Authorized Signature: [Handwritten Signature] Date: 1/9/2025

Printed Name: Peter C. Sechler Title: Vice President

STATE OF Florida
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 9 day of January, 2025, by Peter C. Sechler, as Vice President of GAI Consultants Inc., the Entity, and is [X] personally known to me or [] produced identification. Type of Identification produced

[Handwritten Signature]
Signature of Notary Public

Name of Notary Typed, Printed or Stamped: LISA D. RAMBO
My Commission Expires: Notary Public, State of Florida, Comm# HH510919, Expires 4/1/2028

AFFIDAVIT OF COMPLIANCE REGARDING FOREIGN ENTITY OF CONCERN LAWS

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests and declares as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Florida Statutes Section 287.138.
2. The government of a foreign country of concern does not have a controlling interest in Entity.
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern.
4. Entity is not owned or controlled by the government of a foreign country of concern, as defined in Florida Statutes Section 692.201.
5. Entity is not a partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, as defined in Florida Statutes Section 692.201, or a subsidiary of such entity.
6. Entity is not a foreign principal, as defined in Florida Statutes Section 692.201.
7. Entity complies with all applicable requirements of Florida Statutes Sections 692.202, 692.203, and 692.204.
8. Entity is not a foreign principal prohibited from purchasing the subject real property. Entity is either (1) not a person or entity described in Florida Statutes Section 692.204(1)(a) or (2) authorized under Florida Statutes Section 692.204(2) to purchase the subject property. Entity complies with the requirements of Florida Statutes Section 692.204.
9. The undersigned is authorized to execute this affidavit on behalf of Entity.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

ENTITY

GAI CONSULTANTS, INC.

[name of legal entity, in bold ALLCAPS]



[signature]

Peter C. Sechler, Vice President

[name and title]

1/9/2025

[date]

Effective 7/1/2024

Terra Insurance Company
(A Risk Retention Group)
Two Fifer Avenue, Suite 100
Corte Madera, CA 94925



DATE
01/01/25

CERTIFICATE OF INSURANCE

CERTIFICATE HOLDER

This is a specimen certificate of insurance
If you require a true certificate of insurance, please contact
Terra Insurance Company.

This certifies that the "claims made" insurance policy (described below by policy number) written on forms in use by the Company has been issued. This certificate is not a policy or a binder of insurance and is issued as a matter of information only, and confers no rights upon the certificate holder. This certificate does not alter, amend or extend the coverage afforded by this policy.

The policy of insurance listed below has been issued to the insured named below 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 policy described herein is subject to all the terms, exclusions and conditions of such policy. Aggregate limits shown may have been reduced by paid claims.

TYPE OF INSURANCE Professional Liability

POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE
225018	01/01/25	12/31/25

LIMITS OF LIABILITY \$1,000,000 EACH CLAIM
\$1,000,000 ANNUAL AGGREGATE

PROJECT DESCRIPTION

For Evidentiary Purposes Only.

CANCELLATION: If the described policy is cancelled by the Company before its expiration date, the Company will mail written notice to the certificate holder thirty (30) days in advance, or ten (10) days in advance for non-payment of premium. If the described policy is cancelled by the insured before its expiration date, the Company will mail written notice to the certificate holder within thirty (30) days of the notice to the Company from the insured.

NAME AND ADDRESS OF INSURED

GAI Consultants, Inc.
(Pittsburgh)
385 E. Waterfront Drive
Homestead, PA 15120-5005

ISSUING COMPANY:

TERRA INSURANCE COMPANY
(A Risk Retention Group)

A handwritten signature in blue ink, appearing to read 'David C. Cook', is written over a horizontal line.

President



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/26/2024

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 Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center	
	PHONE (A/C No, Ext): 1-877-945-7378	FAX (A/C, No): 1-888-467-2378
	E-MAIL ADDRESS: certificates@wtwco.com	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Continental Insurance Company		35289
INSURED GAI Consultants, Inc. 385 East Waterfront Drive Homestead, PA 15120	INSURER B: National Fire Insurance Company of Hartford	
	INSURER C: Ironshore Specialty Insurance Company	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** W35105371 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			7040398304	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 15,000
							PERSONAL & ADV INJURY \$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
							OHIO STOP GAP \$ 1,000,000
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY							
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB			7040398318	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 10,000,000
							AGGREGATE \$ 10,000,000
							DED <input checked="" type="checkbox"/> RETENTION \$ 10,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			7040420480	10/01/2024	10/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. EACH ACCIDENT \$ 1,000,000
Y/N <input type="checkbox"/> No N/A							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Pollution/Environmental Liability			ICELLUW00160606	10/01/2024	10/01/2025	Each Occurrence/Agg Deductible \$5,000,000 \$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Umbrella coverage is Excess and follows form on the following policies:
 General Liability (Incl. OH Stop Gap) - Continental Insurance Company - 7040398304; Employer's Liability - National Fire Insurance Of Hartford - 7040420480; Automobile Liability - Arch Insurance Company - LAAUT0045301

CERTIFICATE HOLDER Evidence of Coverage	CANCELLATION 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 <i>Patricia A. Fony</i>

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ACORD 25 (2016/03)

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SR ID: 26484939

BATCH: 3635741



CNA PARAMOUNT

Policy Holder Notice - Countrywide

It is understood and agreed that:

If the **Named Insured** has agreed under written contract to provide notice of cancellation to a party to whom the Agent of Record has issued a Certificate of Insurance, and if the Insurer cancels a policy term described on that Certificate of Insurance for any reason other than nonpayment of premium, then notice of cancellation will be provided to such Certificate holders at least 30 days in advance of the date cancellation is effective.

If notice is mailed, then proof of mailing to the last known mailing address of the Certificate holder on file with the Agent of Record will be sufficient to prove notice.

Any failure by the Insurer to notify such persons or organizations will not extend or invalidate such cancellation, or impose any liability or obligation upon the Insurer or the Agent of Record.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

2022001160504883119635



CNA75014XX (1-15)

Page 1 of 1

The Continental Insurance Co.

Insured Name: GAI CONSULTANTS, INC.

Policy No: 7040398304

Endorsement No:

Effective Date: 10/1/2024

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/25/2024

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 Lockton Affinity, LLC P. O. Box 879610 Kansas City, MO 64187-9610	CONTACT NAME: Lockton Affinity
	PHONE (A/C,NO Ext): 877-320-9393 FAX (A/C, No): 913-652-7599 E-MAIL ADDRESS: EFM@locktonaffinity.com
INSURED GAI Consultants, Inc. 385 East Waterfront Drive Homestead PA 15120	INSURER(S) AFFORDING COVERAGE
	INSURER A: Arch Insurance Company
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:


COVERAGES	CERTIFICATE NUMBER	REVISION NUMBER
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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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY Claims Occur						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PROJECT LOC OTHER						
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY X AUTOS ONLY	X	X	LAAUT0045301	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS- DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) GPBR: Policy provides protection for any and all operations/jobs performed by the named insured where required by written contract. Certificate holder is an Additional Insured where required by written contract. Waiver of Subrogation included by written contract. Insurance is primary and non-contributory.

CERTIFICATE HOLDER	CANCELLATION
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Sample	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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