



**Proposal for RFP #21-971, Alachua County Sports Venue
FOR A PUBLIC PRIVATE PARTNERSHIP (P3) FOR THE
CONSTRUCTION AND OPERATION OF A REGIONAL INDOOR
SPORTING EVENT VENUE.**

To: Larry M. Sapp, Procurement Manager
Phone: 352-337-6269
E-mail: lsapp@alachuacounty.us

Proposer: Celebration Pointe Holdings, master developer and controlling entity in
SDPS Real Estate Investment VI, LLC, landowner
Proposal Date: October 20, 2020
2579 SW 87th Drive
Gainesville, FL 32608

EXECUTIVE SUMMARY

Celebration Pointe Holdings is pleased to present this proposal in response to the RFP #21971 for the construction and operation of a regional indoor sporting event venue in Alachua County, Florida. The sports facility will be integrated as a new addition to the 150-acre mixed-use development which has around 700,000SF of the approximately planned 2,000,000SF constructed, or under construction.

The following is a summary of the project, the market and projected economic impact from the room nights generated through amateur sports tourism. The partners have a long and successful history in the development, ownership and management of hotel and athletic properties. The company background and individual profiles are included herein. The undersigned ("Proposer") submits this proposal (the "Proposal") to Alachua County for consideration of a Public-Private Partnership for the design, finance, construction, operations and maintenance of a multi-purpose indoor sports facility ("Sports Park Property") located at the development known as Celebration Pointe (the "Property") in Gainesville, Florida.



This is a location previously identified by the Victus Group on behalf of the County as a site for a sports facility to facilitate sports tourism. The primary public benefit of the proposed project is the economic impact generated by outside tourism participating in sporting events hosted in the facility. The estimate previously prepared by Victus Group for the County is an recurring annual fiscal impact of \$1.6M to the County from tourism generated outside of the County. The secondary public benefit is the community amenity for local athletes with increased access to practice and recreational facilities.

The County shall own the land and improvements of the Sports Facility and be responsible for the funding of the improvements as outlined herein.

The Proposer shall be responsible to cause the improvements to be designed and built on behalf of the County.

Proposer shall be responsible to contract with RADDSports for the management and operations of the facility.



POINT 1: PROJECT DESCRIPTION

The team envisions the sports facility to be integrated into the master planned multi-use development of Celebration Pointe and is anticipated to include, at a minimum, a 120,000SF indoor sports facility with seating capacity for 3,000 spectators, concessions, restrooms, administrative offices, parking areas and other related infrastructure necessary to serve the facility.



Figure 1: LOW VIEW FROM BRIDGE

Viking Companies and RADDSports have advanced the design of the Sports Park Property as a Class A institutional quality event facility and commensurate with qualified NCAA track facilities to create a sustainable sports tourism destination. The team is committed to constructing an upscale, multi-sport family and competition destination.

The ability to host large indoor sports events year-round in a setting rich with retail, dining and lodging options will bring overflow room-nights to the area hotels and bring economic impact from visitors. During the midweek, the facility will primarily serve local residents of the community through youth and adult leagues as well as health and wellness programs. Alachua County is already very familiar with tournaments and other special events which are held on the weekends and have a



major economic impact on retail, lodging, entertainment and other businesses in the surrounding area. The state-of-the-art 120,000 square foot facility will augment the existing tourism market. The facility will house an NCAA sized indoor running track and field, thirteen regulation courts which can be utilized for basketball and double as 26 volleyball courts which can accommodate mixed martial arts, gymnastics, wrestling, soccer, futsal, cheerleading and many more sports. The facility and amenities make the Celebration Pointe sports facility a premier sports destination for local, regional and national competitions. Catering to players, coaches, referees, families, and fans who are looking for quality venues with accompanying retail and dining amenities; Celebration Pointe is poised to capitalize on the growing sports market for Alachua County.

Sports Facility Outline

- 120,000 SF facility
 - NCAA track & field
 - 13 basketball courts
 - 26 volleyball courts
 - 5,000 SF spring floor for dedicated cheer and gymnastics
 - Minimum 24' clear height over courts
 - Athletic trainer and sports medicine areas
 - 8,500 SF fitness, speed, agility training area
 - Food and beverage area
 - Meeting areas
 - Office areas for synergistic groups in sports tourism

The construction and operations budgets are based on these designs from the included design professionals and all projections assume the attached layout and design. [Please see attached Site Plans and Renderings marked as Exhibit "A"].



POINT 2: COMPLIMENTARY SERVICES

The current development is in an ideal area of supporting amenities with several restaurants, scores of national and local retailers and ample hotel rooms on site within convenient walking distance for visitors and participants. The on-site lodging option is a very compelling advantage for event-organizers who must plan the logistics of these large events with their own staff, officials and supporting personnel and ensures the long-term regional competitiveness of the facility. Other failed facilities built in areas without supporting infrastructure have demonstrated the importance of having lodging and dining options in proximity. Due to this clear built-in advantage, the Gainesville Sports Commission and the Alachua County Hospitality Council have stated their support of the proposed facility and believe this project is highly synergistic with the County's other tourism assets, infrastructure and goals.



Figure 2: AERIAL VIEW FROM PROMENADE

By integrating a sports facility into existing lodging and dining offerings within walking distance, and 10 minute drive-time, it also encourages families who have athletes participating to bring along additional family members. This increased visitor counts create additional economic impact via sales tax, bed tax and other spending.



The increased number of visitors also creates a synergy by supporting lodging and dining “off-campus” due to the overflow of visitors to the surrounding areas.



Figure 3: AERIAL VIEW FROM I-75



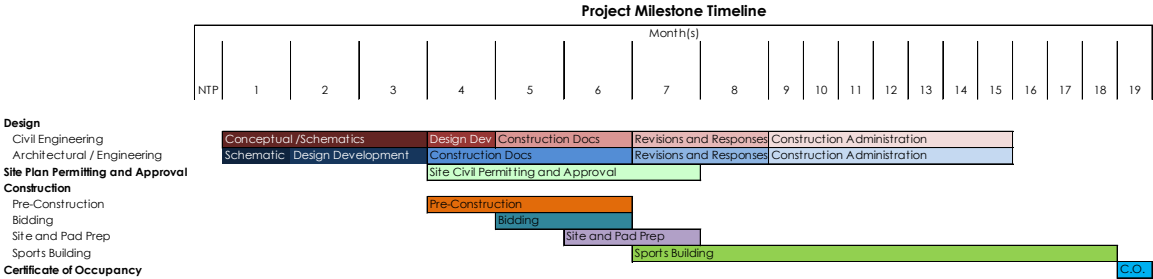
Figure 4: INTERIOR VIEW FROM NORTH-EAST CORNER



POINT 3: A SCHEDULE FOR COMPLETION

The schedule for the design, construction and completion of the building is anticipated to be 19 months and is based on current efforts in the Florida market. RADDSports has recently taken occupancy of a 98,000 SF sports facility which had a 15-month construction period. The design team has been assembled and much effort has been invested in being able to proceed with an expedited design and permitting schedule.

The surrounding infrastructure improvements already constructed and in place such as roads and utilities give this site an advantage over any “green field” construction with unknown sub-surface risks which could potential derail the most well-laid plans.



Upon award of the project, the Viking Companies and its design partners are prepared to immediately begin the design process. Many of the design principals worked with RADDSports on a recently completed project and much of that work product and knowledge will be brought to this one, saving additional time.

During the design and construction of the facility, the RADDSports management team will be actively securing contracts for events to be held upon opening, maximizing the return on the investment in the sports facility. At the time of opening the target will be to host 38 events in the first 52 weekends.



POINT 4: THE METHOD BY WHICH THE NECESSARY PROPERTY INTEREST WILL BE SECURED BY THE PRIVATE PARTNER ENTITY AND HOW THE PARCEL WILL BE CONVEYED TO ALACHUA COUNTY.

Celebration Pointe Holdings, LLC is the master developer of the Celebration Pointe mixed use development and the controlling entity in SDPS Real Estate Investments VI, LLC ("SDPS VI"). SDPS VI currently owns the subject property in fee simple. The subject property will be conveyed by SDPS VI (or an affiliated special purpose entity) to the County by General Warranty Deed, subject to easements, covenants and restrictions of record at the time of the conveyance.



POINT 5: PROJECT FINANCING

The Developer projects a cost of \$46M for the design, planning, construction and furnishing of the proposed sports facility which includes all that is required to open and operate a financially sustainable destination for long-term economic impact to the County.

Due to the mixed-use nature of the development it requires a wholistic approach to parking to meet the varying demands of the sports participants, retailers, hotel guests and dining guests to the Celebration Pointe.

Developer will build the required parking and use the collected revenues to finance the structure.



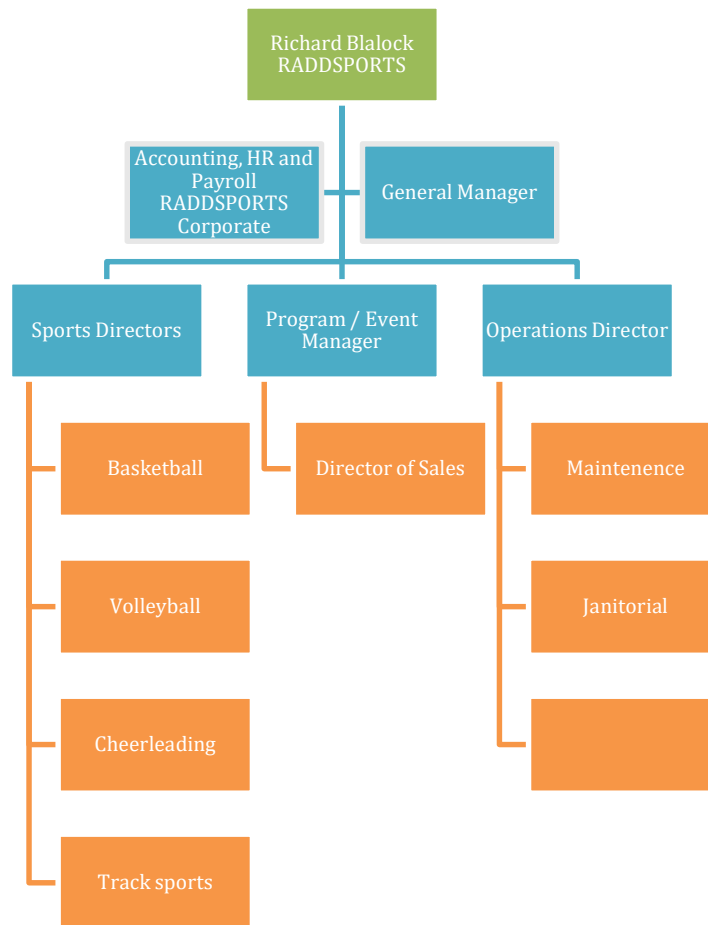
POINT 6: BUSINESS PLANS, INCLUDING A FINANCIAL PRO FORMA, FOR THE OPERATION OF THE SPORTS VENUE.

The operations calendar begins 9 months (shown in weeks below for alignment with payroll periods) from opening with interviewing and hiring of General Manager, followed by the Directors for each department. Concurrently with the personnel schedule is the marketing calendar and the development of the necessary elements on that end, which begins with the website and backend development.

Sports Facility Pre-Opening and Payroll	36 weeks	32 weeks	24 weeks	20 weeks	16 weeks	12 weeks	8 weeks	4 weeks	2 weeks	Open
GM	interview	Start								Open
Maintenance					interview	Start				Open
Director of Basketball				interview	Start					Open
Director of Volleyball				interview	Start					Open
Director of Cheer				interview	Start					Open
Director of Field Sports				interview	Start					Open
Administrative Assist				interview	Start					Open
Program / Event Manager				interview	Start					Open
Receptionist (Part Time)							interview	Start		Open
After-School (Part Time)						interview	Start			Open
Marketing Pre-Opening										
Communications / Marketing	Quote	Start								Open
Corp - Web Development										Open
Website	Quote	Start								Open
Booking Portal	Quote	Start								Open
Hosting	Quote	Start								Open
Email Marketing Software				Quote	Start					Open
Google Analytics										Open
										Open
Pre-Opening Marketing & Advertising										Open
Ground Breaking	Quote	Start								Open
Broadcast					Quote	Start				Open
Print					Quote	Start				Open
Digital					Quote	Start				Open
NASC / Teams Conference	Quote	Start								Open
Collateral Materials	Quote	Start								Open
Grand Opening (FH)							Quote	Start		Open



STAFFING STRUCTURE



The above organization chart shows the roster upon full stabilization and positions will be staffed as needed. The backbone of the mid-week programs are the volleyball and basketball sports programs. In the Alachua area, the market for cheerleading and gymnastics is clearly underserved which led to the incorporation of those programs into the facility. For each one of these anchor programs, there will be a director responsible for each department and the revenue and expense management of each department.



DIRECTOR'S RESPONSIBILITIES

- To provide administrative direction and oversight for all programs and activities and supervise control, issuance and maintenance of equipment and facilities.
- Plan and coordinate schedule with Program/Event Manager.
- Develop and maintain consistency throughout program with
- Recruit coaches and trainers
- Marketing and promotion of the programs in the local community

ACADEMY PROGRAMMING

RADDSports has developed a "minor" league system of play for athletes 9 – 18 years of age. Athletes will be evaluated and placed into an elite level, competitive level or developmental level. Ages 5 - 8 will participate on the prep level. Our goal is to develop each athlete to their full potential.

Elite Level

The elite level is the most intensive and requires the most level of dedication. This is a 9-month program with athletes meeting 4 days a week. In the "off season", emphasis will be placed on physical skills, while working on the tactical skills of their sport. During the "in season" the skill training will be reversed. The majority of competition for the elite teams will be weekend tournament play.

Competitive Level

The competitive level is to train and prepare athletes for the opportunity to rise to the elite level. This level is a 6-month program that will place the more competitive athletes within an "in house" program format. This level will meet 3 days a week and athletes will have the opportunity to sign up for additional ancillary programs. Periodically athletes will be selected and placed on a team to play in a weekend tournament. Players will be selected based on play, participation and attitude.

Developmental Level

The developmental level is for the beginner athlete or one that needs to develop their basic skill for their sport. This level will also provide the training to provide the opportunity for athletes to raise the competitive level. "In house" teams will be formed



and play an “in house” schedule only. This is a 6-month program with teams meeting 2 days a week during the season.

Prep Level Program

The prep level is for ages 5 – 8. Emphasis will be placed on the basic motor and mental skills required to play their sport. Staff will design the games and practices to cover all basic fundamentals of the sport. The prep level will meet 2 days a week during the season.

Off Season Competitive Program

The competitive program is designed for athletes ages 9 – 13 (for those not on an elite roster) to continue their development in the “off season”. This is a 4-month program with athletes meeting 4 days a week. Athletes will spend 80% of their time concentrating on the physical skills and 20% on tactical skills of their sport. Teams will compete in weekend tournaments during the program.

Off Season High School Elite Program

High school elite program is designed to continue the athlete’s development in the “off season”. This is a 4-month program with athletes meeting 4 days a week. Athletes will spend 80% of their time concentrating on the physical skills of their sport and 20% on the tactical skills. Teams will compete in weekend tournaments during the program.

CAMPS AND CLINICS

Summer and Holiday Camps will focus on all components of the sport. While most camps focus solely on the game, RADDSports camps will have morning sessions that will place emphasis on individual skill training, as well as, specific position training that will concentrate on the tactical and ancillary components of the sport. During the afternoon sessions, athletes will be placed on teams and compete in controlled games.

Pre-Season Clinics

Prior to each season, RADDSports will offer clinics to “knock the rust off”. These clinics will give athletes an opportunity to go through workouts to prepare them for their upcoming tryouts or evaluations.



EDUCATIONAL AND CLUB PROGRAMS

Staff will assist all youth in the RADDSports programs to remain “grade eligible” so they may be able to participate in their program or compete in their sport. Staff will also assist the athletes in navigating NCAA compliance rules and assist in promoting the athletes for college recruitment.

The RADDSports educational club programs will provide youth the opportunity to participate in areas of interest. Through an application and interviewing process; the scheduling of training classes and club responsibilities; these programs are also designed to instill the youth with skills for a good work ethic and prepare them to enter into the job market.

Coach's Club

Designed for youth ages 13 – 15. Participants will apply and complete an interview process for entry into the club. Once in the club, participants will learn all aspects of the sports, events and services that are offered in the facility. They will also assist in coaching of the prep levels, score keeping and officiating.

Elite Manager's Club

Designed for youth ages 13 and above. Participants will apply and complete an interview process for entry into the club. Once in the club, participants will assist the elite level coaches in preparing and managing practice and games; record and track statistical data; travel with teams to events and assist in scouting opposing teams during an event.

Internships and Practicum's

RADDSports will provide educational opportunities for sports administration, event planning, and hospitality and tourism majors to complete their course and/or education requirements.

Student Volunteers

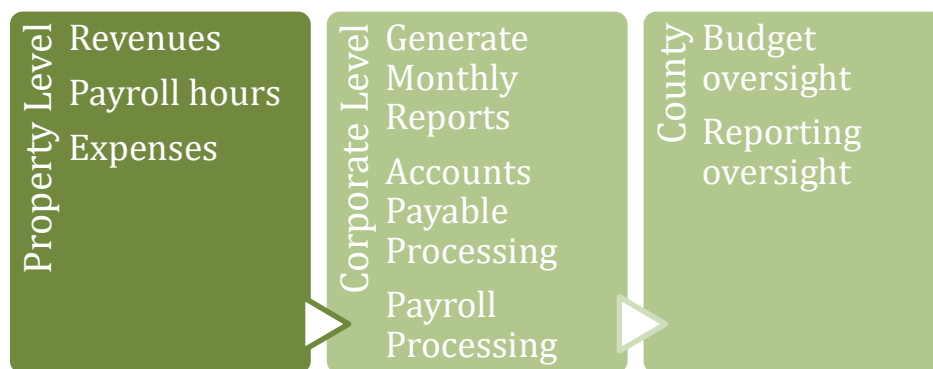
Often students are required to perform service hours to qualify for clubs and scholarships. RADDSports will work with local schools to offer opportunities for student volunteers in their area of interest.



REPORTING STRUCTURE

The management approach of RADDSports is to keep the property level employees focused on their departmental budgets, balancing revenues against payroll and expenses. The Corporate team acts as support and audit to process the payrolls, make payment disbursements from the accounts payable posted by the property and give a monthly report on the P&L, budget and cash flow. The corporate team is also responsible for reconciling the bank statements, reviewing deposits and paying taxes and insurance. The monthly budgeting reports are distributed to the GM, the Director of each department as well as the County for review and oversight.

As management fees are paid on gross revenues, it is an alignment of interest to drive top line revenue. In our proposed financial structure, there is a profit share which creates an alignment of interest to create bottom line profit after reserves, as well.



Tasks by Role

- Sports Directors:
 - Posting Invoices
 - Collecting accounts receivable
 - Managing hourly employees hours
- General Manager:
 - Administrative and General
 - Facility operations in general
- Corporate Management:
 - AP / AR
 - Payroll / HR
 - Cash management
 - Reporting



EVENT BIDDING AND COOPERATION WITH SPORTS AND VISITORS AUTHORITIES

Under the proposed structure, a Facilities Operating Agreement will guide and govern the day to day management to ensure our combined goal for the complex to promote tourism through sports and sports related business in order to create a positive economic impact in the Alachua County region.

RADDSports will strive to assist Alachua County to meet their objective of bringing visitors and events to the region, striving to make the visitors' experience positive and the events successful, and maximize the return on investment by marketing and managing in a way that continues to bring visitors and events back to the region. With these combined efforts it will continuously raise the sports profile of the Alachua County region while establishing the region as a premier sports tourism destination.

The focus for RADDSports' management team is to grow events which are not reliant on outside events rights holders.





HOTEL ROOM NIGHT TRACKING

One of the benefits of managing the facility which is hosting the events, which is in turn generating room nights, is the ability to better control the booking and tracking of those room nights.

As part of the initial marketing development budget, the website will include the integration of a registration program with hotel reservations. The same process of hotels submitting RFPs and block rates will exist, with registrants living outside of 100 miles (or any other distance) being required to select and reserve a hotel room to complete registration. This is similar to the Disney's Wide World of Sports and other "Stay to Play" events. The tracking for participants will thus be largely automated and take the reporting burden off the event rights holder and hoteliers.

FINANCIAL PRO FORMA

	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5
Program Revenue					
Subtotal	\$ 1,496,000	\$ 1,571,000	\$ 1,634,000	\$ 1,682,000	\$ 1,732,000
Non Program Revenue					
Subtotal	\$ 868,000	\$ 904,000	\$ 937,000	\$ 964,000	\$ 993,000
Total Revenue	\$ 2,364,000	\$ 2,475,000	\$ 2,571,000	\$ 2,646,000	\$ 2,725,000
Expenses					
Total Expenses	\$(1,844,495)	\$(1,923,519)	\$(2,000,095)	\$(2,068,300)	\$(2,137,215)
Net Operating Income	\$ 519,505	\$ 551,481	\$ 570,905	\$ 577,700	\$ 587,785
Reserves	\$ (118,000)	\$ (124,000)	\$ (128,000)	\$ (132,000)	\$ (136,000)
Free Cash Flow	\$ 251,505	\$ 277,481	\$ 292,905	\$ 295,700	\$ 301,785

Note: The above assumes the associated CDD debt is paid down at time of transfer.



POINT 7: POINT OF CONTACT INFORMATION OF THE PROPOSING TEAM, AS WELL AS SUMMARY OF EXPERIENCE AND QUALIFICATIONS OF TEAM MEMBERS.

PRIVATE ENTITIES ASSOCIATED WITH THIS PROPOSAL

Proposer is Celebration Pointe Holdings, which is a Gainesville based real estate development company, its principal is Svein H. Dyrkolbotn with 25 years of construction and real estate development experience. The scope of services will be as master developer. In its role as master developer, Viking has assembled a team of design and management professionals to take the project from current preliminary design through construction completion and operations. The team has made significant investments in time and effort to advance the design to validate the construction and operations budgets proposed herein. The team should be considered an integral part of the proposal and it is Proposer's intent to proceed with the following entities.

Svein H. Dyrkolbotn
Principal Owner
(352) 258-1572
Svein@vikingcompanies.org
2579 SW 87th Drive, Gainesville FL 32608

RADDSports, LLC ("RADDSports") has been retained for their experience and expertise in the sports facility management and operations field to guide the design and plan the facility. RADDSports and will be responsible for the management, maintenance and operation of the facility upon construction completion.

Richard Blalock
President
(352) 262-5755
richard@raddsports.com
PO BOX 25752, Sarasota FL 34277

CUPKOVIC Architecture, LLC ("Cupkovich") has been retained as the lead architect for the design and planning of the project and its integration with the overall master plan of the surrounding multi-use development.

Noel Cupkovich
Principal Architect
(216) 524-8400
noel@cuparc.com



6060 Rockside Woods Boulevard North, Suite 100, Cleveland, OH 44131

EDA CONSULTANTS INC. ("EDA") has been retained as the civil engineer for the design and planning of the site and sports building.

Sergio Reyes

President

(352) 373-3541

sreyes@edafl.com

720 SW 2nd Avenue, Suite 300, Gainesville, Florida 32601

Southard Engineering Inc. ("Southard") has been retained as the structural engineer for the design and planning of the sports building.

John Southard

Principal Engineer

352.367.2526

southardengineering@yahoo.com

4566B NW 5th Blvd., Gainesville Florida 32609

KPI Engineering Inc. ("KPI") has been retained as the mechanical, electrical, plumbing and fire engineer for the design and planning of the sports building.

Dean Kenyon

President

813-241-6488

Dean.Kenyon@kpiengineering.com

3203 Queen Palm Dr Tampa, FL 33619

Proposer submits the following Proposal in support of the County's desire to construct or have constructed a top quality, self-supporting, multi-purpose Sports Park facility within the Celebration Pointe development which includes certain minimum facilities; which will be operated at a profit by such non-governmental entity which has experience in the operation and management of similar sports facilities.

Decision Maker: Svein H. Dyrkolbotn is the person in charge of negotiations and decision making on behalf of the Proposer for this Proposal.



QUALIFICATIONS, EXPERIENCE and FINANCIAL CAPACITY

The principal for Viking Companies is Svein H. Dyrkolbotn. Mr. Dyrkolbotn, a native of Norway and long-time Gainesville resident and University of Florida alum, has over 25 years of development experience.

Mr. Dyrkolbotn is a State of Florida licensed General Contractor and owner of Viking Companies and Viking Construction Company. Mr. Dyrkolbotn has been developing residential and mixed-use projects in the Gainesville area for a number of years, including the highly acclaimed Celebration Pointe & 23 West Apartments.

Mr. Dyrkolbotn secured the entitlements for Celebration Pointe, which, when fully built-out, will be comprised of approximately 1,000 residential units and 1,000,000 square feet of commercial space (~2M SF combined).

Prior to forming Viking Companies, Mr. Dyrkolbotn developed and managed over 2,000 multi-family units for Gainesville based Davis Companies across the Southeast United States.

The principals for RADDSports are Richard Blalock and Anthony Homer.

Richard Blalock has 40 years of experience in program and event development, facility development, as well as, developing public - private partnerships in the state of Florida. Richard has served on various community boards including 15 years on the Gainesville Sports Commission Board of Directors, and service as past president, 17 years as a Sports Director of the Florida Sports Foundation, 5 years on the Alachua County Task Force for Recreation Board of Directors, and service as past president; 2 years on the Board of Directors for the Newberry – Jonesville Chamber of Commerce and 1 year on the Alachua County Recreation Coordinating Council.

Mr. Blalock spearheaded a unique public-private partnership with Easton Sports Development Foundation, Florida Fish and Wildlife, Florida Greenways and Trails, Suwannee River Water Management District and Florida Recreation Development Assistance Program to develop the Easton – Newberry Sports Complex. The complex has since gone on to host large format events as well as elite Olympic athletes, bringing exposure and dollars to the city. RADDSports recently won the management agreement for Champions Park which doubled its room night generation in first year under RADDSports' management and continues to outperform despite the pandemic.

Mr. Blalock also developed the Diamond Sports Park T-Ball Program that was published by T-Ball USA, "The Official Family Guide to T-Ball".

Richard has been recognized for his community service with awards which include the Gainesville Sports Commission's President's Above and Beyond Award, 3 Bronze



Gator Awards for community involvement and from the Newberry – Jonesville Chamber of Commerce, Community Leader of the Year and the Large Business of the Year award for the City of Newberry Parks & Recreation Department.

Anthony Homer has over a 15 years of real estate development experience in the private sector as well as public private partnerships. He has a successful track record of leading multi-discipline teams from project pursuit, negotiations through permitting to construction. He plays a tactical role in the development of new markets for sports tourism facilities as well as identifying local strategic partners to multiply the economic impact created in communities. An excellent communicator under pressure, including presentation, media and public speaking, Anthony handles much of the public presentations for RADDSports and community workshops.

Most recently Anthony and his team won the competitive selection for Pasco County's Wiregrass sports complex, edging the competition out by building grassroots support for the community-focused project. The \$44M project has \$18M of private investment for the hospitality component and \$26M public investment being funded through bed tax and municipal debt.

Past efforts have generated \$80M of municipal investment in support of \$184M in project values. As the team lead for a private developer, Anthony negotiated the development agreement which secured \$9.5M in city grants for hospitality and sports tourism project in Wichita, KS, including land grant and cash incentive. As part of the same team, Anthony secured land grant of 6.6AC of frontage on I-70 in Huber Heights, OH and took project lead from concept to construction permits. The same year, Anthony spearheaded agreement with City of Charlotte and Charlotte Regional Visitors Authority to structure \$15M in developer incentives for \$50M project.

Anthony is a licensed Florida real estate broker and has been recognized at every stage of his career including the 2009 Florida Realtors Newcomer Award. He has also served on the Board of Directors for the Florida Realtors, the Sarasota Association of Realtors and as President for the Sarasota Commercial Investment Division, including the task force which built their headquarters.

Financial Capacity. The Proposer certifies it has the financial capacity to carry this project through construction design to obtain building permits for construction.

All resumes for the team with their qualifications and experience are attached as Exhibit "G".



EXHIBIT "A" (Overall Site Plan)

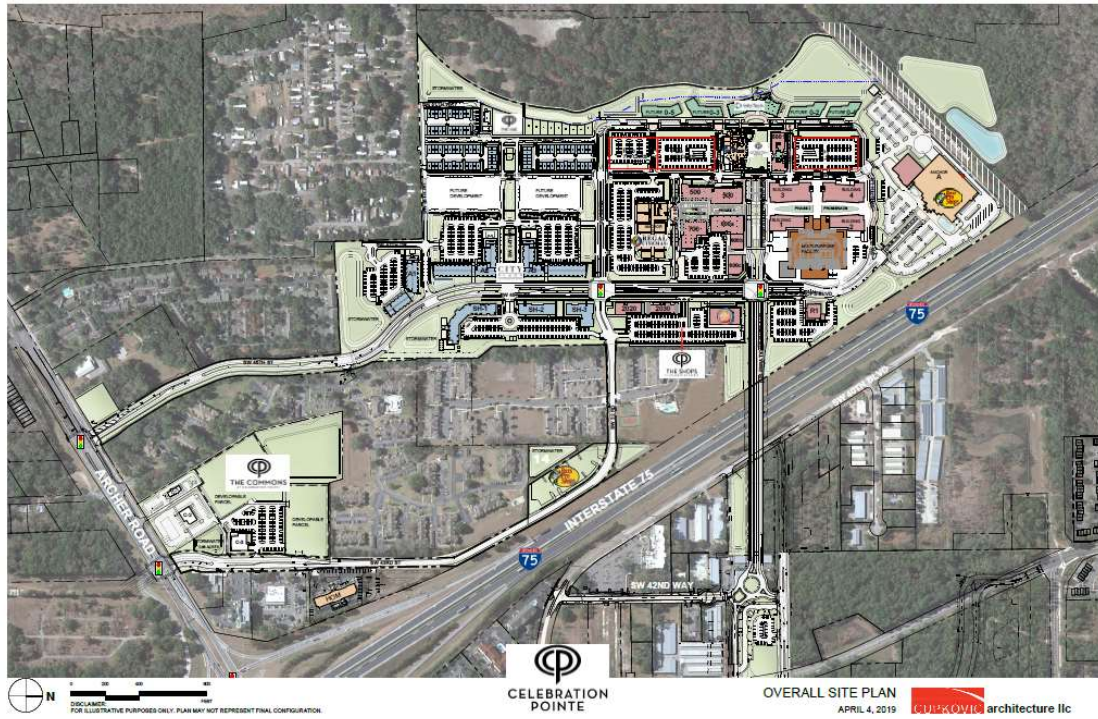
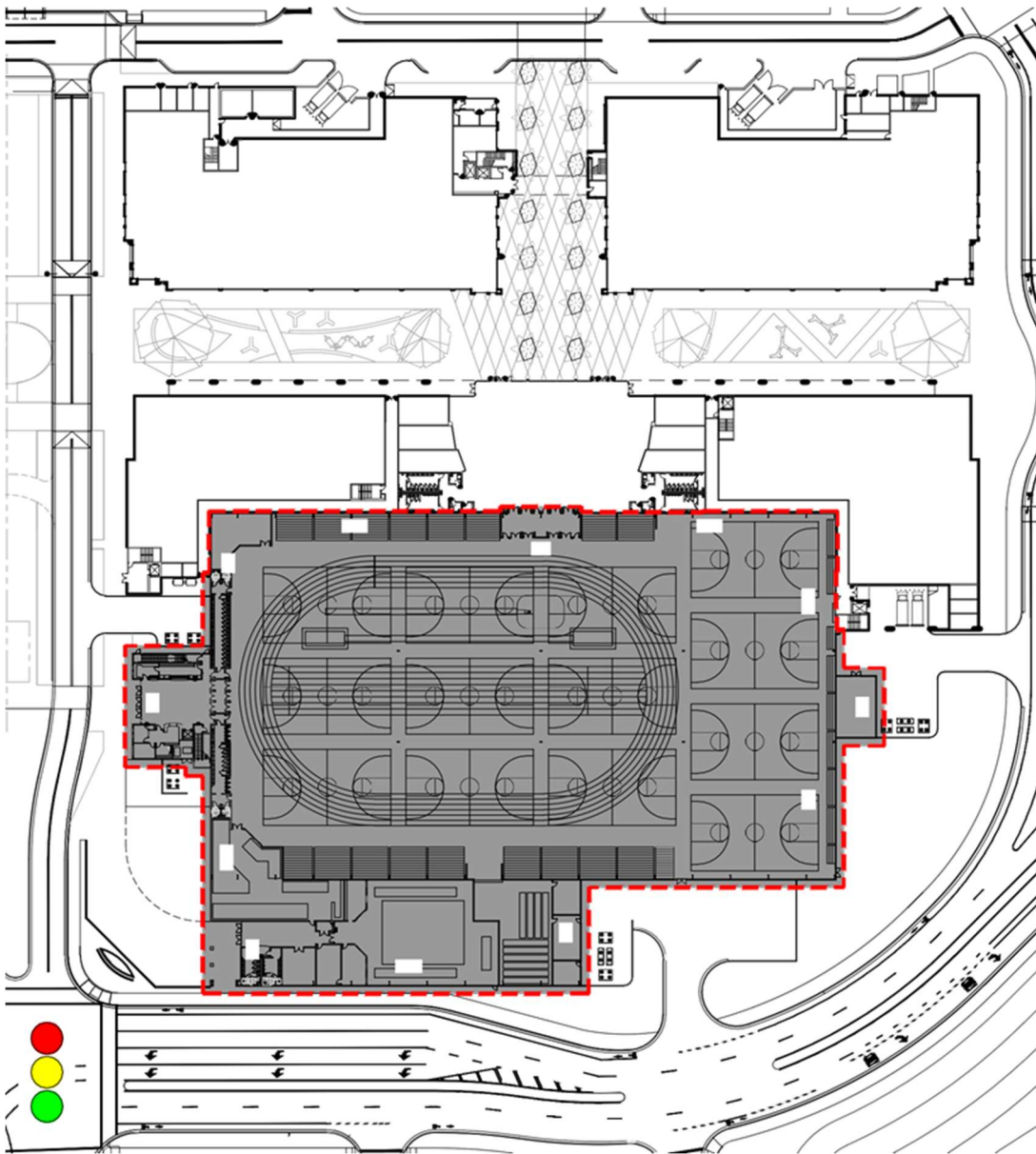




EXHIBIT "A"
(Overall Site Plan)



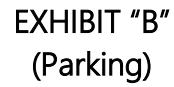






EXHIBIT "C"
(Room nights & Economic Impact)



HOTEL/MOTEL IMPACTS: SPORTS EVENTS CENTER ONLY



As shown on the previous page, the impacts of future development at Celebration Pointe would only generate significant incremental hotel nights (and associated tourist development tax collections) if a new sports events center was built. Victus Advisors estimates that a new sports events center could generate over 116,000 annual hotel nights in Alachua County, as shown below.

Estimated Annual Hotel Impacts - Alachua County	
Total Visitors Staying in Hotel/Motel:	233,520
Estimated People Per Room	3.0
Total Rooms Utilized	77,840
Average Nights per Room:	1.5
Total - Annual Room Nights	116,760
Average Daily Room Rate (ADR):	\$104.65
Total - Hotel Room Spending:	\$12,218,950

Notes:
(1) Overnight Visitors estimate developed by Victus Advisors as part of our Utilization & Attendance Estimates
(2) Total Hotel Room Spending represents direct hotel room spending only in 2019 dollars, and does not include indirect or induced impacts

DRAFT - Subject to Change

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EXHIBIT "C"
(Room nights & Economic Impact)

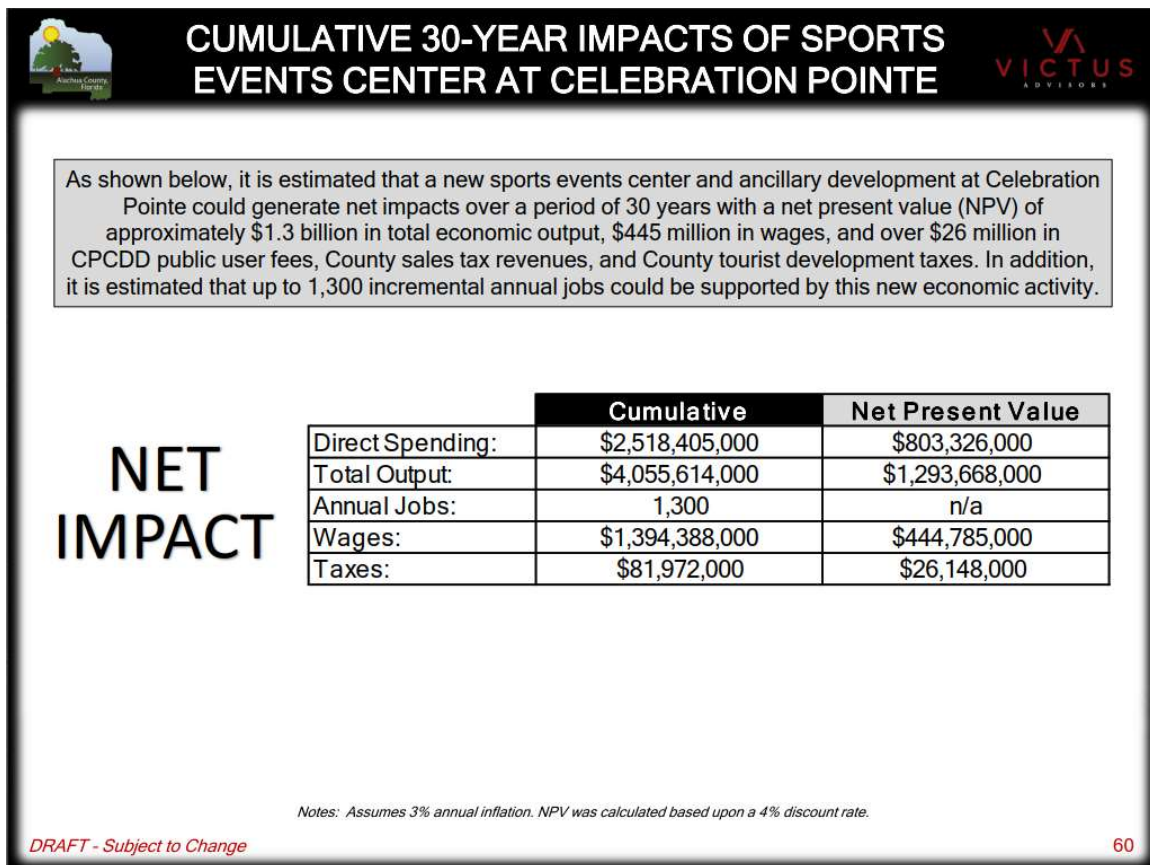




Exhibit "D"
(Construction Budget)

Celebration Pointe Sports Campus				
Project Cost Estimate				
Soft Costs				
CDD Bond Paydown	\$	4,300,000	\$	32.20 9.21%
A&E, Survey and Inspection	\$	1,401,000	\$	10.49 3.00%
Environmental & Geotechnical	\$	-	\$	- 0.00%
Permit Fees	\$	26,800	\$	0.20 0.06%
Utility Tap and Impact Fees	\$	745,000	\$	5.58 1.60%
Threshold Inspector	\$	50,000	\$	0.37 0.11%
Legal, accounting and closing costs	\$	50,000	\$	0.37 0.11%
Finance fees	\$	-	\$	- 0.00%
Market Study & Feasibility	\$	-	\$	- 0.00%
Additional Insurance	\$	-	\$	- 0.00%
Earnest Money Deposit	\$	-	\$	- 0.00%
Construction period interest	\$	-	\$	- 0.00%
Soft Costs Contingency	\$	114,000	\$	0.85 5.00%
Soft Costs Sub-total	\$	6,686,800	\$	50.07
Hard Costs				
Parking Structure	\$	10,000,000	\$	16.95 21.42%
Indoor Sports Building	\$	23,566,000	\$	176.45 50.49%
FF&E	\$	1,275,000	\$	9.55 2.73%
Signage	\$	50,000	\$	0.37 0.11%
Hard Costs Contingency	\$	1,111,000	\$	8.32 2.38%
Project Contingency	\$	1,913,740	\$	14.33 5.00%
Development Fee	\$	2,073,000	\$	15.52 5.00%
Building Costs Sub-total	\$	39,988,740	\$	241.49
PROJECT COST ESTIMATE	\$	46,675,540	\$	349.49

1 Included in A&E

2 Estimated based on Pasco project

3 Assumed by County - otherwise, estimated broker fees of \$250,000

4 Completed

5 In GC fees

6 Land controlled

7 Assumed by County - otherwise, estimated at 14 months interest only - \$1,866,666

8 County's portion of contribution to 590,049 SF garage



Exhibit "E"

(Operating Budget)

	Stabilization Period										
	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	Year - 6	Year - 7	Year - 8	Year - 9	Year - 10	
Program Revenue											
Camps	\$ 259,000	\$ 272,000	\$ 283,000	\$ 291,000	\$ 300,000	\$ 309,000	\$ 318,000	\$ 328,000	\$ 337,000	\$ 348,000	
Youth Leagues	\$ 293,000	\$ 308,000	\$ 320,000	\$ 330,000	\$ 339,000	\$ 350,000	\$ 360,000	\$ 371,000	\$ 382,000	\$ 394,000	
Academy	\$ 368,000	\$ 386,000	\$ 402,000	\$ 414,000	\$ 426,000	\$ 439,000	\$ 452,000	\$ 466,000	\$ 480,000	\$ 494,000	
Clinics	\$ 28,000	\$ 29,000	\$ 30,000	\$ 31,000	\$ 32,000	\$ 33,000	\$ 34,000	\$ 35,000	\$ 36,000	\$ 37,000	
Adult Leagues	\$ 33,000	\$ 35,000	\$ 36,000	\$ 37,000	\$ 38,000	\$ 39,000	\$ 41,000	\$ 42,000	\$ 43,000	\$ 44,000	
Tournaments	\$ 427,000	\$ 448,000	\$ 466,000	\$ 480,000	\$ 495,000	\$ 509,000	\$ 525,000	\$ 540,000	\$ 557,000	\$ 573,000	
After school programs	\$ 88,000	\$ 93,000	\$ 97,000	\$ 99,000	\$ 102,000	\$ 105,000	\$ 109,000	\$ 112,000	\$ 115,000	\$ 119,000	
Subtotal	\$ 1,496,000	\$ 1,571,000	\$ 1,634,000	\$ 1,682,000	\$ 1,732,000	\$ 1,784,000	\$ 1,839,000	\$ 1,894,000	\$ 1,950,000	\$ 2,009,000	
Non Program Revenue											
Hotel Rebates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facility Admission	\$ 306,000	\$ 322,000	\$ 335,000	\$ 345,000	\$ 355,000	\$ 366,000	\$ 377,000	\$ 388,000	\$ 400,000	\$ 412,000	
Event Sales	\$ 9,000	\$ 9,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 12,000	\$ 12,000	
Facility Rental	\$ 60,000	\$ 63,000	\$ 66,000	\$ 67,000	\$ 70,000	\$ 72,000	\$ 74,000	\$ 76,000	\$ 78,000	\$ 81,000	
Food and Beverage	\$ 400,000	\$ 412,000	\$ 424,000	\$ 437,000	\$ 450,000	\$ 464,000	\$ 478,000	\$ 492,000	\$ 507,000	\$ 522,000	
Sponsorship	\$ 93,000	\$ 98,000	\$ 102,000	\$ 105,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	
3rd Party Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ 868,000	\$ 904,000	\$ 937,000	\$ 964,000	\$ 993,000	\$ 1,021,000	\$ 1,048,000	\$ 1,075,000	\$ 1,105,000	\$ 1,135,000	
Total Revenue	\$ 2,364,000	\$ 2,475,000	\$ 2,571,000	\$ 2,646,000	\$ 2,725,000	\$ 2,805,000	\$ 2,887,000	\$ 2,969,000	\$ 3,055,000	\$ 3,144,000	
Expenses											
Payroll	\$ (620,495)	\$ (651,519)	\$ (684,095)	\$ (718,300)	\$ (754,215)	\$ (791,926)	\$ (831,522)	\$ (873,098)	\$ (916,753)	\$ (962,591)	
Local Programs	\$ (368,000)	\$ (386,000)	\$ (402,000)	\$ (414,000)	\$ (426,000)	\$ (439,000)	\$ (452,000)	\$ (466,000)	\$ (480,000)	\$ (494,000)	
Events / Tournaments	\$ (76,000)	\$ (79,000)	\$ (83,000)	\$ (85,000)	\$ (88,000)	\$ (90,000)	\$ (93,000)	\$ (96,000)	\$ (99,000)	\$ (102,000)	
General Expenses	\$ (285,000)	\$ (299,000)	\$ (311,000)	\$ (321,000)	\$ (330,000)	\$ (340,000)	\$ (350,000)	\$ (361,000)	\$ (372,000)	\$ (383,000)	
Utilities	\$ (174,000)	\$ (183,000)	\$ (190,000)	\$ (196,000)	\$ (201,000)	\$ (208,000)	\$ (214,000)	\$ (220,000)	\$ (227,000)	\$ (234,000)	
Facility Maintenance	\$ (27,000)	\$ (28,000)	\$ (29,000)	\$ (30,000)	\$ (31,000)	\$ (32,000)	\$ (33,000)	\$ (34,000)	\$ (35,000)	\$ (36,000)	
Administration	\$ (16,000)	\$ (16,000)	\$ (17,000)	\$ (18,000)	\$ (18,000)	\$ (19,000)	\$ (19,000)	\$ (20,000)	\$ (20,000)	\$ (21,000)	
CDD Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Master Association Dues	\$ (57,000)	\$ (57,000)	\$ (57,000)	\$ (57,000)	\$ (57,000)	\$ (57,000)	\$ (57,000)	\$ (57,000)	\$ (57,000)	\$ (57,000)	
Management Fee	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (153,000)	\$ (157,000)	
Asset Management Fee	\$ (71,000)	\$ (74,000)	\$ (77,000)	\$ (79,000)	\$ (82,000)	\$ (84,000)	\$ (87,000)	\$ (89,000)	\$ (92,000)	\$ (94,000)	
Subtotal	\$ (1,844,495)	\$ (1,923,519)	\$ (2,000,095)	\$ (2,068,300)	\$ (2,137,215)	\$ (2,210,926)	\$ (2,286,522)	\$ (2,366,098)	\$ (2,451,753)	\$ (2,540,591)	
Net Operating Income	\$ 519,505	\$ 551,481	\$ 570,905	\$ 577,700	\$ 587,785	\$ 594,074	\$ 600,478	\$ 602,902	\$ 603,247	\$ 603,409	
Reserves	\$ (118,000)	\$ (124,000)	\$ (128,000)	\$ (132,000)	\$ (136,000)	\$ (140,000)	\$ (144,000)	\$ (148,000)	\$ (153,000)	\$ (157,000)	
Free Cash Flow	\$ 251,505	\$ 277,481	\$ 292,905	\$ 295,700	\$ 301,785	\$ 304,074	\$ 306,478	\$ 304,902	\$ 297,247	\$ 289,409	



Exhibit "F" (Project Timeline)

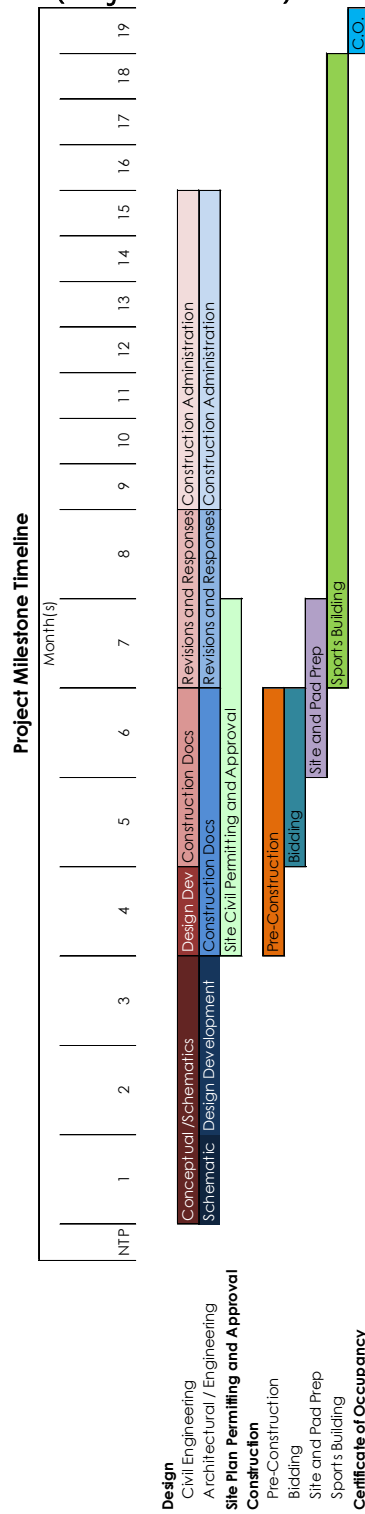




Exhibit "G"
(Resumes)



Svein Dyrkolbotn – Principal

Mr. Dyrkolbotn, a native of Norway and long-time Gainesville resident and University of Florida alum, has over 20 years of development experience.

Mr. Dyrkolbotn is a State of Florida licensed General Contractor and owner of Viking Companies. Mr. Dyrkolbotn has been developing residential and mixed-use projects in the Gainesville area for a number of years, including the highly acclaimed Celebration Pointe & 23 West Apartments.

Mr. Dyrkolbotn secured the entitlements for Celebration Pointe, which, when fully built-out, will be comprised of approximately 1,000 residential units and 1,000,000 square feet of commercial space (~2M SF combined).

Prior to forming Viking Companies, Mr. Dyrkolbotn developed and managed over 2,000 multi-family units for Gainesville based Davis & Sons across the Southeast United States.



Jul 2013-Present MANAGER OF MANAGER

Celebration Pointe Holdings, LLC / SHD-Celebration Pointe, LLC

Duties: Responsible for all phases of the development from land negotiations, oversee land development process, obtain financing, oversee construction process, oversee sales & marketing process, negotiations with investors, negotiations with buyers.

Dec 2004-Present OWNER

Viking Companies, LLC / SHD Development, LLC

Duties: Responsible for all phases of the development from land negotiations, oversee land development process, obtain financing, oversee construction process, oversee sales & marketing process, negotiations with investors, negotiations with buyers.



Dec 2004-Present OWNER

Viking Construction Company of Florida, LLC

Duties: Responsible for all phases of construction, financial needs, contract negotiations with clients, and oversee construction from subcontractor negotiation through project completion.

May 1999- Dec 2005 PROJECT MANAGER/OWNER

Davis & Sons Construction Co, LLC

Duties: Responsible for all phases of construction from business development through project completion. Responsible for contract and building material negotiations, liaison between Job Superintendent, subcontractors and the home office.

Aug 1996- Aug 1999 PROJECT SUPERINTENDENT

Davis & Sons Construction Company

Duties: Responsible for field supervision and scheduling of all subcontractors to include material ordering and estimating to ensure a quality product completed within budget and designated time frame.

EDUCATION:

Bachelor of Science, Civil Engineering University of Florida, Gainesville, FL 1991-1996



PROJECTS

CURRENT PROJECTS	LOCATION	# Units	# BEDS	Contract Amt/Budget
Celebration Pointe	Gainesville, FL	~2M SF (Under Construction/Partially Open)		\$500,000,000
OPERATING PROPERTIES	LOCATION	# Units	# BEDS	
23 West	Gainesville, FL	176		
The Vibe	Gainesville, FL	48		
LynCourt Square	Gainesville, FL	39	111	
Lyons Corner	Gainesville, FL	26	109	
Campus View Place	Gainesville, FL	45	111	
COMPLETED PROJECTS	LOCATION	# Units	# BEDS	Cost
UF Medical Examiner	Gainesville, FL	(8,200 SF medical-related bldg)		\$3,000,000
23 West	Gainesville, FL	160		\$28,000,000
Blanton Common	Valdosta, GA	208	596	
Breckenridge	Tampa, FL	120	420	
Campus Crossings	Statesboro, GA	168	600	
Campus View Place	Gainesville, FL	45	111	\$ 4,790,257.00
Campus View	Gainesville, FL	12	36	\$ 1,134,558.00
Campus View Ph3	Gainesville, FL	12	36	\$ 1,497,119.00
Campus View Ph2	Gainesville, FL	26	78	\$ 2,547,018.00
Campus View North	Gainesville, FL	16	48	\$ 1,916,745.00
Campus View South	Gainesville, FL	49	98	\$ 6,390,073.00
Campus Walk	Oxford, MS	109	436	
Chapel Ridge	Chapel Hill, NC	181	550	
Lexington Parke 2	Gainesville, FL	132	468	
Lyons Corner Ph3	Gainesville, FL	15	70	
LynCourt Square	Gainesville, FL	39	111	\$ 11,100,000.00
Lyons Corner Ph2	Gainesville, FL	4	12	\$ 1,110,664.00
Lyons Corner	Gainesville, FL	7	27	\$ 1,220,260.00
Pirate's Cove 2	Greenville, NC	134	536	
Pirate's Cove I	Greenville, NC	132	528	
Reflections	Tampa, FL	168	588	
Santa Fe Pointe	Gainesville, FL	168	672	
The Edge	Mobile, MS	156	528	
The Enclave	Gainesville, FL	412	1064	\$ 39,140,000.00
University Walk	Charlotte, NC	121	484	
Woodbury Row Ph2	Gainesville, FL	26	61	\$ 3,407,980.00
Wolf Creek	Raleigh, NC	216	768	\$ 18,294,000.00
TOTAL COMPLETED		2836	8926	\$ 92,548,674.00



REFERENCES

Harbor Community Bank

Paul Haven
3919 W. Newberry Rd.
Gainesville, FL 32607
Paulhaven@harborcb.com
352-339-7299

Citizens State Bank

Laudi Arnaldi
13840 West Newberry Rd.
Newberry, FL 32669
Laude.arnaldi@csbdirect.com
352-240-6965 x 3000

Mainstreet Community Bank of FL

Arthur Campbell
1812 Ridgewood Ave.
Holly Hill, FL 32117
Aurthur.Campbell@mainstreetcbf.com
386-366-9351

EDA Engineers, Surveyors, Planners

Sergio Reyes
2404 NW 43rd St.
Gainesville, FL 32606
Sreyes@edafl.com
352-373-3541

D.E. Scorpio Corporation

Domenic Scorpio
2700 NW 43rd St.
Gainesville, FL 32606
Domenic@descorpiocorp.com
352-363-6070

Frankel Media Group

Ryan Frankel
105 SW 128th St. Ste 200
Newberry, FL 32669
Ryan@frankelmedia.com
352-331-5558

Biography

Mr. Cupkovic is a registered Architect. His career started in New York City in 1981 where he worked as an intern with Architect Abraham Geller. Geller was best known for his civic buildings and worked in Walter Gropius' American office in the mid 1920's. Mr. Cupkovic's more than 25 years of experience have helped to develop his expertise in all aspects of architectural service. He has designed large format retail developments and mixed-use projects. His corporate headquarter designs--both architectural and interior-have won design recognition.

Mr. Cupkovic's responsibilities consist of all aspects of pre-architecture due-diligence, feasibility studies and concept design, project coordination and contract management. Mr. Cupkovic is the Principal Architect at **CUPKOVIC** architecture and heads up the architectural practice. He directs the professional staff in the process of creating design studies from initial concept design through design development work and construction documents. Currently, Mr. Cupkovic manages several major projects, which include redevelopments, mixed-use projects with significant retail and residential, office and assembly occupancy area components.

Mr. Cupkovic's versatility of experience in master planning and architecture, along with his interior design talent, provides clients an added dimension for total customer satisfaction. He has formed many long-standing client relationships that continue to flourish. These clients often return with successive projects. He handles each new project's variables while attending to the needs of the client and end user.

As an industry expert, Mr. Cupkovic sits on the Editorial Board for Shopping Center Business Magazine and has written numerous articles for industry publications. He has always been an avid student of the architecture as well as the retail industry and has provided turnkey architectural services for Commercial Real Estate Developers, Retailers and Institutional Clients throughout the United States.

Education

Bachelor of Science, Architecture
The Ohio State University - Columbus, Ohio

Registrations

Registered Architect: State of Ohio
Registered Architect: multiple states nationally
NCARB, National Council of Architectural Registration Boards Certified

Affiliations

AIA, American Institute of Architects, **ICSC**, International Council of Shopping Centers
CNU, Congress for the New Urbanism, **NFPA** – National Fire Protection Association

Project Experience

CUPKOVIC architecture:

- Celebration Pointe, Gainesville, FL
Buildings A-2, A-3 and O-3
Infotech @ Celebration Pointe, Gainesville, FL
2017 AAP Architecture Prize by V2com
Link
2020 heart of Florida Green Building of the Year
USGBC LEED Gold
- SODO Mixed Use development, Orlando, FL
NAIOP AWARD, 2009
1000 Friends of Florida Award
- Mixed Use, Starksville, MS
- Holly Springs Mixed Use, Holly Springs, NC
- Shenango Valley Mall Renovation, Shenango, PA
- Midtown 6, high-rise condominium, Miami, FL
- Ivy Square, Roanoke, VA
- Douglas Grand, Orlando, FL
- Inlet Square Mall, Murrells Inlet, SC
- Mayfield-Green Mixed-use, South Euclid, OH
- Student Housing, South Euclid, OH
- Chili Marketplace, Chili, NY
- Cedar Center 2, South Euclid, OH
- The Shops at Midtown Miami Mixed-Use Development, Miami, FL
- Pabst Brewery Redevelopment, Milwaukee, WI
(National Historic Register)
- Cornerstone Mixed-Use, Parma Heights, OH
- Flats East Bank Neighborhood

Redevelopment, Cleveland, OH

- Sahbra Farms Master Plan
- Residential/Retail Tower, Cleveland, OH
- Mixed-Use Master Plan, Austin, TX
- Albemarle Place, Charlottesville, VA
- High Street Retail/Entertainment, Williamsburg, VA
- University Circle Retail/Residential Mixed-Use Building, Cleveland, OH
- Tyson's Corner Mall renovation, McLean, VA
- Geneva Commons, Lifestyle Center, Geneva, IL
- University Circle East Building, Cleveland, OH
- Rookwood Commons Phase II, Cincinnati, OH
- Deerfield Town Center, Lifestyle Center Cincinnati, OH
- Westminster Mall, Mall Redevelopment Project Westminster, CO
- New Hope Commons, Durham, NC
- Valley Park Commons, Hagerstown, MD
- LedgeWood Mall Renovation, Roxbury, NJ
- MacArthur Town Center,
- Avon French Creek Lifestyle Center, Avon, OH
- Eastview Mall Addition, Rochester, NY

(ICSC AWARD)

- Southwick Mall Renovation, Maumee, OH
- Fairfax Towne Center, Fairfax, VA

Whitehall Township, PA

- North Shore Development, Pittsburgh, PA
- St. Lawrence Centre, St. Lawrence, NY
- Liberty Fair Mall, Martinsville, VA
- Fair Oaks Mall, Columbus, IN
- Eltech Office Building and Interiors, Chardon, OH

(NAIOP AWARD, 1989)

- Sheraton Inn Renovation, Beachwood, OH
- Cooper Tire, Rubber Mixing Facility, Auburn, IN
- Washington Mall Redevelopment, Washington, PA
- Union Plaza, Newcastle, PA
- Lake County Jail Facility, Painesville, OH
- Wende Correctional Facility, Wende, NY
- 83rd Police Precinct, Brooklyn, NY
- North Hills Branch Public Library, Queens, NY
- Kathryn R. Tyler Community Child Care Addition, Cleveland, OH
- The Northwestern Nursing Home and Assisted Living Complex, Berea, OH

Our mission "to develop every athlete for success through training, education and programming"

Richard Blalock, Executive Vice President

Richard Blalock has 40 years of experience in program and event development, facility development, as well as, developing public - private partnerships in the state of Florida. Richard has served on various community boards including 15 years on the Gainesville Sports Commission Board of Directors, and service as past president, 17 years as a Sports Director of the Florida Sports Foundation, 5 years on the Alachua County Task Force for Recreation Board of Directors, and service as past president; 2 years on the Board of Directors for the Newberry - Jonesville Chamber of Commerce and 1 year on the Alachua County Recreation Coordinating Council.



Mr. Blalock spearheaded a unique public-private partnership with Easton Sports Development Foundation, Florida Fish and Wildlife, Florida Greenways and Trails, Suwannee River Water Management District and Florida Recreation Development Assistance Program to develop the Easton - Newberry Sports Complex. The complex has since gone on to host large format events as well as elite Olympic athletes, bringing exposure and dollars to the city. RADDSports recently won the management agreement for Champions Park which doubled it's room night generation in first year under RADDSports' management and continues to outperform despite the pandemic.

Mr. Blalock also developed the Diamond Sports Park T-Ball Program that was published by T-Ball USA, "The Official Family Guide to T-Ball".

Richard has been recognized for his community service with awards which include the Gainesville Sports Commission's President's Above and Beyond Award, 3 Bronze Gator Awards for community involvement and from the Newberry - Jonesville Chamber of Commerce, Community Leader of the Year and the Large Business of the Year award for the City of Newberry Parks & Recreation Department.

References

Mike Spina
Elite Pro-Ball Academy, Owner and President
Champions Park, Director

Elite Pro-Ball Academy / Champions Park recently contracted Richard Blalock and his company RADDSPORTS to review, negotiate and expand our tournament, vendor, and facility contracts. His team is also analyzing our academy programs and ways to optimize and expand our training programs. In a short period of time we have seen an increase level of interest and look forward to implementing new methods in the near future.

Joleen Cacciatore, CSEE
Executive Director
Gainesville Sports Commission

Richard Blalock holds a position as President Emeritus and has been a member of the Board of Directors for the Gainesville Sports Commission for 17 years. For his efforts in our community he has been awarded the "Bronze Gator" award 5 times. This award is presented by our Board of Directors to individuals that go above and beyond in the effort to enhance Sports Tourism in Alachua County.

Lou Presutti
Founder, CEO and President
Cooperstown Dreams Park
Cooperstown, NY

I have found Richard Blalock to be one of the most creative program and tournament directors in the country. He was instrumental in assisting in the implementation of the tournament format at Cooperstown Dreams Park. His team consistently delivers quality programs which contribute to the successful development of youth athletes. They also organize events that create an experience for the athletes, officials and spectators that keep them coming back year after year.

Bruce Cribbs
Gainesville Sports Commission, President
Sleep Inn and Suites and Comfort Inn and Suites, General Manager

I worked with Richard during his time as Parks & Recreation Director for the City of Newberry, Florida and continue to work with him as a board member of the Gainesville Sports Commission. His ability to bring various organizations together to create common ground serves us well in the events we host and the visitors those events bring to our community.

Keith Ashby
City of Newberry City Manager, Retired
Air Force Colonel, Retired

The sports facility and program successes initiated by Richard Blalock were the major impetus to economic success in Newberry, Florida. The United States Olympic Committees recognition of the Easton/ Newberry Archery Center as an international training facility and the creation of the Nations (Champions) 16 field baseball facility led to multiple state and federal grants amounting to eleven million dollars in economic development incentives. Vision and commitment led to success.

Robert Romero
Easton Sports Development Foundation
Director of Coaching and Programs

Richard Blalock played an integral role in creating the public / private partnership between the City of Newberry and the Easton Sports Development Foundation. The agreement was to construct an international archery training facility and a public recreation center that became the Easton - Newberry Sports Complex. Since the facility opened Olympic teams from around the world have traveled to Newberry, Florida to train and the United States Olympic Committee has awarded the Community Olympic Development Program for Archery to the facility.

Joe Hoffman
Former Commissioner
City of Newberry

During my tenure as a Commissioner at the City of Newberry, Richard not only orchestrated what became an award winning Regional Parks & Recreation Department, but also he took the lead in creating Sports Tourism as the key economic strategy for our city.

Our mission "to develop every athlete for success through training, education and programming"

Anthony Homer, VP of Development

Anthony Homer has over a 15 years of real estate development experience in the private sector as well as public private partnerships. He has a successful track record of leading multi-discipline teams from project pursuit, negotiations through permitting to construction. He plays a tactical role in the development of new markets for sports tourism facilities as well as identifying local strategic partners to multiply the economic impact created in communities. An excellent communicator under pressure, including presentation, media and public speaking, Anthony handles much of the public presentations for RADDSports and community workshops.



Most recently Anthony and his team won the competitive selection for Pasco County's Wiregrass sports complex, edging the competition out by building grassroots support for the community-focused project. The \$44M project has \$18M of private investment for the hospitality component and \$26M public investment being funded through bed tax and municipal debt.

Past efforts have generated \$80M of municipal investment in support of \$184M in project values. As the team lead for a private developer, Anthony negotiated the development agreement which secured \$9.5M in city grants for hospitality and sports tourism project in Wichita, KS, including land grant and cash incentive. As part of the same team, Anthony secured land grant of 6.6AC of frontage on I-70 in Huber Heights, OH and took project lead from concept to construction permits. The same year, Anthony spearheaded agreement with City of Charlotte and Charlotte Regional Visitors Authority to structure \$15M in developer incentives for \$50M project.

Anthony is a licensed Florida real estate broker and has been recognized at every stage of his career including the 2009 Florida Realtors Newcomer Award. He has also served on the Board of Directors for the Florida Realtors, the Sarasota Association of Realtors and as President for the Sarasota Commercial Investment Division, including the task force which built their headquarters.

John H. Southard, M.S, P.E.

Principal

EDUCATION

University of Florida, Master of Engineering, 2003: Structural Engineering
Florida State University, Bachelor of Science, 1996

PROFESSIONAL LICENSING & CERTIFICATION

Florida Professional Engineer (2001), License No. 57599
Florida Threshold Inspector (2008), SI License No. 7007185
Georgia Professional Engineer (2004), License No. 29869
New Jersey Professional Engineer (2007), License No. 46850

WORK HISTORY

Southard Engineering, Inc., Gainesville, FL
Harb Design Group, Orlando, FL
Quincy Joist Company, Quincy, FL

PROFESSIONAL EXPERIENCE

- Alachua County Fairgrounds Auditorium Sports & Exhibit Hall, Gainesville, Florida
- City of Alachua Legacy Park Sports Complex, Alachua, Florida
- Newberry-Easton Archery/Basketball/Volleyball Center, Newberry, Florida
- Champions Sports Park, Newberry, Florida
- Lakewood Ranch Goodsports Sports Village Master Plan, Lakewood Ranch, Florida
- Roger Marris Indoor Baseball Training Center (St. Francis Catholic High School), Gainesville, Florida
- Williston Middle-High School & Sports Facility, Williston, Florida
- Dixie County High School & Sports Facility, Cross City, Florida
- Hal Brady Sports & Recreation Center Renovations, City of Alachua, Florida
- City of Starke Sports and Recreation Facility Master Plan, Starke, Florida
- City of Bronson Sports Complex & Training Trail Master Plan, Bronson, Florida
- Matanzas High School Gymnasium and Performing Arts Center, Palm Coast, Florida
- City of Bronson Sports Complex & Training Trail Master Plan, Bronson, Florida
- Keystone Heights High School Gymnasium & Sports Facility, Keystone Heights, Florida
- Canterbury / Good Sports Complex Master Planning
- Union County High School Football Training Center, Lake Butler, Florida
- Flagler-Palm Coast Hockey and Sports Recreation Center, Bunnell, Florida
- Flagler-Palm Coast Sports Recreation Center, Bunnell, Florida
- Buddy Taylor/Wadsworth Elementary School Combined Cafetorium and Performance Center, Bunnell, Florida

- Rymfire Elementary School with full Gymnasium Facility, Palm Coast, Florida
- Bunnell Elementary School, with full Gymnasium and Cafetorium with Stage
- Tower Hill Insurance Company Wellness and Sports Center, Gainesville, Florida
- Clay County High School Weight Training Facility and Field House
- Belle Terre Swim and Racquet Ball Club and Fitness Center, Palm Coast, Florida
- Lake City Community College Baseball Facility and Dugouts
- YMCA Camp McConnell Baseball Facility, Dugouts, and Cabins
- Fun Factory Bowling & Skate Station, Gainesville, Florida
- Hillsborough County Tennis and Recreation Office and Spectator's Building
- Palm Coast High School Sports and Athletic Field and Track Improvements and Sports Lighting
- Chiefland Middle School Gymnasium, Chiefland, Florida
- Kanapaha Middle School and Sports Facility, Gainesville, Florida
- Oakview Middle School and Sports Facility, Gainesville, Florida
- Lake Asbury Jr. High School & Sports Facility, Orange Park, Florida
- Matanzas High School Field House, Palm Coast, Florida
- West End Golf Course and Driving Range, Newberry, Florida
- Martin Luther King Jr. Community Center, Newberry, Florida

- **Open Recreation Pavilions & Amphitheaters**
- City of Starke Amphitheater, Starke, Florida
- City of Alachua Amphitheater, Alachua, Florida
- Triangle Park and Amphitheater, Newberry, Florida
- Lawton Elementary School, Bradford County Schools, Starke, Florida
- Bradford High School, Bradford County Schools, Starke, Florida
- Starke Elementary School, Bradford County Schools, Starke, Florida
- Terwilliger Elementary School, Alachua County Schools, Gainesville, Florida
- Melrose Elementary School, Putnam County Schools, Palatka, Florida
- A.Q. Jones School, Alachua County Schools, Gainesville, Florida
- Talbot Elementary School, Alachua County Schools, Gainesville, Florida
- Ruth Rains Middle School Amphitheater, Cross City, Florida

- **Master Planning**
- Alachua County Fairgrounds Exhibit Hall Sports Arena & Auditorium
- Lakewood Ranch Sports & Aquatic Facility, Lakewood Ranch, Florida
- Multi-field Indoor Soccer and Hockey Arena, Strathmore, Canada
- Council Bluffs Sports Arena, Iowa
- Nations/Cooperstown Sports Complex, Newberry, Florida
- Canterbury Equestrian Fairgrounds & GoodSports Arena, Newberry, Florida
- Easton Archery, Volleyball, and Baseball Complex, Newberry, Florida

SERGIO REYES, PE

Director of Engineering



YEARS OF PROFESSIONAL EXPERIENCE

Total | 39

eda | 28

EDUCATION

- B.S., Civil Engineering, St. Thomas University, Bogotá, Colombia
- Post-graduate Courses, University of Florida

PROFESSIONAL REGISTRATIONS

- Professional Engineer, Florida, No. 47311

CERTIFICATIONS

- FDOT MOT Certification

AFFILIATIONS

- American Society of Civil Engineers (ASCE)
- American Water Works Association

AREAS OF SPECIALIZATION

- Roadway Design
- Land Development Design & Permitting
- Maintenance of Traffic Plans (MOT)
- Stormwater Systems & Facilities
- Site Utility Designs
- Water Distribution Systems
- Waste Water Facilities (including reclaimed water systems)

Sergio Reyes has been a key member of eda's team of engineers for the past 25 years. With 39 years of combined experience, he has worked with public and private sector clients to provide solutions to their varied development needs, from small office buildings and restaurants to large subdivisions and shopping centers. Mr. Reyes provides roadway, utility, and stormwater design for several agencies, including Gainesville Regional Airport, Alachua County Public Works, and the City of Alachua. He is also the Project Manager for annual contracts with Alachua County, University of Florida, Gainesville Regional Utilities, City of Gainesville, City of Newberry, and the Cedar Key Water and Sewer District. His expertise includes permitting with various city, county, environmental, and other state agencies throughout North Florida.

PROFESSIONAL EXPERIENCE

- 6th St. Office/Ingenuity Office Building
- Exactech Corporate Office - Building Expansion and Parking Garage
- Hub on Campus
- Newberry Park TND
- The Domain Student Housing, Tallahassee
- UF Proton Therapy Institute, Jacksonville
- Celebration Pointe Transit Oriented Development
- Park Avenue at Santa Fe Mixed Use Development

FEATURED PROJECT

Celebration Pointe Transit Oriented Development (TOD)

Client: Celebration Pointe Holdings, LLC

Location: Alachua County, FL

Services Provided: Civil Engineering for the 240 +/- acre TOD, including permitting with Alachua County, City of Gainesville, GRU, St. Johns River Water Management District, and other utility providers. At build-out, the project will have 2,225 residential units, 896,000 SF of non-residential uses, and significant off-site road and utility improvements. Projects include the SW 42nd Way roundabout, Archer Braid Trail, and various commercial and residential block developments. eda also currently assists the client with modifying the approved Master Development Plan with Alachua County to further expand and intensify the project.



Ted Hansen, Sr.

Vice-President / Principle in Charge



EDUCATION

Bachelor of Science
Degree in Mechanical
Engineering,
University of South
Florida

Associate of Science in
Computer Aided
Drawing & Design,
Tampa Tech Institute

PROFESSIONAL AFFILIATIONS

American Society of
Heating Refrigeration
and Air Conditioning
Engineers

American Society of
Plumbing Engineers

AWARDS

Presidential Award of
Excellence for Milton
Garland Award for
Refrigeration at
National ASHRAE
Society Level

Presidential Award of
Excellence for CRY-OH
Award for Refrigeration

Mr. Hansen has over 29 years of experience in the mechanical engineering industry. He is an accomplished mechanical engineer and is well versed in plumbing, fire protection, medical gas, various types of HVAC systems, central energy plant, controls and primary and variable speed pumping. Mr. Hansen's experience also includes presentations, client relations, project development, project management for design, construction administration from bidding phase through contract negotiation, and final project closeout.

For the last 28 years, Mr. Hansen has been involved in the local chapter of the American Society of Heating, Refrigeration, and Air Conditioning Engineers. (ASHRAE) During this time Mr. Hansen was Chairman of the ASHRAE Roster, Chairman of the ASHRAE Refrigeration, served on the board for the Florida West Coast Chapter as President, served as Regional Vice Chair for Refrigeration, and is currently serving on the Regional Research and Promotion and currently serving on the Refrigeration Handbook Committee for all the National ASHRAE Society.

PROJECT EXPERIENCE

University of South Florida: Southeast Chiller Plant – Project Executive for 11,500-ton water cooled centrifugal chiller plant. The project is phased; the first phase is 4,600 tons with two 2,300 ton chillers. Each additional phase will be 2,300 tons until the 11,500 tons is achieved over a 20-year period.

University of South Florida: Northwest Chiller Plant upgrade – Project Executive for a new 1750-6 ton dual compressor water-cooled chiller in conjunction with a new 1750-ton stainless steel cooling tower, which included a screen wall to conceal the new towers and a new 24" condenser water heater.

University of Tampa: Provided a New 5,800 Ton Central Chilled Water Plant with Stainless Steel Cooling Towers on the Roof of a new building

University of South Florida: Project Manager / Design Engineer for a 4600-ton cooling tower and a new 36" condenser water header for a total condenser water tonnage of 14,650 tons.

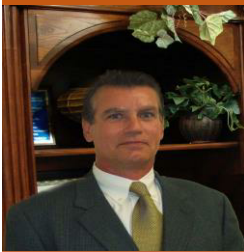
University of South Florida-Infrastructure Improvements Campus Chilled Water Study: Provide an analysis of an existing university campus chilled water distribution system as it was currently functioning and project a performance of the system after proposed modifications to the chilled water distribution system in order to accommodate future growth.

University of South Florida (Tampa Campus) – Northwest Cistern: Mechanical and CAD Designer for 97,000 gallon underground cistern. The project collects cooling tower blow down to augment campus irrigation.

University of South Florida (Tampa Campus) – Southeast Cistern: Mechanical and CAD Designer for 120,000 gallon underground cistern. The project collects cooling tower blow down and harvests rainwater to augment campus irrigation.

Dean Kenyon, P.E., CMC

President / Mechanical Engineer of Record



Mr. Kenyon managed multiple branch offices and the construction management business for a large Florida company before starting Kenyon & Partners, Inc.

Mr. Kenyon has been involved in many aspects of indoor air quality including analysis, remediation design work, and professional witness services. He has also been involved in a variety of development activities associated with district cooling and performance contracting. Mr. Kenyon is fluent in performance analysis and creates innovative approaches to meet customer expectations.

EDUCATION

Registered
Professional Engineer
(Mechanical State of
Florida, 1986)

Bachelor of Science in
Mechanical
Engineering,
University of South
Florida 1991

Certified Mechanical
Contractor
CMC#1249502

Certified Manager

PROFESSIONAL AFFILIATIONS

American Society of
Mechanical Engineers

American Society of
Heating, Refrigeration
and Air Conditioning
Engineers

AWARDS

1996: 1st Place
National ASHRAE
Award recognizing
outstanding
achievement in the
design of energy
efficient buildings.

PROJECT EXPERIENCE

University of South Florida: Hurricane Hardening Emergency Generation Phase 1 and 2: Principal-in-Charge for electrical distribution system enhancements located at six different campus buildings.

University of South Florida: Anchin Center & New Education Building, Tampa, BR-566: Mechanical P. E. of Record for design and construction administration for 95,900 gsf of new buildings. Responsible for all project mechanical systems including HVAC, plumbing and controls.

University of South Florida: Sarasota Campus Utilities Expansion, BR-517: Project Manager for utilities infrastructure programming/master planning and implementation of various utilities upgrade projects including chiller plants, telecommunications, electrical distribution, site lighting, and hardscape/landscaping.

Edison Community College: Project Manager and Mechanical P.E. of Record for new \$18,000,000 community college campus, including 600 ton central plant to serve 11 buildings.

University of South Florida: Southeast Chiller Plant – Project Executive for 11,500-ton water cooled centrifugal chiller plant. The project is phased; the first phase is 4,600 tons with two 2,300 ton chillers. Each additional phase will be 2,300 tons until the 11,500 tons is achieved over a 20-year period.

University of South Florida: Northwest Chiller Plant upgrade – Project Executive for a new 1750-6 ton dual compressor water-cooled chiller in conjunction with a new 1750-ton stainless steel cooling tower, which included a screen wall to conceal the new towers and a new 24" condenser water heater.

University of South Florida: (Tampa Campus) – Various Projects – Project Executive for multiple infrastructure design/build projects. Provided design and construction management at risk services for several improvement projects.

University of Tampa: Provided a New 5,800 Ton Central Chilled Water Plant with Stainless Steel Cooling Towers on the Roof of a new building.

Luis Vargas

Design Group Manager/Sr. Electrical Engineer



EDUCATION

Bachelors of Science in
Electrical Engineering,
University of South
Florida

Masters of Science in
Engineering
Management,
University of South
Florida

PROFESSIONAL AFFILIATION

IEEE Power & Energy
Society, Standards
Association, and
Technical Working
Groups

Mr. Vargas is an electrical and power systems engineer with over 26 years' experience. In his role as Vice President, he is responsible for daily operations, growth, and success of KPI Engineering. The most important aspect of that success is ensuring the needs of our KPI clients are met and their expectations are exceeded. Mr. Vargas is registered in 19 states and Puerto Rico. His broad expertise covers all aspects of electrical and power systems planning, design, construction, operations, and maintenance from low voltage DC through high voltage transmission line construction. He also has experience in systems integration and coordination. His assignments include work with load management; demand side management; smart grid and advanced energy system planning, business case development, design, and implementation road maps; and power quality and measurement and energy efficiency projects. Clients include commercial, institutional, industrial, and utility service organizations. Over a period of four years, Luis led design for 39 commercial and multi-family projects worth over \$4MM in design fees and over \$195MM in electrical construction demonstrating his capacity to tackle challenges of various complexities and volume. This work included various facilities using extensive sub metering applications and efficient electrical systems meeting the stringent requirements of various energy codes. Over the course of his career, he has held positions with the U.S. Department of Energy, TECO Energy, Duke Energy/Progress Energy, KCI Technologies, GAI Consultants, West Monroe Partners, and Power Design in various aspects of business leadership and operations, technical support, and program and project management.

PROJECT EXPERIENCE

Electrical and Power Systems Design for Large Student Housing Development – College Station, Texas: \$22MM (construction value of electrical systems – 15kV distribution expansion; and all electrical service, distribution and systems for three buildings with 1,078 apartment units and 4,000 beds

Electrical and Power Systems Design for Large Multi-Family High Rise Development – Arlington, Virginia: electrical design-build project worth over \$4.8MM requiring energy efficient designs meeting stringent county, city and HUD requirements

Fire Alarm Layout and System Design for 37 Story Multi-Family and Mixed-Use Building – Miami, Florida: Condominium systems design with estimated value of over \$750k requiring a complex Fire alarm system with air duct dampers, sprinkler monitoring, and other required features

Electrical and Power System Design for Large Multi-Family Residential Garden Style Development – Ft Lauderdale, Florida: Design-build project worth over \$8MM requiring full design of all electrical systems for campus style apartment complex including 6 large buildings

Electrical and Power System Design for Renovated Warehouse Building Conversion for Use as Commercial Office Space – Washington, DC: Renovation of existing building with estimated value over \$1MM electrical. Led electrical and systems design team, performed construction observations and administration support

City of Alachua – Legacy Park – New Indoor Sports Facility – electrical quality control for a new \$7.6M, four (4) court indoor basketball facility or eight (8) court volleyball.

Shawn Jeffrey, Sr. LEED AP

Project Manager / Partner



Mr. Jeffrey is a mechanical designer with over 23 years' experience. In his current role as senior designer, he is responsible for project management, providing engineering calculations, design of construction documents, preparation of cost estimates, and writing of specifications for new construction and renovation of projects. Specialty skills include design of medical gas systems, HVAC systems, and energy management systems. Mr. Jeffrey is an accomplished mechanical designer and is well versed in plumbing, fire protection and various types of HVAC systems.

PROJECT EXPERIENCE

EDUCATION

Associate of Science in
CADD, International
Technical Institute

ASHRAE Certified
Healthcare Design
Professional

Train Air Conditioning
Clinic

Certified Manager

Principles of Safety
Management (OSHA
Certified)

Leadership in Energy &
Environmental Design

Accredited
Professional

Basic Leadership for
Construction
Superintendents

PROFESSIONAL AFFILIATION

American Society of
Heating Refrigeration
and Air Conditioning
Engineers

- Alachua County Fairgrounds Auditorium Sports & Exhibit Hall, Gainesville, Florida
- City of Alachua Legacy Park Sports Complex, Alachua, Florida
- Newberry-Easton Archery/Basketball/Volleyball Center, Newberry, Florida
- Champions Sports Park, Newberry, Florida
- Williston Middle-High School & Sports Facility, Williston, Florida
- Dixie County High School & Sports Facility, Cross City, Florida
- Matanzas High School Gymnasium and Performing Arts Center, Palm Coast, Florida
- City of Bronson Sports Complex & Training Trail Master Plan, Bronson, Florida
- Keystone Heights High School Gymnasium & Sports Facility, Keystone Heights, Florida
- Union County High School Football Training Center, Lake Butler, Florida
- Flagler-Palm Coast Hockey and Sports Recreation Center, Bunnell, Florida
- Flagler-Palm Coast Sports Recreation Center, Bunnell, Florida
- Buddy Taylor/Wadsworth Elementary School Combined Cafetorium and Performance Center, Bunnell, Florida
- Rymfire Elementary School with full Gymnasium Facility, Palm Coast, Florida
- Bunnell Elementary School, with full Gymnasium and Cafetorium with Stage
- Clay County High School Weight Training Facility and Field House
- Lake City Community College Baseball Facility and Dugouts
- Hillsborough County Tennis and Recreation Office and Spectator's Building
- Palm Coast High School Sports and Athletic Field and Track Improvements and Sports Lighting
- Oakview Middle School and Sports Facility, Gainesville, Florida
- Lake Asbury Jr. High School & Sports Facility, Orange Park, Florida
- Matanzas High School Field House, Palm Coast, Florida
- Martin Luther King Jr. Community Center, Newberry, Florida

Open Recreation Pavilions & Amphitheaters

- City of Starke Amphitheater, Starke, Florida
- City of Alachua Amphitheater, Alachua, Florida
- Lawton Elementary School, Bradford County Schools, Starke, Florida
- Bradford High School, Bradford County Schools, Starke, Florida
- Starke Elementary School, Bradford County Schools, Starke, Florida
- Melrose Elementary School, Putnam County Schools, Palatka, Florida
- A. Q. Jones School, Alachua County Schools, Gainesville, Florida
- Ruth Rains Middle School Amphitheater, Cross City, Florida

Master Planning

- Alachua County Fairgrounds Exhibit Hall Sports Arena & Auditorium
- Lakewood Ranch Sports & Aquatic Facility, Lakewood Ranch, Florida
- Nations/Cooperstown Sports Complex, Newberry, Florida
- Easton Archery, Volleyball, and Baseball Complex, Newberry, Florida

Michael Cowles - LEED AP

Senior Mechanical Engineer



Mr. Cowles has over 10 years of design and drafting experience in the mechanical engineering industry and has earned his Bachelors of Sciences Degree in Mechanical Engineering from the University of South Florida.

Mr. Cowles has also spent time traveling and providing project management services for several projects around the country. Mr. Cowles is also a LEED Accredited Professional. Mr. Cowles is current services on the Board of the Florida West Coast Chapter of ASHRAE.

EDUCATION

Bachelors of Sciences
Degree in Mechanical
Engineering,
University of South
Florida

Bachelors of Sciences
Degree in
Mathematics,
Davidson College

PROFESSIONAL AFFILIATIONS

American Society of
Mechanical Engineers
(ASME)

American Society of
Heating, Refrigeration
and Air Conditioning
Engineers (ASHRAE)

PROJECT EXPERIENCE

City of Alachua – Legacy Park – New Indoor Sports Facility – Mechanical designer for a new \$7.6M, four (4) court indoor basketball facility or eight (8) court volleyball.

City of Newberry – Legends Field Sports Complex – Mechanical designer for a new sixteen (16) baseball/softball field complex which included concessions, and housing for referees. Project to be expanded by another sixteen (16) fields.

Gainesville Police Department: Joint Analysis Center: Complete HVAC retrofit for building converting to Emergency Operations Center.

Hillsborough County BOCC: Germany Library: Complete HVAC study of entire facility to determine need for systems repair, replacement, or upgrade. Provided recommendations for bringing system up to today's codes and energy efficient concepts. Also provided construction cost estimates for all recommendations.

Hillsborough County BOCC: New Tampa Library: Completed full building HVAC survey and provided Life Cycle Cost Analysis to determine the most energy efficient HVAC system to be designed and installed at the facility. Completed mechanical and electrical HVAC Renovation Design based on survey results.

Hillsborough County BOCC: Falkenburg Wastewater Treatment Plant HVAC Renovation: Provided mechanical and electrical design for this HVAC renovation project. Consisted of re-roofing and exterior wall renovations. Included modification of existing ductwork to accommodate the new a/c unit.

University of South Florida Tampa Campus: Provided a water flow and usage survey as well as air handler and mechanical room inspection for existing chilled water and heating hot water main campus delivery system. Noted all deficiencies to USF Facilities Planning and provided computer generated scenarios with estimated pricing to correct campus chilled water flow and pressure issues.

University of South Florida: Critical Element #4 (Children's Medical Services) – Complete mechanical design of three story office, examination, and college dean of public health's office and staff.

University of South Florida: Center for Aging and Brain Repair: Design Support.

Flagler County School Board: Matanzas High School Field House: Mechanical design for new varsity field house.

Hillsborough County School Board: Brewster Technical School: Complete HVAC system renovation for existing two-story classroom building.

Scott Nelson

Senior Mechanical Engineer



EDUCATION

Bachelors Degree in Mechanical Engineering, University of South Florida, College of Engineering

PROFESSIONAL AFFILIATIONS

American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE)

Mr. Nelson has over 7 years of design and drafting experience in Mechanical Engineering Industry and has earned his Bachelor in Mechanical Engineering from the University of South Florida. His experience encompasses multi-family residential, educational, retail and church, and chiller plant mechanical engineering design.

PROJECT EXPERIENCE

Hillsborough County Government Germany Library: Study to determine life of the equipment and plan for future expansion.

University of South Florida South East Chiller Plant: Mechanical Design and CAD Support for 11,500 ton capacity chilled water plant and campus chilled water piping upgrades.

University of South Florida North West Chiller Plant Expansion: Mechanical Design and CAD Support for addition of 1750 ton chiller and cooling towers.

City of Tampa Generator and Fuel Storage Expansion: Mechanical Design and CAD Support. Addition of 2000 kW standby generator set and 12,000 gallon fuel storage tank.

University of South Florida (Tampa Campus) – Northwest Cistern: Mechanical and CAD Designer for 97,000 gallon underground cistern. The project collects cooling tower blow down to augment campus irrigation.

University of South Florida (Tampa Campus) – Southeast Quadrant Infrastructure Project: Mechanical and CAD Designer for chilled water piping and electrical expansion project to serve the Patel Center for Global Solutions.

University of South Florida (Tampa Campus) – Southeast Chilled Water Site Piping Package: Mechanical and CAD Designer for underground chilled water piping and valve containment vaults. Project included piping additions and enhancements serving the southeast area of the campus.

University of South Florida (Tampa Campus) – Southeast Cistern: Mechanical and CAD Designer for 120,000 gallon underground cistern. The project collects cooling tower blow down and harvests rainwater to augment campus irrigation.

Hillsborough County BOCC: Northwest Bio Solids Plant: Project consisted of a study and design of the Administration Building indoor air quality problem. The HVAC equipment was determined to be replaced due to being oversized which caused the IAQ issues.

University of Tampa: Provided a New 5,800 Ton Central Chilled Water Plant with Stainless Steel Cooling Towers on the Roof of a new building.

Richard Ramsauer

Senior Plumbing / Fire Protections Designer



Mr. Ramsauer has over 40 years of experience in the engineering industry and is an accomplished plumbing designer and is well versed in fire protection, medical gas, and various types of HVAC systems. In his current role as Sr. Mechanical and Plumbing Designer, Mr. Ramsauer is responsible for project design, development, including planning, scheduling, and reviewing plumbing and fire protection work.

PROJECT EXPERIENCE

City of Alachua – Legacy Park – New Indoor Sports Facility – Plumbing / Fire Sprinkler designer for a new \$7.6M, four (4) court indoor basketball facility or eight (8) court volleyball.

City of Newberry – Legends Field Sports Complex – Plumbing / Fire Sprinkler designer for a new sixteen (16) baseball/softball field complex which included concessions, and housing for referees. Project to be expanded by another sixteen (16) fields.

Hillsborough County Government R3M: Various: Project Manager on over 25 different projects ranging from fire stations to court house to senior centers and head start facilities including neighborhood service centers.

Dixie County Court House Renovation: Provided the mechanical, electrical, and plumbing design for the new building designed to accommodate the Emergency Management efforts for the District.

Hillsborough County - Edgecomb Courthouse Building: Project included all phases of HVAC, plumbing, and fire protection for a new six story courts building and 750 ton chilled water plant. 2001. \$80 million.

National Guard Plant City: Renovation of an existing rifle range into a medical exam station. \$200,000.

National Guard Sarasota: Renovation of an existing Lecture Room into a Distant Learning Center. \$150,000.

National Guard St. Augustine: Remodeling the existing vehicle facility into a two story office/Distant Learning Center. \$400,000.

University of South Florida: Anchin Center & New Education Building: Plumbing design for a 95,900 gsf of new buildings.

University of South Florida South East Chiller Plant: Plumbing Design and CAD Support for 11,500 ton capacity chilled water plant and campus chilled water piping upgrades.

University of South Florida North West Chiller Plant Expansion: Plumbing Design and CAD Support for addition of 1750 ton chiller and cooling towers.

University of Tampa: A new 5800 ton Central Chiller Plant.