



Proposed Tie-in To Existing Anthony
Sansone Blvd. Phase 2

eRFP #20220039

**Design Services
for the Anthony
Sansone Blvd.
Extension Phase 3**

April 22, 2022 | 02:00 pm

FILE #4

**C&T Project No. 22-018.100
Certificate of Authorization No. 4286**

PREPARED FOR
City of Port St. Lucie
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Port St. Lucie, Florida 34984
Tel. (772) 344-4068
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PREPARED BY
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2980 South 25th Street
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Mr. Jason Bezak, Procurement Agent I
City of Port St. Lucie / Procurement Management Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

April 21, 2022

RE: eRFP 20220039- Design Services for the Anthony Sansone Blvd. Extension Phase 3

Dear Mr. Bezak;

On behalf of Culpepper & Terpening, Inc., we are pleased to present our response to the City of Port St. Lucie's Request for Proposal #20220039 for Design Services for Anthony Sansone Blvd. Extension Phase 3.

We have assembled a team of specialized professionals with the expertise and experience to deliver a masterfully designed roadway on time and on budget. Working as a team our professionals have delivered over 200 miles of outstanding roadway designs in this area.

Our team:

- Culpepper & Terpening, Inc: Survey, Design, Permitting & CEI;
- EW Consultants, Inc: Environmental Determinations & Permitting;
- Landscape Design Associates: Landscape & Irrigation;
- Ardaman & Associates: Geotechnical Investigation; and
- Inframap Corporation: Subsurface Utility Exploration.

Our knowledge of the project area and collaboration with City staff on the principal design elements put us in a uniquely qualified position to assist the City with this project. C&T is the caretaker of the Southern Grove CDD's Civil Engineering Systems, including the master stormwater system in which this project, Anthony Sansone Blvd. Extension project, resides. This project has the same design requirements as our current predominantly complete projects and recently completed projects. SW Anthony F. Sansone Sr. Boulevard Phase 1 & 2 (including Paar Drive and the E/W Connector Roadways). Becker Road West Phase 2 and the southern-most extension of the Hegener Drive alignment connecting to Becker Road.

Our team's experience in the successful completion of major transportation and infrastructure expansion projects is unequaled throughout the area, specifically, Butch Terpening, P.E., Stefan Matthes, P.E., Marcelo Dimitriou, P.E. and Donnie Pinkerton, the same individuals who have worked successfully on many of the City's roadway expansion projects. A representative sample of the roadway and utility projects our team completed just within Southern Grove include the following:

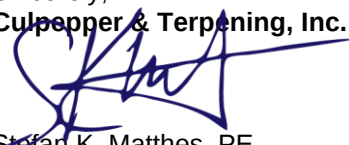
- Anthony F. Sansone Sr. Boulevard from Paar Drive to Becker Road
- City of Port St. Lucie's Becker Roadway West Phase 1 (Village to Community);
- City of Port St. Lucie's Becker Roadway West Phase 2 (Community to XX);
- City of Port St. Lucie's Discovery Way Community to VGTI;
- Community Blvd (Tradition Blvd to Discovery Way; and
- City of Port St. Lucie's Village Parkway.

Our teams will deliver the most cost-effective and beautiful design, on schedule and on budget.

Thank you for the opportunity to submit our response on this project and we look forward to working for the City on this very exciting project.

Sincerely,

Culpepper & Terpening, Inc.



Stefan K. Matthes, PE
Sr. Vice President



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4.03 Executive Summary

Culpepper & Terpening, Inc. (C&T) have studied the scope and researched the project details extensively. We are wholly committed to the City's goals for the project, including Goal Number 5 of the City's Strategic Plan of "High Quality Infrastructure and Facilities".

Our team has sufficient depth of resources and strength of organization for the successful execution of this project. Our team has extensive and successful working experience with the City of Port St. Lucie, Port St. Lucie Utility Systems Department, Southern Grove CDD, the City's residents, and the project stakeholders.

Our team fully understands Florida Department of Economic Opportunity Grant Number G0072 requirements and responsibilities. We are fully committed to carrying out our duties to fulfill the obligations that accompany a roadway design funded by this Grant.

C&T's approach to the design of the project revolves around a full understanding of the budgetary goals and timelines of the City and implementation of the project from the design procedure that incorporates quality control, constructability review and value engineering at each critical project milestone, through to construction completion of the project.

C&T will utilize our specific knowledge of the project and project area to minimize design costs and allow for a comprehensive project schedule that will meet with City's timetables for the completion of the project. Our specific knowledge is exemplified by the following:

- C&T completed the design and permitting of the Legacy Park infrastructure improvements which include SW Anthony F. Sansone Sr. Boulevard Phase 1 & 2, Paar Drive and E/W 4 Roadway as part of a fast-track process to ensure that the infrastructure for the City's Industrial corridor met the development requirements. These roadways are all currently under construction.
- C&T has prepared the Current Master Planned Unit Development (MPUD) documents that will govern the development area for this project;
- C&T is the Southern Grove Community Development District Engineer;
- C&T is the Southern Grove CDD Surveyor;
- C&T provided the majority of the master utility design for the South Western Annexation Area;
- C&T has designed and provided construction, engineering, and inspection services for the vast majority of the main transportation system within the SW Annexation area, specifically Southern Grove.

The Project Manager will be Stefan Matthes, P.E (Stef). Stef will manage the design and permitting of the project through the use of project scheduling and monitoring software, and by providing bi-weekly project progress update meetings. Additionally, we will utilize weekly internal project meetings to ensure that project milestones are adhered to. Our project team is comprised of:

- C&T: Survey, Design, & Permitting
- EW Consultants: Protected Species Survey
- Ardaman & Associates: Geotechnical Exploration
- Inframap: Subsurface Utility Exploration
- Landscape Design Assoc.: Landscape Design

Our specific team members and assignments:



- | | |
|---------------------------|------------------------------------|
| • Butch Terpening, P.E. | Project Principal |
| • Stefan K. Matthes, P.E. | Project Manager |
| • Marcelo Dimitriou, P.E. | QC Manager/Constructability Review |
| • Tom Kiernan, PSM | Survey Manager |
| • Eliot Brown, P.E. | Project Design Engineer |
| • Donnie Pinkerton | Senior Design Technician |

We will manage the budgetary goals of the City through the implementation of a constructability review process with local contractors and independent quality control/quality assurance measures for each milestone phase of the work plan. Our current relationship with local contractors ARCO/Murray's prime infrastructure contractor, The Ryan Companies, provides us with a unique position to determine real-time, current-condition costs associated with construction within the specific project area.

Our Project Plan will be based upon a progressive design process that will allow review of the work product at the three (3) critical milestone submittal stages, Survey & Geotech Info, 30% design plan, 90% design plan & 100% plan submittals. The three (3) milestone review stages are consistent with the submittal process utilized to fast-track the design of the infrastructure required to allow FEDEX and currently AMAZON to meet their project opening goals. The use of bi-weekly project progress update meetings hosted by the City allows for ongoing design review and plan adjustments for issues as they arise during the design process.

Concurrent with the development of the design plans, a preliminary plat will need to be prepared to reserve the proposed roadway corridors. C&T is in the unique position of our in-house survey department having recently prepared the existing plat of the area (Southern Grove Plat No. 38, Plat Book 100, Page 13). We have all of the control and AutoCAD files required to efficiently provide the platting design efforts. Having the roadways design and surveying "in-house" provides for economies of scale from both a timing and coordination effort.



Figure 1 – Rendered Typical Section of Anthony Sansone Extension Phase 3

The proposed design completion in the RFQ includes a 150-calendar day contract duration. This equates to a 5-month design process. Our proposed team has committed to deliver the project within the 5-month duration. Given the substantial completion status of the Legacy Park infrastructure project, we are ready to transition the design team for that project directly to this project, which will allow for a seamless design effort between C&T's team and that of the City.



4.04 Proposer's Location

PHYSICAL ADDRESS: 2980 S. 25th Street, Fort Pierce, Florida 34981

All assigned staff are located at the above address which is under ten miles from City Hall

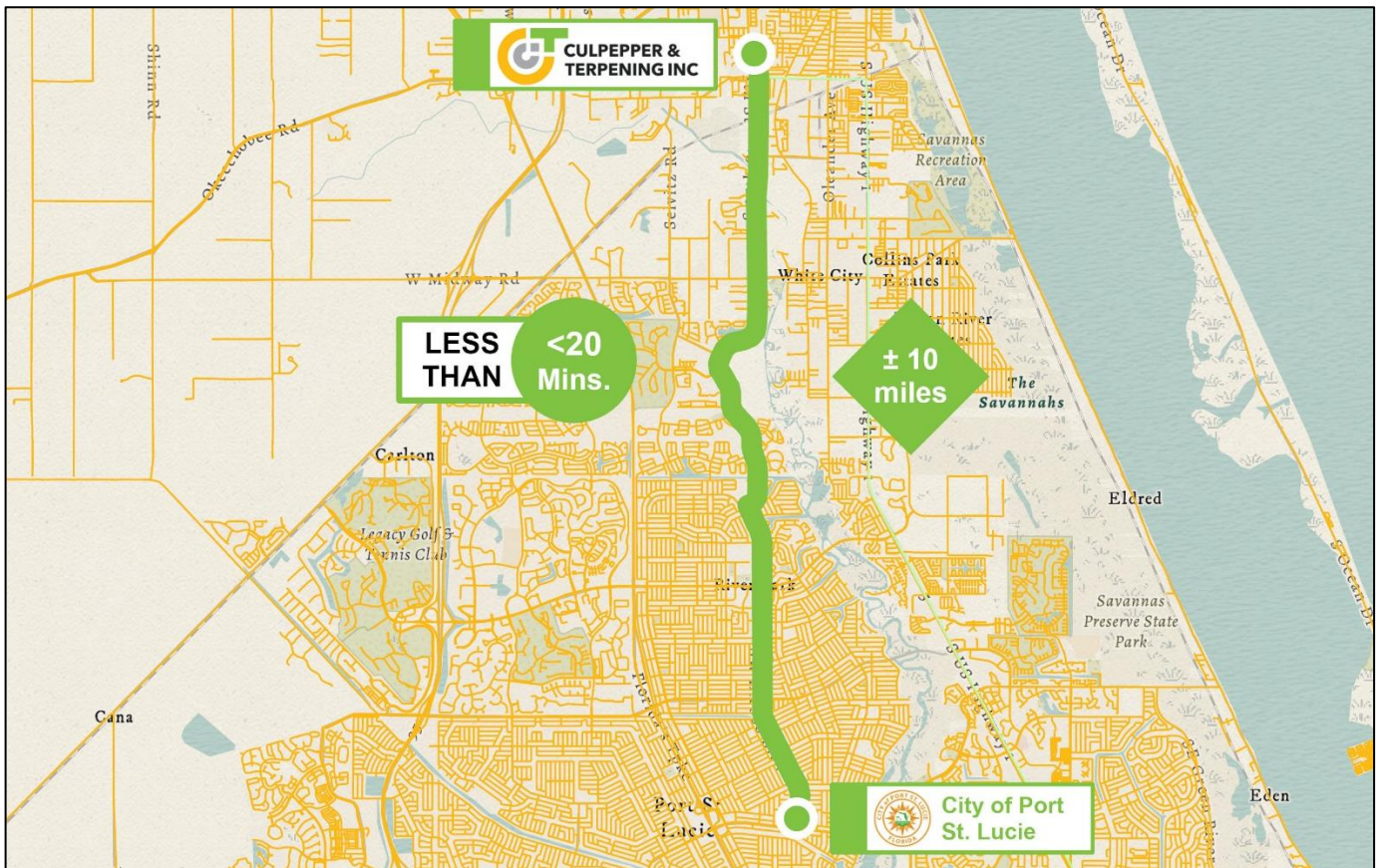


Figure 2 – Location Map



4.05 Women's Owned Business - (WBENC Certificate)

The Women's Business Enterprise National Council (WBENC) is the largest independent certifier of women-owned businesses in the U.S. and a leading advocate for women business owners and entrepreneurs. WBENC Certification validates that a business is at least 51 percent owned, controlled, operated and managed by a woman or women. WBENC's certification standard is accepted by more than 1,000 states, cities, government entities and corporations.

C&T is a small business enterprise and recognized by SAM.gov as such (System Award Management for the Federal Government).

C&T has been a woman-owned business since 2010 and is in the process of obtaining Office of Supplier Diversity Certification from the Department of Management Services as required by Chapter 287.0943 and 295.187.

(https://www.dms.myflorida.com/agency_administration/office_of_supplier_diversity_osd/get_certified)



Figure 3 – WBENC Certificate



4.06 Proposer's Work Plans

The C&T Team approach to the design of the project and work plan revolves around a full understanding of the budgetary goals and timelines of the City and implementation of project design procedures that incorporate quality control, constructability review, and value engineering at each critical project milestone.

Our understanding of the City's goals, combined with our specific knowledge of the project and project area has provided us with the opportunity to develop a work plan that encompasses the design and construction/constructability issues to present a successful project to the City.

C&T is in the unique position to provide a streamlined, efficient design of the project due to our specific knowledge of the overall project. C&T has recently predominantly completed the Legacy Park infrastructure design and is currently the Southern Grove Community Development District Engineer, and as such is responsible for the overall Master Stormwater system. Our firm has also provided the utility system design for the Western Annexation area, in which Southern Grove, and this specific project, is located.

Our design will include the following:

Basemap Preparation

C&T will utilize the City's and our own as-built data, along with up-to-date field located topographical data to prepare the initial basemap for the project. New field data collection will include aerial drone topographical data collection, subsurface utility exploration (SUE) and a boots-on-the-ground survey for vertical verification.

The use of drone technology for the horizontal topo verification will provide a cost-effective method of validating previous survey data collection, and the use of SUE at specific locations will verify the tie-in locations and any possible conflict resolution.

The basemap will be field verified by the design and CEI team prior to commencing with design to detail areas of concern from a design and constructability standpoint.

Specific existing topographical issues include

- Connections to existing or previously designed roadway and utility lines
- Establishing outfall to the Duda Canal system
- Maintaining the Village Parkway outfall connection
- Survey of the existing wet detention pond at the intersection of the E/W Roadway and Village Parkway
- Topographic and subsurface data for the abandoned above-ground impoundment area centrally located within the development area
- Outfall routes for the Del Webb and Heron Preserve residential communities.
- ACOE Conservation Tract No. 6

The project is located within the original Southern Grove Plat No. 38 which will need to be revised to provide for the new road's right of way. C&T previously prepared SG Plat No. 38, along with each subsequent plat for the entire Southern Grove City's industrial/commercial corridor

Design Considerations

Specific design considerations that will be addressed to ensure a successful project will include the following items:



- Route Location/Corridor Establishment:

Currently, only the southern connection point at Paar Drive and the Village Parkway (east-west road connection) and Marshall Parkway have been established by plat. The City has a conceptual corridor alignment which was prepared by Culpepper & Terpening under the most recent MPUD submittal. However, this will need to be verified for use and established by plat. The C&T team will collaborate with City staff, and the Sansone Group to establish the Anthony Sansone Phase 3 and E/W corridor taking into account the known design issues within the subject area including the parcel needs for the future development parcels. Roadway design parameters such as design speed, typical section, route access needs and R/W width have already been taken into account as part of previous development design considerations undertaken by the C&T team which established the proper right-of-way corridor widths and preliminary alignment for the roadways. C&T is uniquely qualified to provide the City with the establishment of the corridor given our recent design of the Legacy Park infrastructure and understanding of the City's goals with respect to services to the industrial/commercial corridors of Southern Grove

- Stormwater System Design:

Utilize existing Southern Grove drainage basin data to validate the stormwater system requirements. The project is located within Basin E of Southern Grove Conceptual Plan. The Southern Grove Conceptual Plan provides for both water quality and attenuation within the master lakes system. However, the drainage system design must demonstrate that the existing lake system can support the additional stormwater quality and attenuation volumes within the Basin. As indicated above, C&T is in the unique position of being the Southern Grove CDD Engineer and as such is responsible for any modifications to the master drainage system. It is anticipated that a portion of the master lake system will need to be designed and permitted for the implementation of this project. The C&T team will work seamlessly with the Southern Grove Community Development District to fast track any changes that will be required.

Additionally, the roadways rural drainage (roadside swale) system must be designed to accommodate the stormwater run-off from the roadway as well as possible discharge from the benefitting properties. A master design will need to be developed to ensure proper drainage for the entire service area.

- Potable Water Loop Design:

The extension of the roadway not only provides physical access to new commercial and industrial developments, but it will also provide potable water and sanitary services. The provision of a potable water service will need to be looped to provide a redundant water source. The location of the southern loop will need to be established and constructed to connect to Village Parkway as part of the project.

- Sanitary Collection/Transmission System:

The project will need to provide a new sanitary sewer transmission and collection system to provide services for each benefitting property. A new master lift station and force main connection to the PSLUSD existing system will need to be created for optimal gravity service to the service area.

- FP&L Transmission Crossing:

This project does not cross the existing FP&L major transmission system as the proposed east-west road is located approximately 250 feet outside of the transmission corridor. Nevertheless, coordination and sign-off from FP&L will be paramount to ensure that the roadways do not impede the future expansion of the power transmission system and that there are no easement conflicts with the proposed roadway design.



Additionally, coordination with FP&L transmission and service divisions will need to be conducted early in the design process so that they may provide the power requirements of the entire service area. The C&T team has provided this coordination as part of the Legacy Park's southern development area. Understanding of FP&L's needs early in the design process will allow for the establishment of the required utility easements, including transformer locations within the project area. These should be incorporated in the roadway design and plat.

- Street Lighting:

- The implementation of the FP&L street lighting within the southern section of Legacy Park has provided us with insight to the most advantageous location of the new street lighting systems within the roadways. Locating the proposed street lights behind the sidewalks within the rural roadway sections has allowed for minimizing the underground utility conflicts with potable water, sanitary sewer, telecommunication and irrigation lines. We intend to continue to coordinate with both the City and FP&L to provide the best lighting designs. We will continue to utilize the FP&L design team to provide the ped/street lighting for the corridor. Coordinating with FP&L's LED design team leader Michael Meier's at the roadway and landscape plans 30% design phase will ensure that the system can be designed and constructed within a timely fashion. C&T's team is well versed in understanding that the coordination for the location of the street lighting and landscape/irrigation needs is paramount in a seamless construction process.

- Landscape & Irrigation:

The City has recently implemented a new Roadway Beautification Policy. The design will need to take into account the new City policy. Additionally, the placement of street trees within the right-of-way will need to be carefully considered for both future driveway locations and conflict avoidance with the new potable water lines.

- Wetland & Grove Ditch Locations:

C&T has included EW Consultants as part of the design team. EW Consultants has provided all of the recent permitting and required maintenance monitoring for the existing wetland system and will provide the required re-evaluation of the existing wetlands within the corridor. All other existing grove ditch crossings will consider "other surface waters" which will need to be accounted for in the SFWMD Permit Modification submittal.

- Geotechnical Considerations:

C&T has included Ardaman & Associates, Inc. (Ardaman) as part of the design team. Ardaman has completed many geotechnical explorations and construction material testing projects in the Southern Grove and Tradition areas. Ardaman is very familiar with the challenges of the subsurface conditions in the area, including the presence of organic soil, poorly draining clayey soil, and a relatively high groundwater level during the wet season. Geotechnical analysis within the abandoned above-ground impoundment areas will be critical to determine if subsurface soil replacement will be required.

The soil within the project area are known for poor drainage characteristics. The use of soil replacement and the implementation of edge and underdrains will be carefully considered as part of the design process. Additionally, the initial geotechnical exploration will provide the project team with recommendations for all the necessary geotechnical aspects of the project.

Permitting

Initial pre-application meetings will be scheduled with the following agencies:

- South Florida Water Management District

C&T has procured the most recent modification to the Southern Grove Master Conceptual Permit, South Florida Water Management District Permit No. 56-02531-P, Application No. 200301-2922. This project will require a permit modification that will need to demonstrate how the roadway and



drainage system complies with the Master Permit requirements. A pre-application meeting will be held with the SFWMD to confirm the permitting requirements of the project.

- Southern Grove CDD - Drainage

As indicated above, C&T is the CDD engineer responsible for the overall master drainage system. Permit submittals will need to be made to the CDD in advance of the SFWMD to gain approval and demonstrate how the new roadway and drainage system meets the Conceptual Permit requirements. The Southern Grove CDD Engineer, Kelly Cranford, PE will work closely with Stefan Matthes, PE to ensure design compliance is obtained.

- Southern Grove CDD - Irrigation

As indicated above, C&T is the CDD engineer responsible for the overall irrigation use within the CDD. Permit submittals will need to be made to the CDD to permit the water withdrawal for the irrigation water for the roadway landscaping. The Southern Grove CDD Engineer, Kelly Cranford, PE will work closely with Stefan Matthes, PE to ensure design compliance is obtained.

- The Port St. Lucie Utility Systems Department

- The installation of the potable water and sanitary sewer systems will require design and permitting through the PSLUSD. As the PSLUSD is self-permitting, separate FDEP permits will not be required. We understand that the St. Lucie County Fire District (SLCFD) now requires that potable water through an active fire hydrant is required before a building can begin the vertical construction component. Given the knowledge that the developer will most likely be constructing new building concurrent with the roadway we will design and implement a looped fire line early in the construction process to accommodate the new buildings.

- US Army Corps of Engineers/Florida Department of Environmental Protection

The Southern Grove area is permitted by the US Army Corps of Engineers under permit No. SAJ-2006-2046. Recent legislation has delegated permitting of wetlands from the US Army Corps of Engineers to the Florida Department of Environmental Protection agency. As part of the delegation agreement, existing permits such as this will remain within the jurisdiction of the Corps of Engineers through their expiration, which in this case is April 2022. It should be noted that the only area within the project limits that has ACOE jurisdiction is Wetland No. 6, which is not within, nor near, the project limits.



Quality, experience, capabilities, resources and key differentiators. All assigned staff experience:

Title	Name	Years Experience	Licenses	Training/Certifications
Project Principal	James P. Terpening, PE Culpepper & Terpening, Inc.	43	Professional Engineer: State of Florida Registration No.: 24276	LAP Training, EEO, DBE & Payroll; Building Information Modeling (BIM);
Project Manager	Stefan K. Matthes, PE Culpepper & Terpening, Inc.	39	Professional Engineer: State of Florida Registration No.: 38723	WEFTEC Annual Conference 2014, 2015 & 2016 multiple Utility Seminars; FDOT Adv. Work Zone Traffic Control Certified; FDEP Stormwater Certified; LAP Training, EEO, DBE & Payroll;
QC Manager/Constructability Review	Marcelo Dimitriou, PE Culpepper & Terpening, Inc.	30 W/C&T 13	Professional Engineer: State of Florida Registration No.: 59005	FDOT Advanced MOT Certification; FDOT Critical Structures Training; FDOT CTQP QC Manager; FDOT CTQP Final Estimates I & II; Parsons Brinkerhoff Project Mgt. Training; Railroad Safety Training; Site Manager Training; FDOT Claims & Changes Training
Design Engineer	Eliot Brown, PE Culpepper & Terpening, Inc.	Total –10 W/C&T - 3 W/other - 7	Professional Engineer: State of Florida Registration No.: 82232	B.S., Civil Engineering; FES Florida Engineering Leadership Institute; ATSSA Advanced Maintenance of Traffic Certification
Project Surveyor	Thomas P. Kiernan, PSM Culpepper & Terpening, Inc.	Total – 29 With C&T - 16 With other firms - 13	Professional Surveyor & Mapper; State of Florida Registration No.: 6199	Indian River Chapter of Florida Surveying and Mapping Society; National Society of Professional Surveyors CREDITS; FDOT Certified Maintenance of Traffic; FDOT GPS Network Analysis
Design Engineer	Zack J. Mouw, EI Culpepper & Terpening, Inc.	4 years W/C&T - 2	EI License No. 1100023569	AutoCAD Civil 3D; Materials Testing Technician
Technical Design Assistant	Donnie Pinkerton Culpepper & Terpening, Inc.	26 years W/C&T - 18		AutoCAD Civil 3D;



4.07 Project Plan

The C&T Team approach to the design of the project revolves around a full understanding of the budgetary goals and timelines of the City and implementation of the design procedure that incorporates quality control, constructability review and value engineering at each critical project milestone through to construction completion.

C&T will utilize our vast, specific knowledge of the project, and project area to minimize design costs and allow for a comprehensive project schedule that will meet with City's timetables for the completion of the project. Our specific knowledge is exemplified by the following:

- C&T is the Southern Grove Community Development District Engineer
- C&T is the Southern Grove CDD Surveyor
- C&T provided the majority of the master utility design for the South Western Annexation Area
- C&T has designed and provided construction, engineering, and inspection services for the vast majority of the main transportation system within the SW Annexation area, specifically Southern Grove.
- C&T prepared the original and subsequent plats to establish the roadway networks and development parcels
- C&T prepared the master Planned Unit Development document which governs the development of the subject area.

The team of professionals that will be assigned to the project, specifically, Butch Terpening, P.E., Stefan Matthes, P.E., Marcelo Dimitriou, P.E., and Donnie Pinkerton are the same individuals that have worked on all of the City's previous roadway projects including the most recent SW Anthony F. Sansone Sr. Boulevard, Paar Drive and E/W No. 4 plans which comprise the southernmost extension of this specific project area. Our unequaled level of experience on recent similar projects within the City will result in the most cost-effective and innovative design while providing guidance for comprehensive and effective utilization of the project team.

Our selected Project Manager, Stefan Matthes, P.E. will manage the design and permitting of the project through the use of project scheduling and monitoring software, and bi-weekly project progress update meetings. Additionally, we will utilize weekly internal project meetings to ensure that project milestones are adhered to.

We will manage the budgetary goals of the City through the implementation of a constructability review process with local contractors and independent quality control/quality assurance measures for each milestone phase of the work plan. Our current relationship with ARCO/Murray's prime infrastructure contractor, The Ryan Companies, provides us with a unique position to determine real-time, current condition costs associated with construction within the specific project area.

Our Project Plan will be based upon a progressive design process that will allow review of the work product at the three (3) critical milestone submittal stages, 30% design plan, 90% design plan & 100% plan submittals. The three (3) milestone review stages are consistent with the submittal process utilized to fast-track the design of the infrastructure required to allow FEDEX and currently AMAZON to meet their project opening goals. The use of bi-weekly project progress update meetings hosted by the City allow for ongoing design review and plan adjustments to issues as they arise during the design process.

Concurrent with the development of the design plans, a preliminary plat will need to be prepared to reserve the proposed roadway corridors. C&T is in the unique position of our in-house survey department having recently prepared the existing plat of the area (Southern Grove Plat No. 38, Plat Book 100, Page 13). We have all of the control and AutoCAD files required to efficiently provide the



platting design efforts. Having the roadways design and surveying “in house” provides for economies of scale from both a timing and coordination effort.

We propose to implement the following plan sheet preparation for the design and permitting of the project:

- Key Sheet
- Overall Master Drainage and Utility Plan
- Preliminary Horizontal Control/Project Layout Plan
- Preliminary General Notes/Summary of Pay Items
- Final Typical Sections
- Preliminary Plan & Profile Sheets (roadway & utility combined) at 40 Scale
- Preliminary Cross Sections at 100' Intervals
- Preliminary Drainage Details
- Utility Details
- Preliminary SWPPP
- General Traffic Control
- Preliminary Signing & Pavement Marking Plans

C&T will implement a rigorous quality assurance/quality control (QA/QC) program to ensure that the design minimizes potential construction issues. Quality control of the design will begin with the use of C&T's existing basemap and as-built data for the area, and utilizing AutoCAD Civil 3D to develop a digital terrain model (DTM) of the proposed route. The use of the DTM in Civil 3D will ensure consistency between the plan components throughout the design process.

The QA/QC program will dovetail the submittal review process and begin at the development of the project scope and be implemented as follows:

- Refinement of Project Scope:
 - Perform a field review of the project limits with PSL Engineering prior to establishing the overall project scope to ensure that the project goals are understood by all. This will minimize the chances of future change orders from both a design and construction standpoint.
 - The field review will be attended by the PSL Engineering project Manager; the C&T project manager, Stefan Matthes; the P.E., project designer, Eliot Brown, P.E., and Civil 3D designer Donnie Pinkerton.
 - The field review will include the use of the existing basemaps and water and sewer as-builts previously prepared by C&T.
 - Prepare and provide field review meeting minutes.
- Survey/Data Collection
 - As only the Anthony Sansone Phase 1 and Village Parkway connections have been pre-determined by plat, a pre-survey work meeting with the PSL Engineering Project Manager; the C&T Project Manager, Stefan Matthes, P.E.; the project designer, Eliot Brown, P.E.; the survey project manager Tom Kiernan, and the survey party chief to review the design goals and establish the limits of data collection.
 - Implement Subsurface Utility Exploration (SUE) for all critical underground utility crossing conflict locations.
 - Survey data collection will include the vertical verification of all SUE locations; location of all existing drainage features such as ditch and wetlands within the established route; above and underground electric and telecommunication facilities, and additional items observed as needed from the pre-design corridor route review.
 - Implement sign-off from project team on basemap prior to commencing with design efforts.
- Phased Submittals/Progress Plans (Typical Section, Horizontal Design and 30% Plans)



- Project Manager to utilize PSL Engineering and internally produced checklists to ensure all required plan components are incorporated into the plan.
- Internal field review by design team to review proposed improvements versus field conditions.
- Meet with PSL Engineering Project Manager to review phased plan submittal comments and agree to appropriate resolution.
- Internal Peer Review by a senior engineer not directly associated with the design team.
- Constructability review by local contractor.
- Plan comments corrected and submittal for internal approval.
- All responsible parties will sign off on the submittal checklist and progress plans.
- A copy of signed checklist to be provided to PSL Engineering as part of the progress plan submittal.
- **Phased Submittal (90% Plans)**
 - Project Manager to utilize PSL Engineering review comments and internally produced C&T checklists to ensure all required plan components are incorporated into the plan.
 - Field Site Review by project team, PSL Engineering and PSLUSD Project Managers and Construction Inspection personnel. The purpose is to perform a final, thorough review of the existing conditions against the plans prior to submittal of the construction plans for bidding.
 - Meet with PSL Engineering and PSLUSD to review final plan submittal comments and agree to appropriate resolution.
 - Project Manager performs final plans review.
 - Internal Peer Review by a senior engineer not directly associated with design team
 - Plan comments corrected and submittal for internal approval.
 - All responsible parties will sign off on the final submittal plans, documents and checklist.
 - A copy of plan changes, responses to comments, and the signed checklist to be provided to PSL Engineering as part of the final submittal.
- **Final Submittal (100% Plans)**
 - Project Manager to utilize PSL Engineering final review comments and internally produced C&T checklists to ensure all required plan components are incorporated into the plan.
 - Final Field Site Review by project team, PSL Engineering and PSLUSD Project Managers and construction inspection personnel. The purpose is to perform a final, thorough review of the existing conditions against the plans prior to submittal of the construction plans for bidding.
 - Meet with PSL Engineering to review final plan submittal comments and agree to appropriate resolution.
 - Project Manager performs final plans review.
 - Final Internal Peer Review by a senior engineer not directly associated with design team
 - Plan comments corrected and submittal for internal approval.
 - All responsible parties will sign off on the final submittal plans, documents and checklist.
 - A copy of plan changes, responses to comments, and the signed checklist to be provided to PSL Engineering and PSLUSD as part of the final submittal.

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4.08 Management Plan

Management Plan

Leadership:

The project team will be led by Stef Matthes. Stef (Project Manager) will be the primary contact for the City of Port St. Lucie, the City's in-house staff, regulatory agencies, other stakeholders such as utilities, and property owners. Stef will have day-to-day decision-making authority and will be responsible for the overall success of the project. Stef will inform the City of the project status, issues and progress through weekly email updates and well as monthly progress reports. We will update C&T's Sharefile site weekly and as needed with information for the project team and City.

Our proposed team recognizes planning, execution, and organizational practices are essential for successful projects. The following details our team's awareness and approach to this project, its challenges and the process we will use to be successful.

Management Methodology:

Our project management methodology encompasses these essential practices: 1) Using a fully integrated project team with multi-skilled personnel. 2.) Using highly integrated 3-D modeling, with all users updating a common database. 3) Constant monitoring of the project control process. 4) Dedicating full-time personnel to the project. 5) Minimizing hand-offs. 6.) Conducting frequent (weekly) and effective project review meetings

Planning:

The Project Team, led by Stef, will conduct a thorough updated review of the Client's Project Objectives and Goals. Stef will hold team kick-off meeting, and the scope identified in the RFQ will be developed into a Work Breakdown Structure (WBS). The WBS will be a "deliverable-oriented" hierarchical breakdown of the work to be executed by the project team to accomplish the project objectives and create the required deliverables. The WBS organizes and defines the total scope of the project. Each descending level represents an increasingly detailed definition of the project work.

Organization:

From the WBS each deliverable is assigned to the appropriate team member. A Cost Accounting Code is set up and assigned to each deliverable. All costs including time, sub-consultants' hours, and other project-related cost are tracked against each deliverable's cost code. C&T uses Deltek Vision Project Management Software (Deltek). Deltek is the AEC industry's leading project management software, it is a fully integrated accounting, timekeeping and project management system. C&T's Deltek Accounting System is audited and certified each year as part our FDOT qualification process. All team members enter their time daily, that time is tracked against the budget and schedule of the project. Variations between actual work completed and budget are easily identified by the Project Management Team before any scheduling would be affected.

Schedule:

The project schedule will be maintained by the Stef (Project Manager) and status updates will be given by the project team members at each weekly meeting. Weekly team meeting minutes will be recorded



and distributed by Eliot Brown (C&T Lead Design Engineer). The schedule will focus on the WBS deliverables' progress reporting and verification. Stef will have the overall responsibility of maintaining adherence to the schedule by monitoring the actual work effort vs. the budget expended.

Our project plan will be based upon a progressive design process that will allow review of the work product at the three (3) critical milestone submittal stages. The three (3) critical milestone submittal stages are to be 30% design plan, 90% design plan & 100% plan submittals. The three (3) milestone review stages are consistent with the submittal process utilized to fast-track the design of the infrastructure required to allow FEDEX and currently AMAZON to meet their project opening goals. The use of bi-weekly project progress update meetings hosted by the City allows for ongoing design review and plan adjustments to issues as they arise during the design process.

Coordination:

- Each deliverable defined in the WBS is assigned to the appropriate team member using Laserfiche Workflow Task Manager (LF). The LF system is integrated with Deltek and allows for simple integrated task management. The project managers and each team member can communicate the “do review” loop within a framework that captures key design communication and decisions and saves that information to the Project Repository. This saves valuable time while at the same time performing critical document control. The project team has full access to task assignments and due dates on all of the computing and mobile devices.

Administration:

Weekly project meetings with the team will be held to discuss the status of the project, issues that team members may have, problem solving. Budgets and workload will be reviewed and adjustments made to ensure that project stays on schedule.

Our Sr. Engineering Designer, Donnie Pinkerton (C&T) will be dedicated to the project in order to achieve the schedule that we propose. Our team deliverables for each milestone submittal will be provided in both Auto CADD Civil 3D for compatibility with City's database as well and .PDF files that can allow collaboration using the Bluebeam Revu platform

Sub-consultant Management:

Stef will oversee all subconsultant work. Our subconsultants have been selected specifically for this project based on their expertise, local knowledge and our ongoing successful working relations.

Construction Budget:

An overall Estimates of Probable Construction Cost (EPCC) will be provided with the 30%, 90% and 100% deliverables. The EPCC shall be prepared utilizing current pricing within the local area and checked against the current FDOT statewide averages. Cost control shall be performed by accurate quantities tabulation utilizing Civil 3D CADD based technologies. A constructability review shall be performed at 30% and 90% plan submittals to provide ample time for project revisions.

Quality Assurance/Quality Control (QA/QC):

Quality is the responsibility of every team member at every stage. Our team uses a three-step process. 1.) Team Review, 2.) Stef Review, 3.) Marcelo Dimitriou (C&T) review.



- Team Review – Continual back-checking of each team member’s own work using our standard roadway design checklists, the city standards and the FDOT Plans Preparation Manual.
- Stef Review – will review all plans and give feedback using Design Review.
- Marcelo – will review all plans prior to 30% and 90% submittals

Our team will utilize the Autodesk Design Review Module for quality control. Autodesk Design Review accelerates projects from start to finish with all digital tools to review, mark up, and track changes to designs.

Communication Plan:

Stef will be the City’s primary contact, and will respond within hours to the City, our sub-consultants, and our team. A Project Communication Plan will be developed to define the communication requirements for the project and how information will be distributed. The Communication Plan will define: communication requirements based on roles, what information will be communicated, how the information will be communicated, when the information will be distributed, who does the communication, and who receives the communication. The Communication Plan sets the communication framework for this project. It serves as a guide throughout the life of the project. Stef is responsible for updating and ensuring compliance with the Plan.

The C&T communication plan includes both communication between the design and review team as well as the general public.

- Team/Client Communication
 - o One point of contact
 - o Inter-team coordination
 - o Monthly project update meetings
 - o Correspondence using Bluebeam Revu for consistency with the City’s platform allowing for review sessions between all team members
- Stakeholder Public Information/Outreach Program
- Utilize City’s website for information

The communication framework for this project serves as a guide throughout the life of the project. Stef is responsible for updating and ensuring compliance with the plan.

Our team communication plan includes both communication between the design and review team as well as the project stakeholders. Our communication plans with both staff and project stakeholders includes the following entities:

City Staff:

Communication through weekly emails send out by Eliot Brown, PE giving project updates. Monthly Project Progress Reports to be co-authored by Stef Matthes, PE

City Council:

Attendance at all City Council Meetings and Special Project Meetings to provide project updates. Prepare for presentations to City Council as required for project status updates.



4.09 Firm's current contracts for like projects.

Currently, there are no obligations that would pose a potential conflict of interest. Culpepper & Terpening, Inc. has an ongoing internal management procedure to effectively manage our workload and staffing needs in order to meet our clients' scope, schedule and budget requirements. For many years we have had the privilege of working with the City on a number of projects, all of which we are proud to say were completed on time and within budget. We look forward to extending our ability to provide the highest quality of service to the City. Attached is a list of projects that Culpepper and Terpening presently has under contract:

Project Name	Services	Primary Client	Fees	Schedule Commitment	Percent Complete	Project Manager
Lakehurst Sidewalk	Design	City of Port St. Lucie	\$95,000	Summer 2022	30%	Frank Knott
Paar Dr Sidewalk CEI	CEI	City of Port St. Lucie	\$119,650.00	Spring 2022	90%	Fentress, Michelle
Community Center Sidewalk	Design	City of Port St. Lucie	\$30,000	Spring 2022	98%	Mike Kendrick
The Saints Golf Course Drainage	Design	City of Port St. Lucie	\$124,897.00	Summer 2022	95%	Kendrick, Mike
Westmoreland Park - Phase 2 - CEI	CEI	City of Port St. Lucie	\$93,118.00	Summer 2022	40%	Keen, Brad
St. James Drive Enhancements	Design	City of Port St. Lucie	\$212,610.00	Spring 2022	80%	Dunton, John
Sagamore SDA	CEI	City of Port St. Lucie	\$350,000	Spring 2022	95%	Salvadore, Tom
PSL - Floresta Drive Widening PH 1 CEI	CEI	City of Port St. Lucie	\$1,218,133.80	Apring 2022	95%	Knott, Frank
PSL - Tulip & College Park Intersection Review	Planning	City of Port St. Lucie	\$5,000	Summer 2022	95%	Stocton, Heath
PSL - West Snow Drainage Improvement Design	Design	City of Port St. Lucie	\$24,560	Spring 2022	95%	Dunton, John
Becker Road Phase 2 West:	Design	Mattamy Homes	\$231,000	Summer 2022	80%	Frank Covelli
Becker Roundabout Phase 3 East	Design & CEI	GreenPointe Developers, LLC.	\$45,300	Summer 2022	90%	Chris Frederick



PSL Traffic Calming Projects	Design	City of Port St. Lucie	\$78,000	Fall 2022	30%	Frank Knott
Wylder Parkway	Design & CEI	GreenPointe Developers, LLC.	\$640,000	Winter 2022	60%	Chris Frederick
24" Water Main Extension	Design	ARCO	\$58,000	Summer 2022	80%	Brad Berg

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4.10 Value Added Services

At C&T, we pride ourselves on the 'value-added' services that we typically provide to the City at no additional cost. We do not view City work as being 'fill-in' work like other more regionally focused firms may do. We value the City as one of our trusted business partners. We take pride in our commitment to do what it takes to deliver the best possible services and value to the City. The following is a brief summary of how we achieve this:

Plan Review – We utilize our construction Engineering & Inspection Services' staff for additional plan and constructability review during preparation of the plans. The review includes ground-truthing of field conditions, plan review and pay item review. We have found that this solidifies the plans and bid items, greatly reducing the likelihood of change orders or claims.

Survey and Field Modification Ability – Oftentimes, unforeseen utilities or design issues cause delays to the work. We have proven on past projects that we can keep the project moving forward and on schedule by performing surveys with our on-site inspection personnel and preparing field plan modifications 'on the fly' to avoid costly delays. Many consultants are not willing to take this risk. We are willing to take that risk and have done so on many previous occasions when working with the City.

ArcGIS Online - We can utilize a project-specific geodatabase online for design and construction. This tool allows us to place ourselves or any other person at any location in the field and see, on a tablet, exactly where any features such as valves, hydrants, etc., are located. This is useful to assure that the locations of these items will not interfere with any existing or proposed features along the alignment.

Drone Aerials - As an added value, we have the ability to provide aerial imagery, either scheduled or upon request, with minimal notice. We use preconstruction aerial images to assist the contractor in assessing difficult-to-access areas and during design to assist in route selection and for determination of open cut versus directional bore installation methods. The aerial images are also helpful for a preconstruction video where fences or vegetation do not allow access for on-foot video. Topographic information can also be obtained using the image-capturing drone.

Live Video Feeds - We have the ability to provide live video feed of the project site to the City. We have done this on past occasions when PSLUSD inspection staff had not been available to come on site. This expedited matters by allowing work to move forward without the need to wait on an inspection slot to become available. We fully understand that using this method is solely at the City's discretion.

Records and Communication – We have the ability to share our records with the City on a daily basis, if desired. Our site inspector will upload their daily field reports, along with photographs containing coordinates identifying the exact location. We can also allow access to other files such as progress meeting summaries.

As-built Verification with GPS - We have the ability to utilize our GPS equipment to verify unforeseen conflict information in the field. This saves time since it negates the need to wait on a survey crew to obtain the location information. We can also use GPS equipment to check the contractor's as-built information.

Flexibility of Staff – As a local firm with ongoing local projects, we have the flexibility to adjust CEI staffing to the contractor's work effort and schedule. Where demand for our input is low, we can usually reassign personnel to another local project to reduce the project costs and stretch the budget. Flexibility of our staff also allows us to work with the PSLUSD inspector as a team. This has been proven on



several significant projects, including the City's water main replacement project when our inspection staff worked closely with Mr. Fultz in a seamless, combined effort.

Value Engineering/Cost Savings – C&T's proven, proactive approach to CEI services has previously resulted in real dollar savings to the City and its residents. With all our projects, we conduct detailed pre-project field inspections of the construction corridor/site with an eye towards assessing the existing site conditions to make certain that the design assumptions in the permitted plans will indeed work and are constructible. If we find items of concern, we report them to the City's Project Manager and provide recommendations.

For example, a few years ago, C&T was awarded a CEI contract associated with the replacement of a failing water main along SW Bayshore Blvd. When we submitted our proposal to the City, and before we were even shortlisted for this project, we conducted a thorough review of the project plans and construction details. In that review, we identified a series of potential adjustments that, if implemented, could save the City approximately \$130,000 in overall project costs. While not all of the suggested actions were pursued by the City, several of them were, and after this project was completed, the City confirmed program savings of approximately \$119,000 based on the changes made as per our recommendation.

In 2010, the City of Port St. Lucie awarded C&T a CEI Services the contract for work associated with the construction of SW Village Parkway, from Becker Road to Tradition Parkway. Utilizing our proactive Value Engineering process, we identified/developed, a series of recommendations that were provided to, and accepted by, the City, resulting in changes to the roadway drainage system that saved approximately \$160,000 on overall construction costs. Additional field changes were made to delete gravity walls and reduce scope, resulting in additional project savings.

C&T was awarded the CEI contract associated with the construction of the City's Canal Park, along the C-24 waterway. C&T worked closely with the City of Port St. Lucie to make certain field changes that were determined to be needed in order to improve the project. These changes, that would typically require survey and design involvement, were made in the field with our experienced CEI team, thus saving on additional engineering costs.

In 2014, C&T was awarded a contract for various sidewalks at locations throughout the City. During this project, additional work was added to the CEI services program to address a section of planned construction where no design plans had been provided. C&T's CEI staff worked directly with the City to collect survey information, select an alignment, prepare plans adequate for construction, and then directed the work in the field to complete this 'missing' segment. The willingness of C&T to perform this work at no additional cost to the City above the allocated CEI budget resulted in substantial cost and time savings to the City.

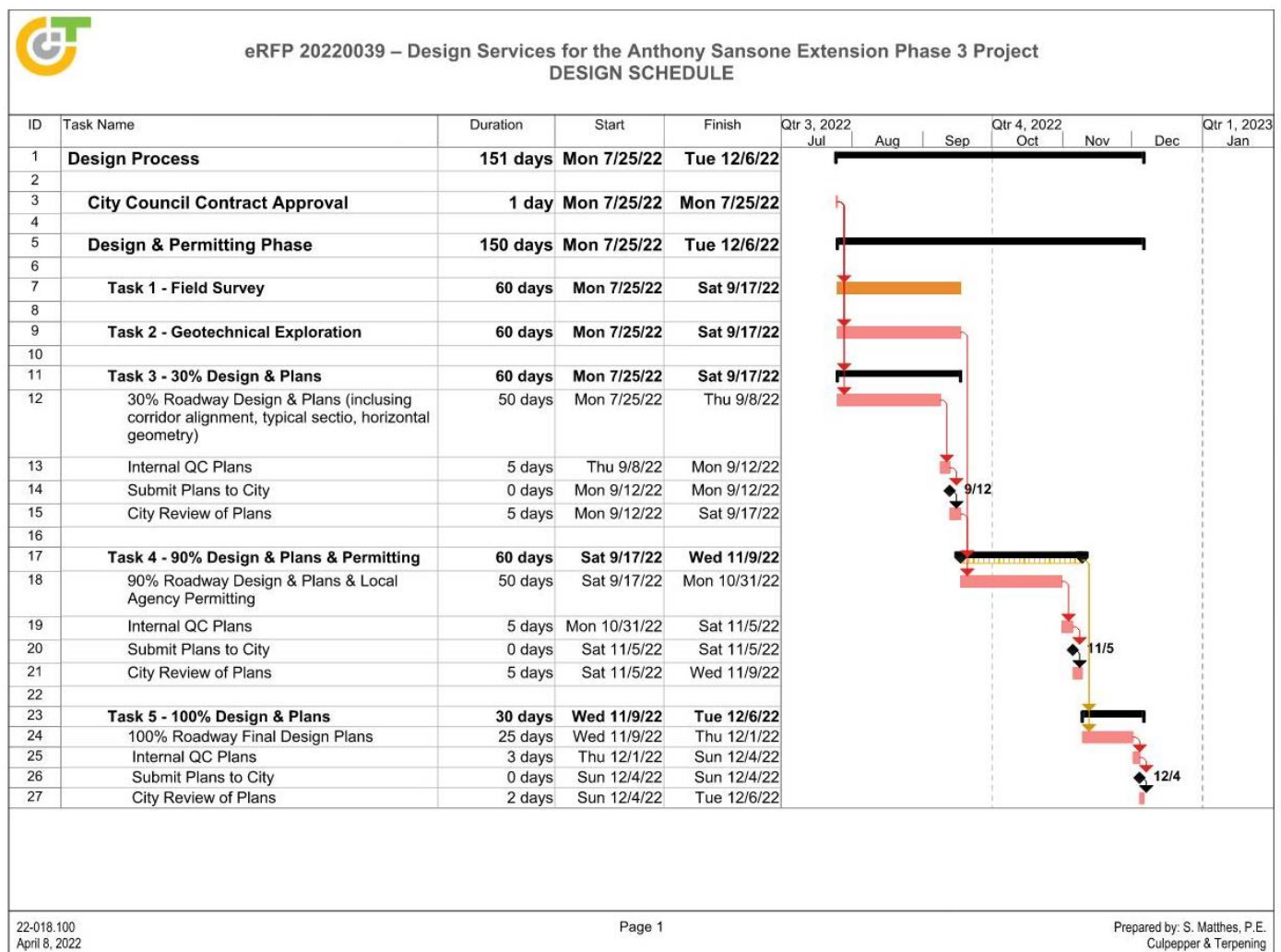
Over our years of working with the City, C&T has also saved the City substantial costs by performing 'pro-bono' work on several City improvement projects. One of the most recent projects completed was the Community Transit/Port St. Lucie Intermodal Transfer Facility, where we provided pro-bono services valued at over \$100,000.



4.11 Proposed Schedule

The proposed design completion in the RFQ includes a 150-calendar-day contract duration. This equates to a five-month design. The three (3) critical milestone submittal stages are 30% design plan, 90% design plan & 100% plan submittals. The three (3) milestone review stages are consistent with the submittal process utilized to fast track the design of the infrastructure required to allow FEDEX and currently AMAZON to meet their project opening goals. The use of bi-weekly project progress update meetings hosted by the City allow for ongoing design review and plan adjustments to issues as they arise during the design process.

Our proposed team has committed to deliver the project within the five-month duration. Our workload and staff availability support our team's commitment.





4.12 Other Materials

Culpepper & Terpening, Inc. has provided professional engineering and design services to the City of Port St. Lucie for over 35 years. Other items in support of our response to the solicitation include the following:

1. Experience on City of Port St. Lucie Projects:

We believe that our experience in working with the City of Port St. Lucie is without equal. We have successfully completed approximately 400 unique projects working with the City over the course of the past 35-years. Having worked with City staff in almost every department, we have come to understand that the City's priorities are not so dissimilar from project to project despite the project types varying greatly on occasion. We will continue to prioritize high-quality infrastructure for the benefit of the City's residents, because we recognize that the City's priority has consistently been its residents. The Culpepper & Terpening team has a thorough understanding of City's requirements and will continue to strive to achieve them while at the same time being mindful of budgetary goals.

2. Southern Grove Knowledge & Experience:

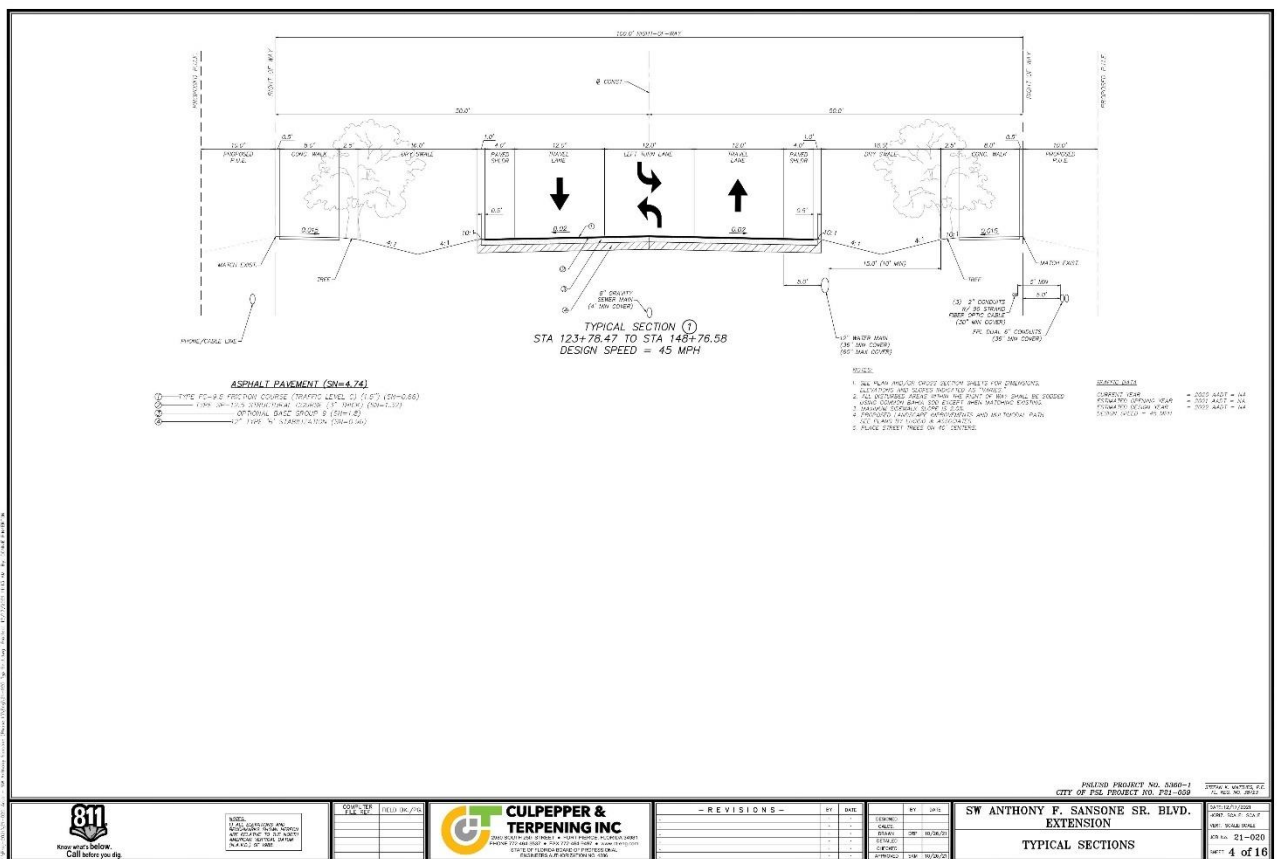
Our team's knowledge and experience within this project's vicinity is immense and it includes the following (also See "C&T's Local Area Project Experience Exhibit" on next page):

- Creation of the MPUD document that governs the development of this specific project area
- Anthony Sansone Phase 1-2: Completed the design, permitting & CEI of the southernmost connection point of the Anthony Sansone Blvd. Extension Phase 3 project;
- East-West Roads : Completed the design, permitting & currently in CEI;
- Becker Road West Phase 2: Completed design & permitting for this road within Southern Grove;
- Becker Road West Phase 1: Completed CEI services for this road within Southern Grove;
- Southern Grove CDD Engineer of Record: As the EOR for Southern Grove CDD we oversee all development applications within the district boundaries and also manage the Master Stormwater System.
- Historical Knowledge: Our database for this area includes historical photogrammetry surveys and recent LiDAR surveys of the project corridor:
- Historical Knowledge: As the Surveyor of Record for the existing plat, we maintain all basemap and CAD files for the existing parcels.
- Legacy Park Projects & Infrastructure: As the EOR for the Legacy Park projects we are intimately familiar with existing stormwater, potable water and sanitary sewers along with the associated service connections in the area. We can also coordinate any concerns from developers and stakeholders that might be affected by work from this project.





3. Proposed Typical Section – Prepared by Culpepper & Terpening





4. Culpepper & Terpening' s FDOT Pre-Qualification:



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

KEVIN J. THIBAUT, P.E.
SECRETARY

October 28, 2021

James Terpening Jr., President
CULPEPPER & TERPENING, INC.
2980 South 25th Street
Ft. Pierce, Florida 34981

Dear Mr. Terpening:

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

- Group 3 - Highway Design - Roadway
 - 3.1 - Minor Highway Design
 - 3.2 - Major Highway Design
- Group 6 - Traffic Engineering and Operations Studies
 - 6.1 - Traffic Engineering Studies
 - 6.2 - Traffic Signal Timing
- Group 7 - Traffic Operations Design
 - 7.1 - Signing, Pavement Marking and Channelization
 - 7.3 - Signalization
- Group 8 - Survey and Mapping
 - 8.1 - Control Surveying
 - 8.2 - Design, Right of Way & Construction Surveying
 - 8.4 - Right of Way Mapping
- Group 10 - Construction Engineering Inspection
 - 10.1 - Roadway Construction Engineering Inspection
- Group 13 - Planning
 - 13.5 - Subarea/Corridor Planning
 - 13.6 - Land Planning/Engineering

Safety, Mobility, Innovation
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Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than \$500,000.00. This status shall be valid until October 28, 2022, for contracting purposes.

Should you have any questions, please feel free to contact me by email at carliayn.kell@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,

A handwritten signature in blue ink that reads "Carliayn Kell".

Carliayn Kell
Professional Services
Qualification Administrator

Safety, Mobility, Innovation
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5. Southern Grove MPUD (Excerpt):



AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

SECTION 3 – MPUD APPLICATION - NARRATIVE

The proposed *Tradition Regional Business Park (TRBPk) @ Southern Grove* represents approximately ~~335-~~ 382 acres of the broader described area known as the *Southern Grove Jobs Corridor* for the City of Port St. Lucie. The TRBPk is bounded on the west by SW Village Parkway; SW Becker Road to the south; the future SW Paar Drive to the north, and I-95 to east. The TRBPk is intended to be one of the anchoring development activity areas for this critical community corridor.

This application is for designation of the Mixed Use Planned Development (MPUD) zoning district to the TRBPk property and is being filed consistent with the existing and approved Development of Regional Impact Order for the Southern Grove DRI (City Ord No. 20-R05) and the current development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of adoption of this MPUD (November 2020). This MPUD document will serve as the base planning document for the development of all land use activities within this area.

In general, land uses within the TRBPk MPUD may be characterized and divided into two (2) broad categories; 'Business Park' and 'Mixed Commercial'. Section 8 of this MPUD Manual depicts the Conceptual Land Use Plan for the *Tradition Regional Business Park (TRBPk) @ Southern Grove*. The 'business park' area of the TRBPk MPUD is also referred to as 'Legacy Park @ Tradition'.

Uses within the *Tradition Regional Business Park (TRBPk) @ Southern Grove MPUD* will include; warehouse/distribution, light industrial and manufacturing uses, commercial, office, regional retail, medical, restaurant, theaters, hotel, institutional, public use facilities and limited residential uses. Specific permitted uses within these two (2) development zones are identified in Section 5 of this of this manual. When completed, the TRBPk will provide for approximately 2.6 million square feet of industrial use/space; approximately 550,000 square feet of mixed retail/office opportunity use and up to 750 residential units (limited to the mixed commercial land use subareas). Only those uses identified in Section 5 are to be permitted within the TRBPk MPUD.

[END OF SECTION]



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

SECTION 4 – GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT

Pursuant to Article X.5 of Chapter 158 of Title XV Section 158.187 of the City Code of Port St. Lucie, Florida, the following general standards shall be considered by the City when reviewing any application for change in zoning to the *MASTER PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT*.

(A) Area Requirement:

The minimum size of a MPUD district to be considered for establishment shall be fifty (50) acres. Boundaries of the area shall be identified and established.

The overall area of the *Tradition Regional Business Park (TRBPK) @ Southern Grove* is ~~335-~~ 382 acres. Refer to Exhibit 7.

(B) Relation to Major Transportation Facilities:

MPUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts.

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located at the northwest corner of the intersection of SW Becker Road and I 95. The TRBPK is bounded on the west by SW Village Parkway (Arterial); on the south by SW Becker Road (Arterial); on the north by the future SW Paar Drive (Major Collector); and, on the east by I-95 (Arterial) to east. Refer to Exhibits A-1 and A-2 for a general project location map.

(C) Relation to Utilities, Public Facilities, and Services:

MPUD districts shall be required to obtain developers agreements regarding provision of utilities, public facilities and services as applicable.

Specific utility service agreements for use and activities within the *Tradition Regional Business Park (TRBPK) @ Southern Grove* will be addressed on a project by project basis within the overall MPUD.

(D) Development of Regional Impact (DRI):

The proposed MPUD district shall be located within an approved DRI and be consistent with all applicable conditions of the approved DRI development order.

This application for change in zoning to the Mixed Use Planned Development (MPUD) zoning district for the *Tradition Regional Business Park (TRBPK) @ Southern Grove*, including any subsequent amendments hereto, is being filed consistent with the existing Final Development Order for the Development of Regional Impact known as the Southern Grove DRI (City Ord No 20-R05) and with the development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of adoption of this MPUD. This MPUD document will serve as the base planning document for the development of all land use activities within this area.

Southern Grove represents one of the five (5) separate Development of Regional Impacts making up the area of Port St. Lucie broadly referred to as 'Tradition'. The approved Development Order for the Southern Grove DRI provides for up to the potential maximum development of 7,388 residential units, 13,187,743 sq. feet of non-residential (commercial/ office/ industrial) use; 791 hotel rooms, 300 hospital beds (primary care), along with institutional, civic, recreation uses and customary accessory uses. Application of the 'conversion matrix' found in this Development Order can allow for variations in this final development mix.



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

(E) Consistency with the City Comprehensive Plan.

To be eligible for consideration, a MPUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.

Representative policies from the City's adopted Comprehensive Plan in support of the proposed *Tradition Regional Business Park (TRBPK) @ Southern Grove* MPUD rezoning application include:

Policy 1.2.2.8:

Regional Business Centers (developments with more than 1,000,000 non- residential square feet) shall be established that include retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Regional Business Center sub-districts:

- | | | |
|----|--------------------------------------|-----------|
| a. | Minimum Size: | 30 acres |
| | Maximum Size: | 500 acres |
| | Maximum Building Coverage: | 80% |
| | Maximum Impervious Area: | 90% |
| | Minimum Density of Residential Area: | 5.0 |
| | Maximum Density of Residential Area: | 35.0 |
| | Maximum Building Height: | 150 feet |
- b. *Shall contain a minimum of two or more uses as described in the paragraph above. The minimum two-use requirement shall be identified as part of a MPUD master plan. Individual parcels within a Regional Business Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;*

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is considered to be consistent with Policy 1.2.2.8 of the City's Comprehensive Plan. Policy 1.2.2.8 provides for the establishment of large regional business centers that allow for a mix of warehouse distribution, manufacturing, retail, commercial, office and other uses to meet the needs of a larger area. It sets a minimum size requirement of 30 acres for a regional business center and a maximum size of 500 acres and requires a minimum of two or more uses. While the above cited property standards are considered to be the 'minimum' that must be complied with in order to have the 'Regional Business Center Sub-District applied, individual standards within the *Tradition Regional Business Park (TRBPK) @ Southern Grove* MPUD may be more restrictive.

Individual parcels in both the 'Mixed Commercial' and Business Park areas of the TRBPK are required to undergo separate, site-specific, applications for site development approvals.

While this application requesting MPUD approval for the TRBPK addresses the long-term development plans for this part (area) of the Southern Groves DRI, it is important to note that, in accord with Policy 1.2.2.12 of the City's Comprehensive Plan, agriculture and agriculture related activities shall continue to be permitted in those areas intended for future development until such time as those specific areas are developed for non-agricultural uses.

[END OF SECTION]



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

SECTION 5 – SITE INFORMATION

TOTAL ACREAGE:

Development areas included with *Tradition Regional Business Park (TRBPK) @ Southern Grove* MPUD area as follows: (all sub-area acreages are approximate):

REGIONAL BUSINESS CENTER	<u>335</u>	<u>382</u>	acres (Gross Project Area)			
o Business Park	<u>181.7</u>	<u>212.1</u>	Acres*	<u>54%</u>	<u>56%</u>	of site (Gross Area)
o Mixed Commercial	<u>66.1</u>	<u>66.1</u>	Acres*	<u>20%</u>	<u>17%</u>	of site (Gross Area)
o Streets / Roads (Primary)	<u>23.7</u>	<u>29.7</u>	Acres*	<u>7%</u>	<u>8%</u>	of site (Gross Area)
o Stormwater Lakes	<u>64.3</u>	<u>84.3</u>	Acres*	<u>19%</u>	<u>22%</u>	of site (Gross Area)

Note: All acreages are approximate within Gross Project Total Area.

Total Developable Acreage 253.8 278.2 acres, more or less

Developable acreage is the sum of the areas designated as "Business Park" and "Mixed Commercial Use" area, and is to be looked as a gross number. Net developable is based on demonstration of compliance with applicable City and MPUD codes and standards

PHYSICAL CHARACTER OF THE SITE:

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located in the southern end of the Southern Grove Development of Regional Impact (DRI) on lands legally described in Section 7 of this application, as follows;

- ~~PARCEL 30, SOUTHERN GROVE PLAT NO. 3.~~

As part of the development of TRBPK area, replating actions will be required to account for projected property divisions and future land development activities.

The project site is a former citrus grove. Citrus uses were discontinued in the late 2000's and the property converted to improved pasture, with active cattle grazing currently (2020) taking place on the property.

In the northwest corner of Parcel 30, Southern Grove Plat No. 3, there is a 5.65-acre tract consisting of an existing conservation and archeological preserve site, identified as part of the Southern Grove Development of Regional Impact. The area shown as being a 'conservation tract' has previously been deeded to the Tradition Community Association and the area shown as being a 'archeological preserve' site has previously been dedicated to the Southern Grove Community Development District. Both parcels will continue in their current protected use status and are not included in, or considered to be a part, of the overall development plan for the Tradition Regional Business Park @ Southern Grove.

There are no known or observed environmentally unique habitats on the petitioned project site.



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

RELATION TO MAJOR TRANSPORTATION FACILITIES:

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located on the west side of I-95, east of SW Village Parkway, north of SW Becker Road, and south of the existing City owned right-of-way associated with the future extension of SW Paar Drive. Refer to the Map Exhibits 1A thru 4 for an identification of the relationship of this project site to the areas existing transportation network.

The location of the proposed TRBPK is such that access to the property can be achieved without creating direct traffic impacts along any existing minor streets in any residential areas or districts outside the MPUD.

RELATION TO UTILITIES, PUBLIC FACILITIES AND SERVICES:

The *Tradition Regional Business Park (TRBPK) @ Southern Grove*, property will be served by the City of Port St. Lucie Utilities Department for water & wastewater services; AT&T for backbone communications; Blue Stream Cable for internet and cable service; and Florida Power & Light Company for electric service. All utilities will be located underground.

RELATION OF PEDESTRIAN/ BIKE PATHS

The MPUD Master Plan for the *Tradition Regional Business Park (TRBPK) @ Southern Grove* provides for a coordinated pedestrian network consisting of sidewalks adjacent to all streets and designated bike paths along many of the primary streets in this area. Connection of both sidewalks and bike paths to individual parcels will be addressed as part of the City's site plan review process consistent with City of Port St. Lucie Code of Ordinances. A portion of the TRBPK development area will incorporate the *Tradition Trail Corridor* and encourage multimodal connectivity to community services and districts. The 'Typical Street Sections' (as identified in Section 10) provide for a general depiction of the relationship of the sidewalks and bike paths to be found in this MPUD

[END OF SECTION]

]



7. Southern Grove CDD SFWMD Conceptual Permit & Map



South Florida Water Management District
Conceptual Permit No. 56-103157-P
Date Issued: February 23, 2021

Permittee: Mattamy Palm Beach LLC
Port St Lucie Governmental Finance Corporation

Project: Southern Grove Master Plan 2020

Application No. 200301-2922

Location: St Lucie County, See Exhibit 1

Your application for a Conceptual Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

Jesse Markle, P.E.
Bureau Chief, Environmental Resource Bureau

8.





4.13 Innovation

Innovation is one of the areas where our firm endeavors to distinguish itself from our competitors. It is our belief that in doing so we can save our clients' time, money, and resources and contribute to a more successful project. The following are some examples of innovation in our processes that we already use today:

- **Civil 3D Modeling** – All of our staff (civil designers and surveyors, professional engineers and CAD designers) have completed live instructor lead 40-hour Civil 3D training by IMAGINiT Technologies, an Autodesk Platinum Partner. We believe that if both our senior- and junior-level staff have a comprehensive knowledge of the limits of the design software most widely used in our industry, we can not only remain on the cutting edge of these technologies but also be more efficient with our designs. Additionally, we believe that this company philosophy on training results in direct savings to our clients.
- **Email Manager Tool** – Our firm has made many efforts to automate and improve all of our business workflows. As an example of this, we utilize an email manager tool that requires that our firm's project-related emails contain metadata tags with a built-in workflow. This simple tool enables each individual email to be automatically named, stored in the correct project folder, while it simultaneously alerts internal team members of the email status. This tool has proven to be very beneficial to our Clients as we act as record keepers of this data and have been able to provide historic information quickly to our Client's including the City of Port St. Lucie.
- **Unmanned Aerial Vehicle Tools** – Dependent on project scope and needs, we have already successfully utilized our UAV department to provide some of the following services to the City:
 - Performing Topographic Surveys utilizing photogrammetry tools or LiDAR;
 - Point cloud classification
 - Calculating or verifying spoil volumes or lake volumes;
 - Performing culvert inspections where conditions would otherwise require closing a bridge or road;
 - Providing pre-construction route inspections videos and imagery;
 - Providing reoccurring orthomosaic aerials of site conditions during the different project stages;
 - Providing the City with marketing or public information photos of project progress;
 - Capturing 360° panorama images or video at critical design locations in the project.
- **Cloud Collaboration** - Another new technology that we utilize in our process is cloud collaboration. As an example, by utilizing Bluebeam Studio software this allows for the remote sharing of data on a construction site in real time. We utilize it predominantly as a review tool for our engineers which digitizes the drawing review process on construction projects and allows for better collaboration.
- **GIS Asset Mapping** – Additionally, for many years our firm has focused on asset mapping of our historical records. We believe we have the largest archive of historical surveys and civil engineering plans and data in the Treasure Coast. The innovative process includes collecting data from surveys, design plans, permits and plats and combining all the data in a geodatabase. Our GIS system can show our engineers in real time what information we have for any site in our service area. Similarly, we have helped our municipal Clients build databases of roadway, drainage infrastructure, utility and other types of similar project data. As an example of how this can be beneficial to our City projects, during the ongoing CEI services for Floresta Drive Phase 1 Widening, our inspectors had the road basemaps for the project in the GIS Explorer mobile application on their tablet. This allowed for simplified communications with residents along the corridor for any questions or concerns that they may have had in that they could "see themselves" in the plans.



4.14 Wetland Impacts

The Southern Grove area (including this project's limits) are permitted by the US Army Corps of Engineers under permit No. SAJ-2006-2046. Recent legislation has delegated permitting of wetlands from the US Army Corps of Engineers to the Florida Department of Environmental Protection agency. As part of the delegation agreement, existing permits such as this will remain within the jurisdiction of the Corps of Engineers through their expiration which in this case is April 2022. Under the existing permit all of the impacted wetlands within this project limits have already been mitigated. Our team has confirmed that the wetlands are in the process of being filled in compliance with the permit and that this work effort will be completed in April 2022 prior to the expiration of the existing permit.

A phase consistent permit will need to be procured from the South Florida Water Management District. The permit will need to demonstrate consistency with Permit No. 56-02531-P, Application No. 200301-2922. The permit submittal will need to quantify all of the "Other Surface Waters" that will be affected by the project. These include the existing agricultural swales and ditches that are no longer in use. These other surface waters are not jurisdictional from a wetland standpoint. However, they must be quantified from a surface water management standpoint. A pre-application meeting will be held with the SFWMD to confirm the permitting requirements of the project.

4.15 Roadway Design & Soil Conditions

Roadway Design

C&T developed the current typical sections to be used as part of this project. The development of the typical sections and associated roadway designs were developed through a thorough understanding of both the City's and ultimate commercial and industrial development needs. The sections provide for the movement of through traffic along with turn bays for main development entrances all contained within a 100' right of way while maintaining the more cost-effective and stormwater-friendly rural swale drainage system.

Roadway Drainage Design

Although the majority of the project will be rural drainage (swales), certain sections may require the use of curbs and gutters. Our experience with drainage and soil conditions within the project limits will dictate that edge drains be used adjacent to curbed areas to ensure that surface runoff is directed away from the roadway based into the underground stormwater system.

There are existing drainage ponds located directly adjacent to Village Parkway that collect stormwater from both the roadway and adjacent residential developments. One of the ponds is located within the limits of the proposed east/west roadway. These ponds can be relocated from their current locations to the overall master drainage system for the Southern Grove Basin E. Outfall from both the Village Parkway and the Del Webb residential developments will need to be accommodated as part of the pond relocations. This will need to be initiated by the Southern Grove CDD as part of a modification to the Conceptual Master Plan. C&T's team relationship with the Southern Grove CDD will allow a fast track of the required modifications through our in-house collaboration.

Roadway Soil Conditions

The proposed Anthony Sansone Phase 3 Extension and the East-West Corridor include areas that coincide with historical wetland areas and an abandoned above-ground impoundment area that may have been filled over when the property was used for agricultural farmland. The geotechnical exploration phase of the project will focus on the possible presence of soil containing high amounts of



organics (i.e. muck, soft sediment, organic silt, etc.) within the alignment. Additionally, the proposed alignment crosses over several drainage ditches and swales that need to be explored for the presence of organic soil. The geotechnical engineering report will provide recommendations for properly cleaning, de-mucking and backfilling the former wetland areas, drainage ditches, and swales. The geotechnical exploration will also provide soil borings along the alignment that will characterize the subsurface conditions (soil types and groundwater levels). The area is known to have predominately clayey fine sandy soil near the surface that is very poorly drained and can be problematic if not properly moisture conditioned during construction. The data collected from the geotechnical exploration will be used by the project team to set roadway grades that provide adequate drainage and prevent periodic saturation of the roadway base material.

4.16 FPL Coordination and Conduit Design

C&T has vast experience with design and coordination of FP&L facilities, both for transportation projects as well as private development needs and the development of solar power facilities.

Our most recent experience involved the Southern Grove Plat 33 project where an underground power supply for the new FedEx facility is being coordinated both within the access roadways (SW Anthony A. Sansone Sr. Blvd & E/W connector) and the redundant power needs for the new building. This also included providing FP&L with the overall master plan for the Plat 33 area to ensure that the proper transformers and switch cabinets were provided with the initial project construction.

Our coordination with FP&L was done through Danielle Mousseau, Project Coordinator; Jacqueline Underwood, Lead Project Manager; Yosley Gonzalez, Field Manager and Christian Pruitt, LED Street Lighting.



4.17 Three (3) Similar Projects

Similar Project #1 – Southern Grove Plat No. 33, SW Anthony A. Sansone Sr. Blvd.



1. Organization and Contact Name: ARCO/Murray – Brad Berg, Project Manager
 Current phone number: 331-233-4954
 Email address: bberg@arcomurray.com
2. Project Description:
 Design, permitting and CEI for the construction of SW Anthony A. Sansone Sr. Blvd. from Becker Road to the northern limits of the new FedEx facility. Design included 4,400 linear feet of urban four-lane divided and rural two-lane undivided roadway; 4,400 linear feet of 12" potable water transmission main; 2,900 linear feet of 6" and 8" sanitary force main; 2,400 of 8" gravity sewer; central lift station; landscape, lighting and irrigation.
3. Dollar values for design and construction (if the project included other facilities besides a pipeline, i.e. a pumping station or receiving tank or pond, please breakout the costs and lists separately.)
 Design Costs: \$137,740 Construction Costs: \$3,139,925
4. Year project was designed and year the project built and placed into service.
 Design: 2020 - 2021 Construction Completion: Under Construction
5. Describe all of the services that were provided by your firm for this project.
 Services provided included surveying, design, permitting and construction administration.
6. Staff involved on that project and their role(s):
 - J. P. "Butch" Terpening – Principal
 - Stefan K. Matthes - Project Manager
 - Eliot Brown – Design Engineer
 - Donnie Pinkerton – AutoCAD Designer
 - Marcelo Dimitriou – Const. Administration
 - Frans Christiansen - Inspector



Similar Project #2 – Becker Road East Phase 2 & 3



1. Organization and Contact Name: Veranda CDD – Austin Burr
 Current phone number: (904) 910-7256
 Email address: ABurr@greenPointeLLC.com
2. Project Description:
 Design, permitting and CEI for the construction of improvements to Becker Road from Via Tesoro Blvd to Gilson Road. Design included 3,300 linear feet of four-lane urban roadway; three (3) major roundabouts; 15,000 linear feet of pedestrian and multiuse pathways; 6,600 linear feet of 12" force main; pedestrian lighting; landscape and irrigation.
3. Dollar values for design and construction (If the project included other facilities besides a pipeline, i.e. a pumping station or receiving tank or pond, please breakout the costs and lists separately.)
 Design Costs: \$313,020 Construction Costs: \$7,635,115
4. Year project was designed and year the project built and placed into service.
 Design: 2017 - 2020 Construction Completion: Phase 2 Complete; Phase 3 Under Construction
5. Describe all of the services that were provided by your firm for this project.
 Services provided included surveying, design, permitting and construction administration.
6. Staff involved on that project and their role(s):
 - J. P. "Butch" Terpening – Principal
 - Stefan K. Matthes - Project Manager
 - Eliot Brown – Design Engineer
 - Donnie Pinkerton – AutoCAD Designer
 - Marcelo Dimitriou – Const. Administration
 - Chris Frederick - Inspector



Similar Project #3 – Becker Road West Phase 2



1. Organization and Contact Name: Mattamy Homes, Southeast Florida, Mr. Tony Palumbo
 Current phone number: 561-739-7902
 Email address: tony.palumbo@mattamycorp.com
2. Project Description:
 Design and permitting of Becker Road West – Phase 2 from the extension of Community Boulevard to the intersection of Village Parkway located within the Southern Grove development. The project consisted of approximately 5,930 linear feet of a four-lane divided urban arterial roadway and provided for the additional 2 north-side lanes from Village Parkway to the end of the currently two-lane roadway section and an initial two-lane divided construction phase from the end of the current roadway to the extension of Community Boulevard. The design included the roadway; drainage; maintenance of traffic; sidewalk; signing & pavement marking; street lighting; landscaping and irrigation.
3. Dollar values for design and construction (If the project included other facilities besides a pipeline, i.e. a pumping station or receiving tank or pond, please breakout the costs and lists separately.)
 Design Costs: \$280,000 Construction Costs: \$TBD
4. Year project was designed and year the project built and placed into service.
 Design: 2021 Construction Completion: 2023
5. Describe all of the services that were provided by your firm for this project.
 Services provided included surveying, design, permitting and construction assistance.
6. Staff involved on that project and their role(s):
 - J. P. "Butch" Terpening – Principal
 - Stefan K. Matthes - Project Manager
 - Eliot Brown – Design Engineer
 - Donnie Pinkerton – AutoCAD Designer
 - Marcelo Dimitriou – QA/QC



Similar Project #4 – Torino Parkway & Cashmere Blvd Roundabout



7. Organization and Contact Name: City of Port St. Lucie – Heath Stocton, PE Asst. Director
 PWD
 Current phone number: 772-344-4239
 Email address: HStocton@cityofpsl.com
8. Project Description:
 Design, permitting and post design services for the construction of a new roundabout at the intersection of Torino Parkway and Cashmere Blvd. Design included the initial modeling to justify the use of a new roundabout at the intersection; roadway; drainage; specialized maintenance of traffic; sidewalk; signing & pavement marking; street lighting; landscape and irrigation.
9. Dollar values for design and construction (If the project included other facilities besides a pipeline, i.e. a pumping station or receiving tank or pond, please breakout the costs and lists separately.)
 Design Costs: \$146,569 Construction Costs: \$1,461,795
10. Year project was designed and year the project built and placed into service.
 Design: 2019 Construction Completion: 2020
11. Describe all of the services that were provided by your firm for this project.
 Services provided included surveying, design, permitting and construction assistance.
12. Staff involved on that project and their role(s):
 - J. P. “Butch” Terpening – Principal
 - Stefan K. Matthes - Project Manager
 - Eliot Brown – Design Engineer
 - Donnie Pinkerton – AutoCAD Designer
 - Marcelo Dimitriou – QA/QC



4.18 Forms - Location Map Form



SUPPLIER LOCATION CERTIFICATION

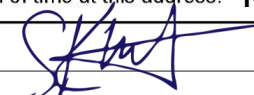
Attachment D - PSL Location Form

The undersigned, as a duly authorized representative of the Supplier listed herein, certifies to the best of their knowledge and belief, that the Supplier's location is correctly reflected based upon the below information. For purposes of this section, "Location" shall mean a business which:

- How far is the Supplier's fixed office or distribution point located from [City Hall](#); and
- Is the principal offeror who is a single offeror; a business which is the prime contractor and not a subcontractor; or a partner or joint venturer submitting an offer in conjunction with other businesses.

Complete the following and upload this document and the Google Maps print out to the required sourcing platform:

Business Name: Culpepper & Terpening, Inc.	
Current Local Address: 2980 S. 25th Street. Fort Pierce, Florida	Phone: 772-464-3537
Length of time at this address: 26 years	Fax: 772-464-9497
Please provide your prior business address if the above address has been for less than one (1) year, prior to the issuance of this solicitation. N/A	
Length of time at this address: N/A	
Home Office Address: N/A	Phone: N/A
Length of time at this address: N/A	Fax: N/A

(Signed) 

(Title) **Sr. Vice President**

STATE OF FLORIDA }
COUNTY OF ST. LUCIE } SS:

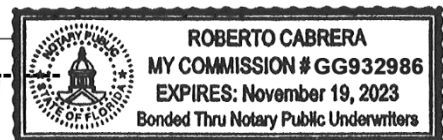
The foregoing instrument was acknowledged before me this (Date) **April 8, 2022**

by: **Stefan K. Matthes** who is personally known to me or who has produced

as identification and who did (did not) take an oath.

Roberto Cabrera
Notary (print & sign name)

Commission No. **GG 932986**





4.19 Corporate Charter

State of Florida Department of State

I certify from the records of this office that CULPEPPER & TERPENING, INC. is a corporation organized under the laws of the State of Florida, filed on November 15, 1985.

The document number of this corporation is H85712.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on January 25, 2022, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-fifth day of January,
2022*



Ramón R. Ruiz
Secretary of State

Tracking Number: 6012060268CC

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

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



4.20 SLC Business Tax Receipt



2021 - 2022

St. Lucie County Local Business Tax Receipt

Facilities or machines #	Rooms #	Seats #	Employees #6	Receipt #8911-00021487
Type of business 8911 ARCHITECT/ENGINEER/LAND SURV (ENGINEER)				Expires SEPTEMBER 30, 2022
DBA name Culpepper & Terpening Inc			Business Terpening James P Jr	
Mailing address: Culpepper & Terpening Inc 2980 S 25Th St Fort Pierce, FL 34981			Business location: 2980 S 25Th Street Fort Pierce, FL 34981	
RENEWAL		St Lucie County	ST PE 24276	
Original tax:	\$27.55			
Penalty:				
Collection cost:		Paid 07/20/2021 27.55	0000-20210720-125864	
Total:	\$27.55			

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent for the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment.

In addition to the penalty, the Tax Collector is entitled to a collection fee of \$1 to \$5. This fee is based on the amount of Local Business Tax, which will be collected from delinquent taxpayers after September 30 of the business year.

This receipt is a Local Business Tax only. It does not permit the local business taxpayer to violate any existing regulatory or zoning laws of the state, county or city. It also does not exempt the local business taxpayer from any other taxes, licenses or permits that may be required by law.

Pursuant to Florida law, Local Business Taxes are subject to change.

Culpepper & Terpening Inc
2980 S 25Th St
Fort Pierce, FL 34981



4.21 List any lawsuits pending or completed within the past five (5) years....

Legal actions involving the C&T Team are as follows: Kane v. St. Lucie County, Tuhbad Farms, Kane claiming their property flooding increased after drainage improvements were made. A formal action has not been taken against C&T, but one may be forthcoming.

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4.22 Licenses and Certifications Required to Perform this Project

Florida dbpr **DBPR ONLINE** Home

Log On

Search for a Licensee
Apply for a License
View Application Status
Find Exam Information
File a Complaint
AB&T Delinquent
Invoice & Activity
List Search

Licensee Details

Licensee Information

Name:	CULPEPPER & TERPENING, INC. (Primary Name)
Main Address:	2980 SOUTH 25TH STREET FORT PIERCE Florida 34981
County:	ST. LUCIE
License Mailing:	
LicenseLocation:	2980 S 25TH ST FT PIERCE FL 349810000
County:	ST. LUCIE

License Information

License Type:	Registry
Rank:	Registry
License Number:	4286
Status:	Current
Licensure Date:	12/05/1985
Expires:	

Special Qualifications

Special Qualifications	Qualification Effective

Alternate Names

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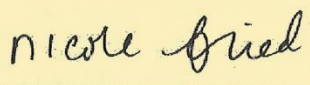
Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB4286**
Expiration Date February 28, 2023

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

CULPEPPER & TERPENING INC
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981



NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

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



Ron DeSantis, Governor

STATE OF FLORIDA

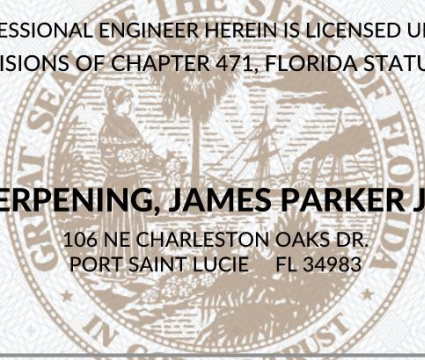
BOARD OF PROFESSIONAL ENGINEERS

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

TERPENING, JAMES PARKER JR.
106 NE CHARLESTON OAKS DR.
PORT SAINT LUCIE FL 34983

LICENSE NUMBER: PE24276
EXPIRATION DATE: FEBRUARY 28, 2023
Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

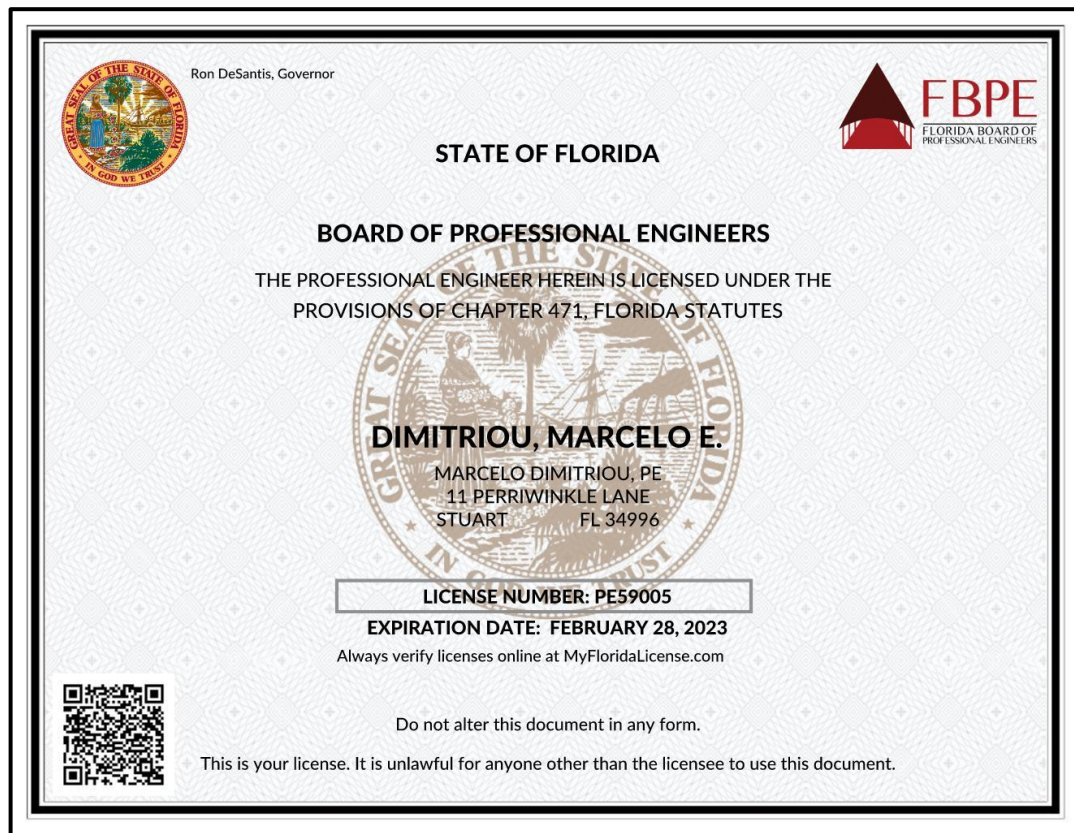
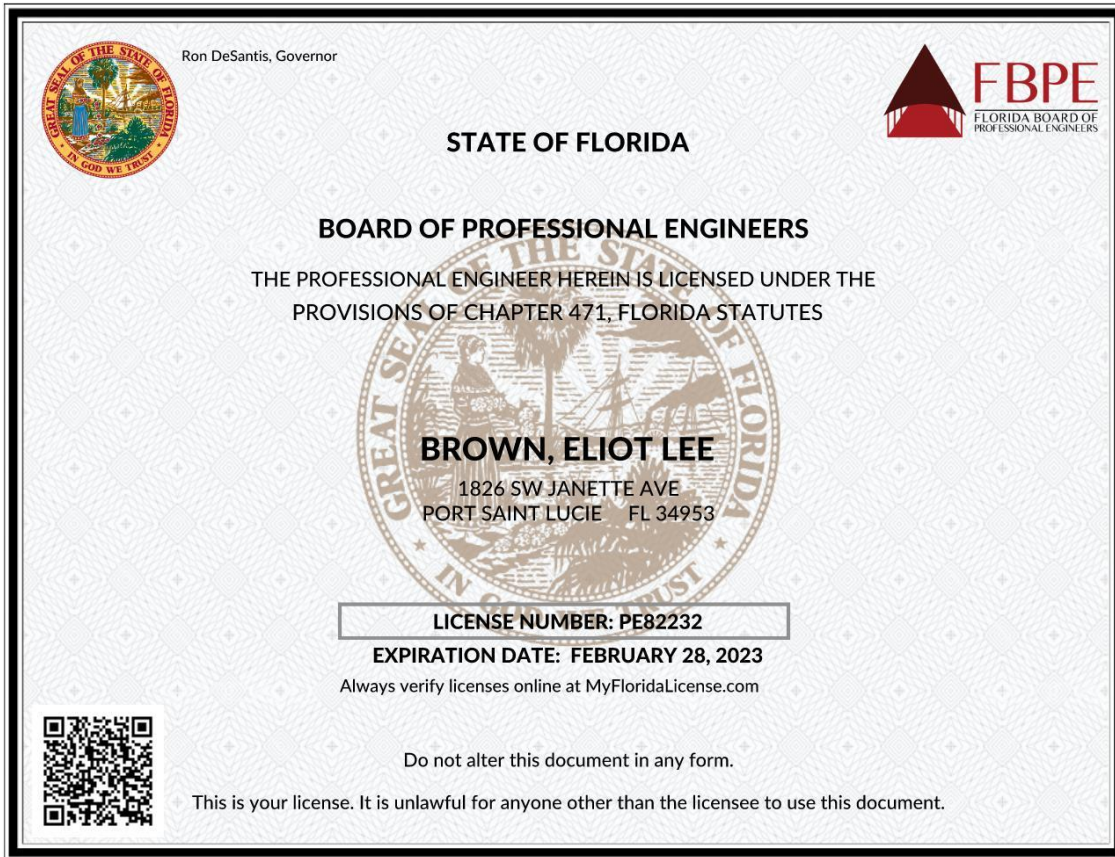
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MATTHES, STEFAN KARL
4320 THOUSAND PINES DRIVE
FORT PIERCE FL 349810000

LICENSE NUMBER: PE38723
EXPIRATION DATE: FEBRUARY 28, 2023
Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.







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

License No.: LS6199
Expiration Date February 28, 2023

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

THOMAS P KIERNAN
1312 SW FAST ST
PALM CITY, FL 34990-4139

Nicole Fried

NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

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

State of Florida

Board of Professional Engineers

Zachary John Mouw

Has satisfactorily demonstrated qualifications in engineering, fundamentals, technical subjects, mathematics and basic sciences and is hereby recognized as an:

Engineer Intern

No. 1100023569



Audit No. 22820174939

In Testimony whereof, witness the signature of the Chair under the seal of the Board this 9th day of March, 2020.

Babu Varghese

Babu Varghese

Chair





4.23 Insurance Certificates



CULP&TE-01

ROBERTSD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/18/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 Insurance Office of America Abacoa Town Center 1200 University Blvd, Suite 200 Jupiter, FL 33458		CONTACT NAME: Francesca Cantrill PHONE (A/C, No, Ext): (561) 296-6143 FAX (A/C, No): (321) 214-6412 E-MAIL ADDRESS: Francesca.Cantrill@ioausa.com															
INSURED Culpepper & Terpening Inc. 2980 S. 25th Street Ft. Pierce, FL 34981		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Phoenix Insurance Company</td> <td>25623</td> </tr> <tr> <td>INSURER B : Travelers Indemnity Company of America</td> <td>25666</td> </tr> <tr> <td>INSURER C : Travelers Indemnity Company</td> <td>25658</td> </tr> <tr> <td>INSURER D : Bridgefield Employers Insurance Company</td> <td>10701</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Phoenix Insurance Company	25623	INSURER B : Travelers Indemnity Company of America	25666	INSURER C : Travelers Indemnity Company	25658	INSURER D : Bridgefield Employers Insurance Company	10701	INSURER E :		INSURER F :	
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INSURER C : Travelers Indemnity Company	25658																
INSURER D : Bridgefield Employers Insurance Company	10701																
INSURER E :																	
INSURER F :																	

COVERAGES

CERTIFICATE NUMBER:

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	ADD'L INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X	X	6609D794955	1/16/2022	1/16/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 EMPLOYEE BENEFIT \$ 1,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	X	BA3R708732	1/16/2022	1/16/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	X	X	CUP4194T132	1/16/2022	1/16/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	83037409	1/16/2022	1/16/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

The certificate holder is Additional Insureds on a Primary/Non-Contributory basis as respects General Liability (Form CGD381), Auto Liability (Form CAF219) and Umbrella Liability, when required by written contract and subject to Policy terms and conditions. Waiver of subrogation applies in favor of Additional Insureds on all policies (Form WC000313)(Form CAF219)(Form CGD379), when required by written contract and subject to Policy terms and conditions. Umbrella follows form (Form EU0001)

CERTIFICATE HOLDER

CANCELLATION

Culpepper & Terpening Inc. 29810 S 25th Street Fort Pierce, FL 34981	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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**ACORD**

Client#: 1051523

CULPETER

CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YYYY)
2/16/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 2502 N Rocky Point Drive Suite 400 Tampa, FL 33607		CONTACT NAME: Linda Marini PHONE (A/C, No, Ext): 813 321-7500 FAX (A/C, No): 813 321-7525 E-MAIL ADDRESS: linda.marini@usi.com	
		INSURER(S) AFFORDING COVERAGE INSURER A : Liberty Insurance Underwriters, Inc.	NAIC # 19917
INSURED Culpepper & Terpening Inc. 2980 South 25th Street Fort Pierce, FL 34981		INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (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 \$
A	Professional Liability		AEX20026601112	02/15/2022	02/15/2023	\$2,000,000 per claim \$2,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Professional Liability coverage is written on a claims-made basis.

CERTIFICATE HOLDER**CANCELLATION**

For Proposal Purposes

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

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ACORD 25 (2016/03) 1 of 1
 #S34967390/M34965934

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MYPZP



4.24 Forms E-Verify Form

eRFP # 20220039



"A City for All Ages"

E-Verify Form

Attachment G - E-Verify Form

Supplier/Consultant acknowledges and agrees to the following:

1. Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Supplier/Consultant during the term of the contract; and
2. Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

01-25-21**E-Verify Company Identification Number****Culpepper & Terpening, Inc.****Date of Authorization****Design Services for the Anthony Sansone Blvd Phase 3 Project****Name of Contractor****20220039****Name of Project****Solicitation Number****(If Applicable) April****8 22 Fort Pierce FL**

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 20____, in _____ (city), _____ (state).

Stefan K. Matthes, PE – Sr. Vice PresidentSignature of Authorized Officer
8 April**22**

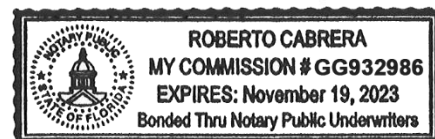
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF **11-19-23**, 20____.

NOTARY PUBLIC _____

My Commission Expires: _____





4.25 Forms – Drug-Free Workplace Form

Attachment I - Drug Free Workplace Form

DRUG-FREE WORKPLACE FORM

eRFP # 20220039

Design Services for the Anthony Sansone Blvd. Extension Phase 3

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

Culpepper & Terpening, Inc. does:
(Name of Business)

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

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


Bidder's Signature

April 8, 2022

Date:



4.26 Forms – Consultant Code of Ethics

eRFP # 20220039 Attachment F - CONSULTANT CODE OF ETHICS

The City of Port St Lucie ("City"), through its Procurement Management Department ("PMD") is committed to a procurement process that fosters fair and open competition, is conducted under the highest ethical standards and enjoys the complete confidence of the public. To achieve these purposes, PMD requires each Consultant who seeks to do business with the City to subscribe to this Consultant Code of Ethics.

- ◆ A Contractor's bid or proposal will be competitive, consistent and appropriate to the proposal documents.
- ◆ A Contractor will not discuss or consult with other Vendors intending to proposal on the same contract or similar City contract for limiting competition. A Vendor will not make any attempt to induce any individual or entity to submit or not submit a proposal or proposal.
- ◆ Contractor will not disclose the terms of its proposals or proposal, directly or indirectly, to any other competing Vendor prior to the proposal or proposal closing date.
- ◆ Contractor will completely perform any contract awarded to it at the contracted price pursuant to the terms set forth in the contract.
- ◆ Contractor will submit timely, accurate and appropriate invoices for goods and/or services performed under the contract.
- ◆ Contractor will not offer or give any gift, item or service of value, directly or indirectly, to a City employee, City official, employee family member or other Vendor contracted by the City.
- ◆ Contractor will not cause, influence or attempt to cause or influence, any City employee or City Official, which might tend to impair his/her objectivity or independence of judgment; or to use, or attempt to use, his/her official position to secure any unwarranted privileges or advantages for that Vendor or for any other person.
- ◆ Contractor will disclose to the City any direct or indirect personal interests a City employee or City official holds as it relates to a Vendor contracted by the City.
- ◆ Contractor must comply with all applicable laws, codes or regulations of the countries, states and localities in which they operate. This includes, but is not limited to, laws and regulations relating to environmental, occupational health and safety, and labor practices. In addition, Consultant must require their suppliers (including temporary labor agencies) to do the same. Contractors must conform their practices to any published standards for their industry. Compliance with laws, regulations and practices include, but are not limited to the following:
 - Obtaining and maintaining all required environmental permits. Further, Contractor will endeavor to minimize natural resource consumption through conservation, recycling and substitution methods.
 - Providing workers with a safe working environment, which includes identifying and evaluating workplace risks and establishing processes for which employee can report health and safety incidents, as well as providing adequate safety training.
 - Providing workers with an environment free of discrimination, harassment and abuse, which includes establishing a written antidiscrimination and anti-bullying/harassment policy, as well as clearly noticed policies pertaining to forced labor, child labor, wage and hours, and freedom of association.

Name of Organization/Proposer Culpepper & Terpening, Inc.

Signature _____

Printed Name and Title Stefan K. Matthes, Sr. Vice President

Date April 8, 2022

DISCLAIMER: This Code of Ethics is intended as a reference and procedural guide to Contractors. The information it contains should not be interpreted to supersede any law or regulation, nor does it supersede the applicable Contractor contract. In the case of any discrepancies between it and the law, regulation(s) and/or Vendor contract, the law, regulatory provision(s) and/or Vendor contract shall prevail.



4.27 Forms – Non-Collusion Affidavit

NON-COLLUSION AFFIDAVIT

RFP # 20220039

Design Services for the Anthony Sansone Blvd. Extension Phase 3

State of Florida }

County of St. Lucie }

Stefan K. Matthes, being first duly sworn, disposes and says that:

1. They are Sr. Vice President of Culpepper & Terpening, Inc. the Proposer that
(Title) (Name of Company)

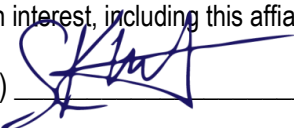
has submitted the attached PROPOSAL;

2. He is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such PROPOSAL;

3. Such Proposal is genuine and is not a collusive or sham Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing in connection with such Contract or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Port St. Lucie or any person interested in the proposed Contract; and

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

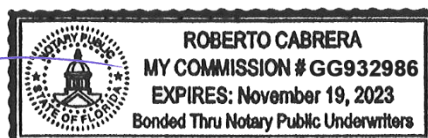
(Signed) 

(Title) Sr. Vice President

STATE OF FLORIDA }
COUNTY OF ST. LUCIE } SS:

The foregoing instrument was acknowledged before me this (Date) April 8, 2022 by: Stefan K. Matthes, PE who is personally known to me ~~or who has produced~~ _____ as identification and who did (did not) take an oath.

Roberto Cabrera
Notary (print & sign name)



Commission No. GG932986



4.28 Forms – Cone of Silence

Attachment E - Cone of Silence Form



NOTICE TO ALL PROPOSERS:

To ensure fair consideration is given for all Proposers, it must be clearly understood that upon release of the proposal and during the proposal process, firms and their employees of related companies as well as paid or unpaid personnel acting on their behalf shall not contact or participate in any type of contact with City employees, department heads or elected officials, up to and including the Mayor and City Council. The "Cone of Silence" is in effect for this solicitation from the date the solicitation is advertised on DemandStar, until the time an award decision has been approved by City Council and fully executed by all parties. Information about the Cone of Silence can be found under the [City of Port St. Lucie Ordinance 20-15, Section 35.13](#). Contact with anyone other than the Issuing Officer may result in the vendor being disqualified. All contact must be coordinated through Mr. Jason Bezak, Issuing Officer, for the procurement of these services.

All questions regarding this Solicitation are to be submitted in writing to Jason Bezak, Procurement Agent I with the Procurement Management Department via e-mail JBezak@cityofpsl.com, or by phone 772-344-4068. Please reference the Solicitation number on all correspondence to the City.

All questions, comments and requests for clarification must reference the Solicitation number on all correspondence to the City. Any oral communications shall be considered unofficial and non-binding.

Only written responses to written communication shall be considered official and binding upon the City. The City reserves the right, at its sole discretion, to determine appropriate and adequate responses to the written comments, questions, and requests for clarification.

*NOTE: All addendums and/or any other correspondence before bid close date (general information, question and responses) to this solicitation will be made available exclusively through the [DemandStar's Website](#) for retrieval. All notice of intent to award documentation will be published on the [City Clerk's Website](#). Proposers are solely responsible for frequently checking these websites for updates to this solicitation.

I understand and shall fully comply with all requirements of City of Port. St. Lucie Ordinance 20-15, Section 35.13.

Typed Name: Stefan K. Matthes, PE

Signed: _____

Company and Job Title: Culpepper & Terpening, Inc. – Sr. VP

Date: April 8, 2022



4.29 Forms – Truth-In-Negotiation Certificate And Affidavit

Attachment J - Truth In Negotiation



"A City for All Ages"

TRUTH-IN-NEGOTIATION CERTIFICATE

Solicitation# 20220039

Pursuant to Section 287.055(5)(a), Florida Statutes, for any lump-sum or cost-plus-a-fixed fee professional services contract over the threshold amount provided in Section 287.017, Florida Statutes for CATEGORY FOUR, the City of Port St. Lucie, Florida requires the Consultant to execute this certificate and include it with the submittal of the Technical Proposal, or as prescribed in the contract advertisement.

The Consultant hereby certifies, covenants, and warrants that wage rates and other factual unit costs supporting the compensation for this project's agreement are accurate, complete, and current at the time of contracting.

The Consultant further agrees that the original agreement price and any additions thereto shall be adjusted to exclude any significant sums by which the City determines the agreement price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such agreement adjustments shall be made within (1) year following the end of the contract. For purposes of this certificate, the end of the agreement shall be deemed to be the date of final billing or acceptance of the work by the City, whichever is later.

Culpepper & Terpening, Inc. – Sr. VP

Name of Firm

Stefan K. Matthes, PE

President or Designee (Printed)

President or Designee (Signed)

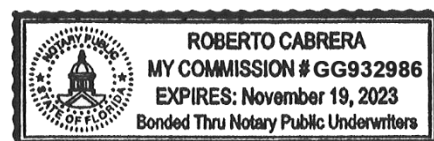
The foregoing instrument was acknowledged before me by Stefan K. Matthes who is personally known to me. WITNESS my hand and official seal in the St. Lucie, Florida last aforesaid this 8 day of April, 2022

(SEAL)

Signature

Notary Name (typed or printed)
Roberto Cabrera

Notary Name (signed)





4.30 Forms – Consultant's General Information Worksheet/Questionnaire



Consultant's General Information Worksheet/ Questionnaire

eRFP # 20220039

Solicitation Name: Design Services for the Anthony Sansone Blvd. Extension Phase 3

It is understood and agreed that the following information is to be used by the City of Port St. Lucie to determine the qualifications of Contractors to perform the work required. The Contractor waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Consultant.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, Consultant, surety, bank material or equipment manufacturer, or distributor, or any person, firm, or corporation to furnish the City of Port St. Lucie any pertinent information requested by the City deemed necessary to vary the information on this questionnaire.

1. ORGANIZATIONAL PROFILE COMPANY NAME:

Culpepper & Terpening, Inc.

PHYSICAL ADDRESS: **2980 S. 25th Street, Fort Pierce, Florida 34981**

TELEPHONE NUMBER: **772-464-3537**

FAX NO. **772-464-9497**

MAILING ADDRESS: **2980 S. 25th Street, Fort Pierce, Florida 34981**

CONTACT PERSON **Stefan K. Matthes**

E-MAIL: **smatthes@ct-eng.com**

Is the firm incorporated? Yes--No If yes, in what state? Provide a list of officers for this entity.

- 2. COMPLETION OF FORM** - An authorized representative of the firm offering this Proposal must complete this form in its entirety. Terms entered herein shall not be subject to withdrawal or escalation by Contractor. The City reserves the right to hold proposals for a period not to exceed one hundred twenty (120) calendar days after the date of the proposal opening stated in the Invitation to Proposal before awarding the Contract. Contract award constitutes the date that City issues an executed Purchase Order.
- 3. CONTRACT** - Contractor agrees to comply with all requirements stated in the specifications for this RFP.
- 4. AGREEMENT** - Contractor agrees to comply with all requirements stated in the specifications for this RFP.

CERTIFICATION:

This RFP is submitted by: Name (print) **Stefan K. Matthes** who is an officer of the above firm duly authorized to sign proposals and enter into contracts. I certify that this solicitation



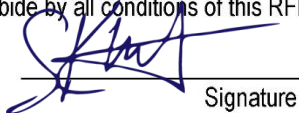
"A City for All Ages"

response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud.

The Contractor understands that information contained in this Solicitation Reply will be relied upon by City in awarding the proposed Contract and such information is warranted by the proposer to be true. The undersigned Contractor agrees to furnish such additional information, prior to acceptance of any solicitation relating to the qualifications of the proposer, as may be required by the City.

I certify that the information and responses provided on this Solicitation are true, accurate and complete. The City may contact any entity or reference listed in this Proposal. Each entity or reference may make any information concerning the Contractor available to the City.

I agree to abide by all conditions of this RFP:


Signature

Sr. Vice President

Title

If a corporation renders this Proposal, the corporate seal attested by the secretary shall be affixed below. Any agent signing this Proposal shall attach to this form evidence of legal authority.

Witnesses:

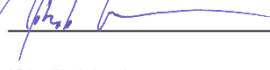
Thomas Kiernan

Print name



Roberto Cabrera

Print name



If Individual:

Signature

Print Name

If Partnership:

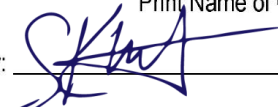
Print Name of Firm

By: _____
(General Partner)

If Corporation:

Culpepper & Terpening, Inc.

Print Name of Corporation

By:  _____
(President)

Attest: _____
(Secretary)



4.31 Form W-9

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.																																																		
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Culpepper & Terpening, Inc.																																																				
2 Business name/disregarded entity name, if different from above																																																				
Print or type. See Specific Instructions on page 3.	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.																																																			
	☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate																																																			
	☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.																																																			
	☐ Other (see instructions) ▶ _____																																																			
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)																																																				
5 Address (number, street, and apt. or suite no.) See instructions. 2980 S. 25th Street		Requester's name and address (optional)																																																		
6 City, state, and ZIP code Fort Pierce, Florida 34981																																																				
7 List account number(s) here (optional)																																																				
Part I Taxpayer Identification Number (TIN)																																																				
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later.																																																				
Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="10" style="text-align: center;">Social security number</td> </tr> <tr> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> <td style="width: 25px; height: 25px;"></td> </tr> <tr> <td colspan="10" style="text-align: center;">or</td> </tr> <tr> <td colspan="10" style="text-align: center;">Employer identification number</td> </tr> <tr> <td style="width: 25px; height: 25px; text-align: center;">5</td> <td style="width: 25px; height: 25px; text-align: center;">9</td> <td style="width: 25px; height: 25px; text-align: center;">-</td> <td style="width: 25px; height: 25px; text-align: center;">2</td> <td style="width: 25px; height: 25px; text-align: center;">6</td> <td style="width: 25px; height: 25px; text-align: center;">0</td> <td style="width: 25px; height: 25px; text-align: center;">6</td> <td style="width: 25px; height: 25px; text-align: center;">4</td> <td style="width: 25px; height: 25px; text-align: center;">2</td> <td style="width: 25px; height: 25px; text-align: center;">0</td> </tr> </table>			Social security number																				or										Employer identification number										5	9	-	2	6	0	6	4	2	0
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5	9	-	2	6	0	6	4	2	0																																											
Part II Certification																																																				
Under penalties of perjury, I certify that:																																																				
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and																																																				
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and																																																				
3. I am a U.S. citizen or other U.S. person (defined below); and																																																				
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.																																																				
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.																																																				
Sign Here	Signature of U.S. person ▶	Date ▶ January 7, 2022																																																		
General Instructions																																																				
Section references are to the Internal Revenue Code unless otherwise noted.																																																				
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9 .																																																				
Purpose of Form																																																				
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.																																																				
• Form 1099-DIV (dividends, including those from stocks or mutual funds) • Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) • Form 1099-B (stock or mutual fund sales and certain other transactions by brokers) • Form 1099-S (proceeds from real estate transactions) • Form 1099-K (merchant card and third party network transactions) • Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) • Form 1099-C (canceled debt) • Form 1099-A (acquisition or abandonment of secured property)																																																				
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.																																																				
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.																																																				
Cat. No. 10231X																																																				
Form W-9 (Rev. 10-2018)																																																				