

May 10, 2022

VIA EMAIL

jbarnes@wellingtonfl.gov

dzembrzuski@wellingtonfl.gov

Jim Barnes, Village Manager
Danielle Zembrzuski, Purchasing Department
Village of Wellington
12300 Forest Hill Blvd.
Wellington, Florida 33414

RE: Wellington Community Park-Recreational Facility Unsolicited Proposal

To Whom It May Concern:

The Village of Wellington (“Village”) continues to have an accomplished and accredited Parks and Recreation Department that strives to create a community through people, parks, and programs. Recently, building an integrated community has become increasingly difficult as our country faces continuing divisiveness over political issues, pandemic circumstances, and civil rights movements, all of which have exposed the increasing gap between people with and without financial means and opportunities. We may not be able to solve such divisiveness at a national scale, but we can—as local leaders, business owners, and residents—work together to better our own community and provide resources and opportunities for all people within our reach.

I grew up as a young athlete in the Village. I played football for Palm Beach Central High School and went on to receive an athletic scholarship to attend the University of Florida, where I played football for four years and graduated with a Bachelor of Science Degree in Health, Education and Behavior. The following year, I was drafted into the NFL where I have played linebacker for nearly the past decade. My accomplishments in becoming a successful student-athlete and navigating the professional sports industry are rooted in the guidance I received from my father, former NFL player Jonathan Bostic, Sr. Sports are an integral way of fostering personal growth, learning teamwork and social skills, and creating academic and professional opportunities. But there is a gap between those with and without the financial means, support system, and resources needed to achieve their fullest athletic and academic potential. There is a way to bridge the gap, providing a win for the Village and all its residents, without the need for the Village dedicating tax payer dollars.

I founded Wellington Athletics LLC (“Wellington Athletics”) with the mission to close that gap by providing young athletes with a wholistic approach to achieving their goals—on the field, in the classroom, and at home. Wellington Athletics is centered around supporting and giving back to the community, and I have built a network of friends, colleagues, coaches, and mentors throughout my career that makes me uniquely situated to support and accomplish this endeavor. We seek to build athletes that represent the highest quality of character, integrity, sportsmanship, and intensity; to provide the resources, direction, and skills needed to navigate the challenges of being a student-athlete; and to provide a recreational facility that will attract skilled trainers, experienced coaches, and college recruiters to our community. The proposed recreational facility will provide a safe, high-quality place for young athletes in the community to be able to call home. Further, the proposed project will promote the overall health, fitness, and wellness of the community as a whole by providing a range of membership-based programs to use the state-of-the-art amenities.

To help accomplish this mission, I joined forces with fellow local athletes and friends, Devon Travis and Patrick O’Donnell. Devon and Patrick share in this vision to even the playing field for the Village’s young athletes and to give back to our community. As part of this vision, we have ensured that our development team is made up of members that hold themselves to the same level of expertise, professionalism, and community-involvement that is embodied in our mission and envisioned for this project. While this is Wellington Athletics’ first development venture, we have built a team that is highly-experienced in accomplishing large-scale projects at every stage of development—from concept and design, to development approvals and permitting, to bidding and construction. The team members have not only worked extensively with a range of local governments, including the Village, but have also worked on a number of projects with each other, creating a collaborative team of experts committed to bringing Wellington Athletics’ vision to life. The team members are deeply rooted in Palm Beach County and seek to make a positive impact in the community.

Accordingly, Wellington Athletics is pleased to submit to the Village this unsolicited proposal to create a public private partnership (P3) with the Village, in accordance with the provisions of Section 255.065, Florida Statutes, to develop, construct, operate, and maintain a recreational facility to be owned by the Village and leased and operated by Wellington Athletics at the property located at 3401 South Shore Boulevard, Wellington, Florida 33414 (“Property”). The new Wellington Community Park will serve the community and the public, especially its underserved youth, by providing the athletic/fitness programs, academic workshops, and community involvement needed to support the Village’s residents of all ages, backgrounds, and fitness levels.

Pursuant to the Project Approval Requirements set forth in Section 255.065(4), Florida Statutes, this unsolicited proposal includes our responses with respect to the following criteria, all of which will be subject to finalization in a comprehensive agreement for the proposed public private partnership:

-
- a. A description of the qualifying project, including the conceptual design of the facilities or a conceptual plan for the provision of services, and a schedule for the initiation and completion of the qualifying project.
 - b. A description of the method by which the private entity proposes to secure the necessary property interests that are required for the qualifying project.
 - c. A description of the private entity's general plans for financing the qualifying project, including the source of the private entity's funds and the identity of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.
 - d. The name and address of a person who may be contacted for additional information regarding the proposal.
 - e. The proposed user fees, lease payments, or other service payments over the term of the comprehensive agreement, and the methodology for and circumstances that would allow changes to the user fees, lease payments, and other service payments over time.
 - f. Additional material or information that the responsible public entity reasonably requests will be provided as requested.

We are excited to submit this unsolicited proposal to develop the proposed recreational facility and appreciate the opportunity to work with the Village to serve the community.

Respectfully,



Signature

Jonathan Bostic
Wellington Athletics LLC, President

Enclosures

Project Approval Requirements

- a. A description of the qualifying project, including the conceptual design of the facilities or a conceptual plan for the provision of services, and a schedule for the initiation and completion of the qualifying project.

1. Conceptual Design

Wellington Athletics proposes a complete redevelopment of the existing Wellington Community Park to create a recreational facility that supports an all-inclusive approach to overall health, fitness, and wellness through innovative design, programming, and layout. The Conceptual Plan enclosed with this submittal provides a detailed description of the proposed recreational facility. The new park will contain an approximately 91,784 square foot indoor facility along with outdoor fields that will provide an integrated mix of indoor and outdoor uses for the Village's residents and athletes of all ages, fitness levels, and economic backgrounds.

The proposed project showcases high-quality outdoor fields throughout the complex, including one (1) regulation sized baseball field; one (1) regulation sized softball field; and one (1) multi-use field that accommodates a full-sized football, soccer, or lacrosse field. The multi-use field can also be lined for several youth t-ball fields. An approximately 5,760 square foot indoor batting cage/pitching mound facility is located between the baseball and softball fields. This unique feature provides designated indoor space for batting and pitching practice and includes an interior mezzanine floor that allows coaches, trainers, recruiters, teammates, and parents to watch practice from above. The indoor space can also accommodate additional workout equipment and allows baseball/softball teams to take advantage of this amenity for practices and training, particularly if the outdoor fields are inaccessible because of bad weather. This innovative concept and design enhance the value of the park as a comprehensive baseball/softball facility.

The indoor facility contains nine (9) basketball/volleyball courts that can accommodate free play, practices, tournaments, and summer camps. A designated 5,625 square-foot cheerleading/gymnastics space can be built out to accommodate the specific equipment and features needed to support competitive cheerleading and gymnastics organizations. The indoor facility also contains general and private workout areas. The approximately 10,690 square foot general fitness area accommodates traditional free weights, cardio machines, and resistance training that is open to the facility's members. The approximately 3,000 square foot private workout room is tailored towards one-on-one personal programming and strength and conditioning training. The private workout space will have equipment necessary to support elite athletic training.

The facility's innovative design provides for the key aspects of health, wellness, and recovery that are often overlooked by traditional facilities. The facility proposes designated physical therapy and

chiropractic space where licensed specialists and care providers can provide exams, consultations, and treatments, including sport-specific rehab and recovery. State-of-the-art amenities, including a hot tub, cold tub, infrared sauna, steam room, float tank, and massage room are also proposed. An approximately 1,560 square foot café is located near the entryway pavilion that will provide quick, healthy meal prep for members and the public, as well as smoothies, recovery drinks, healthy snack options, and supplements. The café area has an exterior entrance that will allow it to be used as a concession stand during games, tournaments, and competitions. Further, Wellington Athletics intends to bring a trained nutritionist/chef to provide meals to its athletes' specific training needs. Nutrition coaching will also be available to members to help create realistic nutrition plans and implement healthy and sustainable lifestyle changes.

2. Provision of Services

These integrated facilities will support Wellington Athletics' proposed programming, which includes its own baseball and softball academies. These academies will be tailored to local baseball and softball players of all ages who are focused on bringing their game to the next level. The programs provide individual training plans, access to the facility's full range of amenities (including the indoor batting cages, café, physical therapy, and recovery areas), and a home field to host practices and games. Devon Travis will spearhead the baseball program. Kelsey Stewart, utility player for Team USA Softball, and Aleshia Ocasio, pitcher for Athletes Unlimited Softball and the Chicago Bandits, will lead the softball program. In addition, annual baseball and softball invitationals and tournaments will be hosted at the complex to help Wellington Athletics' local athletes showcase their talent for college scouts and coaches. These tournaments will draw teams from across the country to compete, which will benefit local businesses, hotels, and restaurants. The Wellington Athletics coaches and trainers will also operate a variety of baseball and softball camps and private training sessions that focus on different skills.

Jon Bostic will lead Wellington Athletics' football program, creating off-season training programs for local student athletes that are focused on reaching the collegiate level. The program provides strength and conditioning training, combine-specific training, and college admissions/recruitment fundamentals. Local and nationwide 7 v. 7 tournaments will be hosted to showcase local athletes, attract college recruiters and coaches, and bring tourism to the Village. Patrick O'Donnell will also contribute to the football programming by providing specialized kicking schools and camps for local punters and kickers.

Wellington Athletics will also bring other local sports programs under its umbrella that are otherwise unable to access the necessary facilities and amenities to fully support their athletes. For example, local basketball and volleyball programs are unable to find enough courts to allow their teams to practice and play in one location or to host their own games and tournaments. Cheerleading and gymnastics has also grown in popularity and competitiveness, with organizations competing

nationwide for titles and accolades. Wellington Athletics has consulted with different cheerleading and gymnastics organizations to understand what type of facility they look for to help build their sport and attract new athletes. The designated indoor cheerleading/gymnastics space will be used to accommodate the unique flooring and equipment needed to support these sports and provide a home for these growing organizations. Wellington Athletics will help those programs meet their needs while also providing additional valuable amenities and resources.

A fundamental principle that Wellington Athletics seeks to accomplish through this project is to provide public space to Village residents to practice, train, and play. Currently, the Village's park and recreation fields are not available unless the fields are reserved by a specific organization or team. This excludes residents who are not a part of those organized leagues or do not have a safe space at home or elsewhere to play outside of scheduled practices or games. The new recreational facility reverses this concept, keeping the fields open to the public unless otherwise reserved by the Village or used for Wellington Athletics' programming. This gives young athletes, particularly the Village's underserved youth, a place they can call home. Wellington Athletics seeks to encourage kids and residents to use the park by creating a safe, inviting atmosphere where they don't have to worry about getting kicked off open fields. Wellington Athletics will also develop its programming and coordinate with other organizations to ensure that the fields are set aside at certain designated times for public play on a first-come, first-serve basis. With easier access to the complex, residents can also learn more about the other opportunities and programs that Wellington Athletics has to offer.

As a company founded and run by professional athletes, Wellington Athletics knows that reaching the professional level in your sport is a monumental goal—one in which only a small percentage of athletes will obtain. While Wellington Athletics provides the tools and training to help athletes achieve and sustain a professional career, it also recognizes that sports often serve much more important, and attainable, purposes. Sports open opportunities to attend college or receive scholarships that would otherwise be unavailable to some residents. Wellington Athletics is committed to focusing on the "student" aspect of the Village's student-athletes by using the facility's space to host free workshops and programs that support students in their overall academic and athletic journey. These workshops will teach students important fundamental lessons, such as drafting a resume, developing interviewing skills, and learning basic financial management and budgeting. In addition, Wellington Athletics will also provide free seminars tailored to students who are focused on being a college athlete. These seminars will help both students and parents understand the complex process of college recruitment, from understanding NCAA eligibility rules, registration processes, and athlete evaluations, to learning proper recruiting etiquette, preparing athlete-specific resumes, deciding which athletic camps to attend, and determining whether a school is the right fit for you. These workshops and seminars will also benefit parents who may have never navigated the college admissions and recruitment process, or who need help finding scholarship opportunities for their child. These programs will give student-athletes the resources and knowledge needed to help them identify their goals and build a plan to achieve them.

In addition to supporting student-athletes in the classroom, Wellington Athletics will be hands-on in the field. The following programs and opportunities will be provided to local athletes for free:

- Bostic’s College Tour: Local student-athletes can board the bus with Jon and his father to visit universities across the southeastern U.S., providing exposure to the opportunities—both academic and athletic—that different schools have to offer.
- Bostic Football Circuit: Local high school football players will be able to travel to different universities in the southeast during the spring and summer off-seasons to experience collegiate level football training and develop relationships with coaches and trainers.
- Bostic Football Camp: An annual football camp hosted by Jon and other NFL athletes that gives local football players of all ages—elementary, middle, and high school—an opportunity to learn from professional players.

Building athletic programs based on integrity and respect for individual athletes and the game is integral to Wellington Athletics’ mission. Building these principles starts with coaches. Youth recreational leagues are often led by parents/family members willing to give their time and effort to run practices and coach games. These parents/coaches may not know all of the rules or how to most effectively teach different skills and concepts. Wellington Athletics will provide free coaching clinics for a variety of sports to support the Village’s youth programs and give coaches the tools and resources they need to coach Wellington’s young athletes. Examples of these free community clinics include:

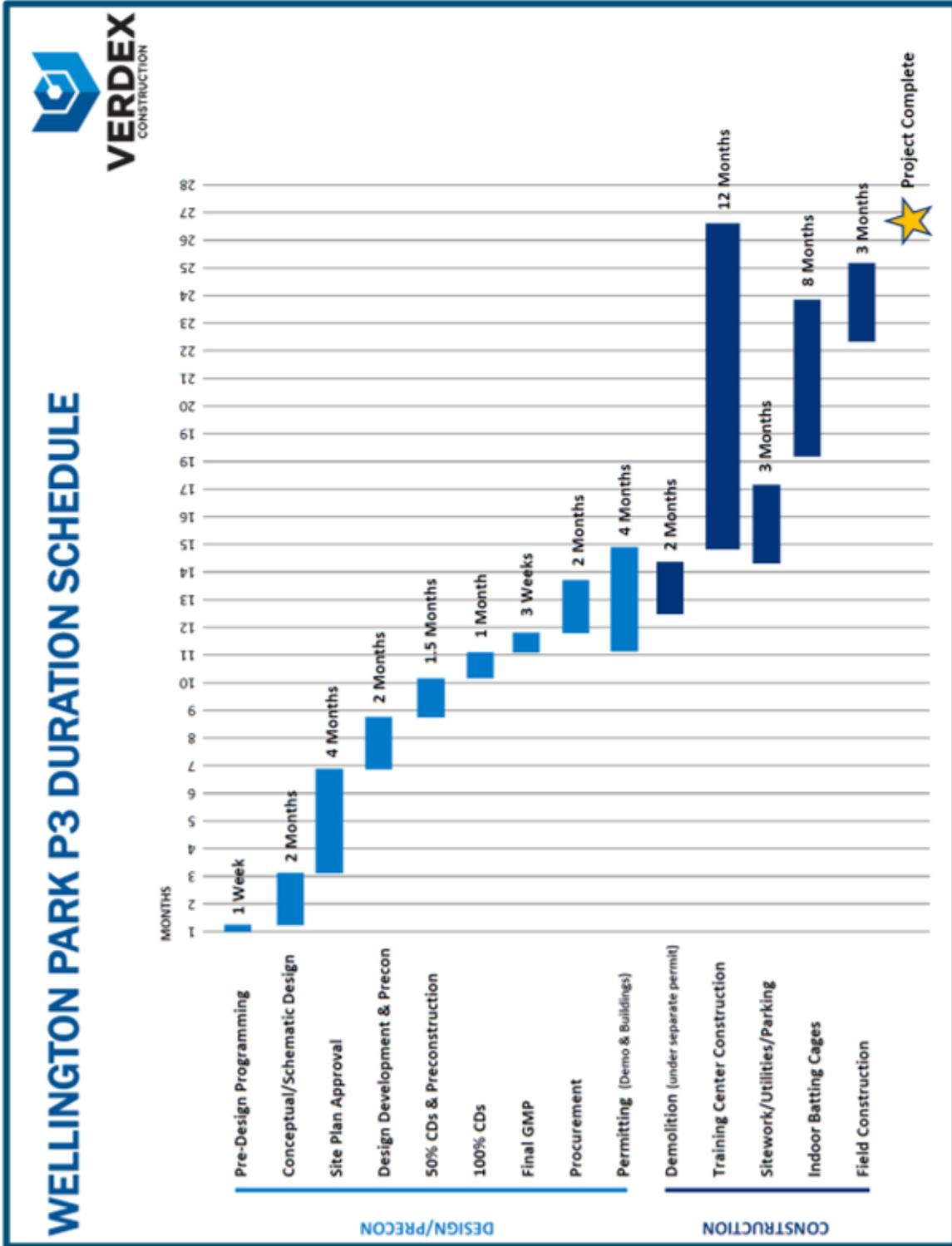
- Wellington Community Football League Coaches Clinic: Annual clinic for all WCFL coaches
- Devon Travis Baseball Coaches Clinic: Annual clinic for local baseball coaches

The proposed recreational facility will provide certain programming and benefits to the community. For example, Palm Beach Central High School does not have lights for their fields and therefore is unable to host home games at night. Unfortunately, this prevents many parents from attending home games because they are played during work hours. The proposed baseball and softball fields are regulation-size and will be equipped with lights and a scoreboard, creating a perfect opportunity to host home games at night that will allow parents, families, and fans to attend. Athletes, coaches, and trainers will be able to use the indoor facility’s locker rooms during game times, and the café area can operate as a concession stand. The roadway loop provides easy access for school bus transportation. Other local schools and organizations, including Oxbridge Academy and the Wellington Colts baseball team, are also interested in the high-quality field space and proposed amenities.

Wellington Athletics is committed to working with the Village, as well as the rest of the Palm Beach County community, to identify additional needs and accommodate local organizations and charities.

3. Schedule

TARGETED COMPLETION DATES



b. A description of the method by which the private entity proposes to secure the necessary property interests that are required for the qualifying project.

Wellington Athletics proposes to enter into a long-term lease agreement with the Acme Improvement District/Village for a term of fifty (50) years with two (2) options to renew, each for twenty-five (25) years, for a nominal annual ground lease amount in exchange for the development, construction, operation, and maintenance of the recreational facility, subject to the Village performing the site work necessary to prepare the site for construction. Additionally, Wellington Athletics will make components of the recreational facility available for the Village's exclusive use at no cost to the Village, including:

1. Access to and use of the multi-use field, including for public open play, at all times, unless otherwise reserved by Wellington Athletics for a special event, which event shall be coordinated in advance with the Village.
2. Access to and use of one (1) full indoor basketball court (two (2) practice courts) on Monday thru Thursday from 6:00 pm to 10:00 pm, and on Saturday and Sunday subject to Wellington Athletics' use of the indoor basketball courts.
3. Access to the baseball field and softball field on Saturday and Sunday from 1:00 p.m. until sundown unless otherwise reserved by Wellington Athletics for a special event, which event shall be coordinated in advance with the Village.

Wellington Athletics' special events may include, but not be limited to, camps, tournaments, or other programs hosted by Wellington Athletics that are not a part of its daily operations or programming.

Wellington Athletics intends to hold annual meetings with the Village's Parks and Recreation Department, as well as other stakeholders, such as the Palm Beach County Sports Commission and the Palm Beach County School District, to discuss scheduling and programming for the recreational facility.

c. A description of the private entity's general plans for financing the qualifying project, including the source of the private entity's funds and the identity of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.

The cost for the development and construction of the Project is estimated to be \$36,349,563. Wellington Athletics intends to provide a \$3 million equity investment in the project and proposes that the Village issue taxable municipal bonds over a thirty (30) year term to finance the remaining \$33,349,563. Wellington Athletics will be responsible for paying the debt service through revenue generated by the recreational facility's operations, which payments will begin after the recreational

facility is completed. Revenue will be generated through the different membership-based sports academies, gym and amenity memberships, tournaments, camps, and rental payments from tenants subleasing indoor space for health, wellness, and recreation uses. The Sports Facilities Advisory (SFA), a nationally recognized expert, has prepared a Five-Year Operating Pro Forma that details the estimated costs and revenues for the project and is enclosed for your review.

- d. The name and address of a person who may be contacted for additional information regarding the proposal.

Jonathan Bostic
Managing Member/President, Wellington Athletics LLC
3730 Pelican Bay Court
Wellington, FL 33414
Email: jebostic1uf@gmail.com
Phone: (561) 635-9593

S. Kaitlin Guerin, Esq.
Gunster Yoakley & Stewart P.A.
777 S. Flagler Dr.
Suite 500 East
West Palm Beach, FL 33401
Email: kguerin@gunster.com
Phone: (561) 262-6658

- e. The proposed user fees, lease payments, or other service payments over the term of the comprehensive agreement, and the methodology for and circumstances that would allow changes to the user fees, lease payments, and other service payments over time.

Wellington Athletics will establish user fees reasonably within industry norms for the services and programs provided to the public. Wellington Athletics will have discretion to establish the fees for its membership-based programs and will develop scholarship opportunities and subsidized programs for local athletes who would not otherwise be able to afford to participate in these different programs. Debt service payments will be determined by the financing terms that the Village can obtain through its taxable municipal bonds and subject to its approval process.

- f. Additional material or information that the responsible public entity reasonably requests.

Wellington Athletics has enclosed the CVs of its development team members for your review and reference.

DEVELOPMENT TEAM

BIRSE/THOMAS. Birse/Thomas is the team's architect located in Palm Beach Gardens, Florida. Partners Allen Birse and Joe Thomas specialize in innovative, cost-effective, and sustainable designs. They focus on creating compelling and collaborative projects of all scales and budgets throughout Palm Beach County and understand the significant relationship between the design and building phases of construction, as well as collaborating with the development team throughout all phases of the project.

COTLEUR & HEARING. Cotleur & Hearing is the team's landscape architect and land planner located in Jupiter, Florida. Founder and Principal Donaldson Hearing and Partner Nicole Plunkett specialize in leading development teams through phases of design, development approvals, and permitting. They understand and emphasize the importance of working closely and collaboratively with the local government's planning department and relevant staff to ensure that the project accomplishes both the developer's vision and the community's planning goals.

KIMLEY-HORN. Kimley Horn is the team's civil engineer located in Delray Beach, Florida. Licensed engineers Casey Long, Jason Webber, and Kara Savage specialize in land development and site civil engineering services. They have extensive experience in a variety of land development projects, including large-scale recreation complexes, and work frequently with developers and local governments to bring projects through the site planning, permitting, and construction phases of development.

VERDEX CONSTRUCTION. Verdex Construction is the team's general contractor located in Wellington, Florida. Founder/Principal in Charge Rex Kirby is a long-time Wellington resident who values his community and has built a company and culture of "Building Something Better" by being engaged, solution-oriented, and unwavering in his commitment to clients and their projects. This commitment and culture earned Verdex the title of 2020 Builder of the Year by AIA Palm Beach and a 9th place ranking for the largest South Florida General Contractor in 2021 by the South Florida Business Journal. Working with Preconstruction Specialist Ron Zegiel, Project Manager Chris Taraba, and Project Superintendent James Davis, Verdex has been involved in this project at the conceptual phase so that they can fully understand the project's vision and deliver the best value in cost, schedule, and design.

GUNSTER. Gunster is the team's legal counsel located in West Palm Beach, Florida. Gunster is a long-time, Florida-based firm that has left its mark on development projects throughout Palm Beach County. Shareholder Brian Seymour and Associate Kaitlin Guerin specialize in navigating all aspects of development projects, including addressing complex land use and zoning matters, obtaining development approvals, and preparing relevant transactional documents, such as construction documents, lease agreements, and public/private partnership agreements. Brian and Kaitlin's extensive development experience in Palm Beach County with local experts and consultants has allowed them to take lead on building this collaborative, experienced team who will work closely with each other, the Village, and Wellington Athletics to support and accomplish this project.

ALLEN BIRSE,
AIA, LEED AP
Partner/Designer



Education

Bachelor of Architecture, 2003,
Florida Atlantic University
Bachelor of Design in Architecture,
2002, University of Florida

Registration

Registered Architect: FL #AR94279

Professional Accreditation

American Institute of Architects (AIA)
USGBC (LEED AP)

Professional Experience

15 years

Experience with Firm

6 years

Allen Birse is a registered architect with over 15 years of design experience. He will work with the team to develop and organize key project milestones for an efficient and effective project. His unsurpassed experience in space planning and project oversight ensures that all goals and objectives are achieved. Allen uses his design experience to create affordable and constructability details. Allen has a long history of providing permitting services in Palm Beach and the surrounding counties, and his knowledge and understanding of building systems ensure quick turnaround of construction documents.

JOE THOMAS, AIA
Partner/Designer/
Project Manager



Education

Master of Architecture, 2004,
University of Florida
Bachelor of Design in Architecture,
2001, University of Florida

Registration

Registered Architect: FL #AR94276

Professional Accreditation

American Institute of Architects (AIA)

Professional Experience

15 years

Experience with Firm

12 years

Joe Thomas serves as Birse/Thomas's Primary Liaison for the development team and the Village. As one of the firm's leading architects, Joe brings significant first-hand experience to the team in designing athletic facilities, as well expertise and leadership in the planning, designing, and execution of the comprehensive proposed project. Joe has overall accountability for the performance of the entire team, ensuring the project is supported by experienced professionals in each discipline, and that appropriate staff and firm resources are committed to meet the project's needs.

Boca National Golf Club –
Boca Raton
\$12 million / 40,000 SF / clubhouse
pro-shop / restaurant / bar /
lockers / concessions / roof top
terrace & putting green / covered
driving range / tennis center

Sandhill Crane Municipal
Clubhouse – Palm Beach Gardens
\$4.7 million / 15,000 SF / pro-shop
restaurant / bar / lockers /
concessions / covered cart storage

The Lord’s Place –
West Palm Beach
\$6 million / 35,000 SF / admin
offices / Café Joshua central oasis /
client programs / outreach &
engagement center / job training
classrooms / roof garden

Pahokee Gymnasium Addition and
Renovations – Pahokee
\$2.0 million / 1,600 SF addition /
16,600 SF renovation / new locker
rooms / multipurpose rooms /
elderly training center

The Greene School – West Palm Beach
\$5.3 million / 30,800 SF / classroom / gym / hi-tech media rooms / music room / fab-lab / solar roof

- Urban Phoenix**
Civic/Institutional - AIA Palm Beach Merit Award, 2021
- Neighborhood Golf Club**
Unbuilt Commercial/ Institutional - AIA Palm Beach Citation Award, 2021
- The Greene School**
Civic/Institutional - AIA Palm Beach Honor Award, 2020
- The Lord’s Place**
Unbuilt Commercial/ Institutional - AIA Palm Beach Merit Award, 2020
- 1125 Transformative Re-use**
Unbuilt Non-Residential - AIA Palm Beach Merit Award, 2019
- Chabad of Palm Beach Gardens**
Unbuilt Commercial - AIA Palm Beach Merit Award, 2019
- Boca National Golf Club**
Unbuilt Non-Residential - AIA Palm Beach Honor Award, 2018
- BRIC Residential**
Unbuilt Residential - AIA Palm Beach Honor Award, 2018
- Northwood Mixed-Use Mid-rise: A Model for Urban Infill**
Unbuilt Residential - AIA Palm Beach Honor Award, 2018
- Project Glaze: reshaping the work culture for millennials**
Unbuilt Non-Residential - AIA Palm Beach Merit Award, 2018
- SFCLT Affordable Infill**
Unbuilt Design - AIA Florida Honor Award, 2018
Sustainable Residential - AIA Palm Beach Award of Honor, 2017
Unbuilt Residential - AIA Fort Lauderdale Honor Award, 2017
- Sandhill Crane Municipal Golf Course Clubhouse**
Unbuilt Non-Residential - AIA Palm Beach Award of Honor, 2016
- 625 North Flagler Drive: Interior Design for New Lobby**
Interior Architecture Non-Residential
AIA Palm Beach Award of Merit, 2016
- Mint Street Mews**
Unbuilt Residential - AIA Palm Beach Award of Honor, 2016
- Northwood Mixed Use**
Unbuilt Residential - AIA Palm Beach Award of Merit, 2015



Don Hearing has extensive expertise in land use, planning, and zoning, and has represented builders and developers in governmental affairs, land use, and zoning approval matters. He is an outspoken advocate and expert in the practice of sustainable development principles and, as a practicing landscape architect, believes it is essential to have a primary role in the design and management of all the firm's projects.

Nicole Plunkett specializes in leading project teams of designers, land planners, architects, engineers, and surveyors from project inception through final construction. She handles public hearings, presentations, code enforcement, and collaboration with local government staff to ensure the project runs smoothly and efficiently through the local government process. Nicole's expertise in both landscape architecture and land planning provides invaluable insight into the project's design and functionality.

DONALDSON E. HEARING, PLA, ASLA, LEED AP

Principal

Education

Bachelor of Landscape Architecture, 1982

University of Florida

Registration

Registered Landscape Architect: FL #0000943

Professional Accreditation/Affiliation

Certified LEED Accredited Professional

American Society of Landscape Architects

Northern Palm Beach Chamber of Commerce,

Board of Directors

Economic Development Council of Palm Beach County, Board
of Directors

Professional Experience

39 years

Experience with Firm

30 years



NICOLE PLUNKETT, PLA, ALSLA

Partner/Landscape Architect

Education

Bachelor of Landscape Architecture,

Minor in Environmental Studies, 2010,

University of Florida

Registration

Registered Landscape Architect: FL #LA6667230

Professional Accreditation/Affiliation

American Planning Association (APA)

UF Dept. of Landscape Architecture, Advisory Board

Future Landscape Architects of America, Founder

American Society of Landscape Architects

Young Professionals of PB North Chamber of Commerce

Florida Chapter ASLA (ASLAFL), Palm Beach/Treasure Coast
Chair

Professional Experience

11 years

Experience with Firm

11 years



COTLEUR & HEARING

Commercial

[Downtown Palm Beach Gardens](#), Palm Beach Gardens, FL
[PGA Station](#), Palm Beach Gardens, FL
[Abacoa Work Place](#), Jupiter, FL
[Avenir Town Center](#), Palm Beach Gardens, FL
[Northlake Gardens](#), Palm Beach Gardens, FL
[PGA Station Hotel](#), Palm Beach Gardens, FL
[Carrier Corporation Headquarters](#), Palm Beach Gardens, FL
[Your Life @ Alton](#), Palm Beach Gardens, FL

Community

[Sawfish Bay Park](#), Jupiter, FL
[Palm Beach County Fire Stations #10, 14, 34, 40 and 74](#)
[Alton Park](#), Palm Beach Gardens, FL
[Sandhill Crane Club House](#), Palm Beach Gardens, FL
[Florida Atlantic University \(FAU\)](#), Jupiter and Boca Raton Campus, FL

Medical

[Margaret W. Niedland Breast Center at Jupiter Medical Center](#), Jupiter, FL

Community Pro Bono

[Christ Fellowship](#), PBG, RPB, PSL, BB, Stuart & Westlake, FL
[West Jupiter Community Center](#), Jupiter, FL
[Place of Hope & Village of Hope](#), Palm Beach Gardens, FL



CASEY LONG, P.E.

Principal in Charge

Education

Master of Structural Engineering,
University of Florida, 1996

Bachelor of Science in Civil Engineering,
University of Florida, 1995

Registration

Professional Engineer: FL #56083

Accreditation

NCEES Certification #23162

Professional Experience

25 years



Casey will serve as a senior structural engineering consultant to address building and site structural elements for the project. Casey has more than 25 years of diverse civil and structural engineering experience on infrastructure improvement projects in Florida, Texas, Virginia, and the Caribbean. He has provided design and general consulting and structural engineering services for complete building systems including warehouses, office buildings, public safety facilities, and cruise terminals. Casey also has significant experience in masonry, concrete and steel building systems and truss framed roof systems. In 2015, he was honored as Engineer of the Year by the Palm Beach Chapter of the Florida Engineering Society (FES).

JASON A. WEBBER, P.E.

Vice President/Civil Engineer

Education

Bachelor of Science in Civil Engineering,
Pennsylvania State University

Registration

Professional Engineer: FL #73962

Professional Experience

14 years



With over 14 years of experience in civil engineering and 6 years of part-time experience in land surveying, Jason's knowledge of sports facility design and engineering is integral to a project's success when facing exceptionally tight deadlines. Specifically, Jason is experienced with site civil design services, including site design, stormwater management, erosion and sedimentation control design and inspection, ADA accessibility, utility systems, and agency permitting throughout the State of Florida.

KARA M. SAVAGE, P.E.

Associate/Civil Engineer

Education

Bachelor of Science in Civil Engineering,
Florida State University, 2014

Registration

Professional Engineer: FL #87438

Professional Experience

7 years



Kara is a licensed engineer with more than 7 years of experience providing land development and site civil engineering services. She is experienced with many aspects of civil design services, including site layout and grading design, stormwater management and drainage design, sewage collection design, potable water distribution systems, and agency permitting.

Village of Wellington – Wellington Community High School Sports Complex, Wellington, FL

Kimley Horn provided design, permitting, and bid phase services to expand the Wellington High School sports fields into an integrated community park. The project included the design of four lighted multiuse synthetic sport turf fields, resurfacing the existing football stadium field with synthetic sports turf, 5,000-square-foot concession building with shaded roof extension areas for patrons, concessions, restrooms, meeting areas, storage space, electrical room, and janitorial closet, and a 1,400-square-foot maintenance building with office space, break area, equipment storage, and restrooms. In addition, the project also consisted of modifications of the entrance drive to separate parent drop-off from the bus loop, landscape improvements, milling and resurfacing access road, and parent drop-off loop around new basketball courts and concession building. The new sports complex also features site lighting for night games, relocation of existing tennis courts, basketball courts, track areas, and baseball cages, new batting cages and pitching areas, water and sanitary sewer facilities to serve concession building, maintenance building and sports fields, stormwater retention ponds, and site power distribution.

Ballpark of The Palm Beaches Spring Training Facility, West Palm Beach, FL

Kimley-Horn provided civil engineering services for the development of Ballpark of The Palm Beaches, a state-of-the-art two-team spring training facility in West Palm Beach, Florida. The 7,600-seat stadium annually hosts the Houston Astros and the Washington Nationals during the Spring Training season and accommodates 12 auxiliary major/minor league fields, five Palm Beach County multipurpose fields, and a 12.2-acre City of West Palm Beach park. The facility is used year-round by Palm Beach County for sports tournaments and other events. Kimley-Horn's scope of work included on-site civil engineering, off-site reclaimed water main, environmental resource work, event traffic management planning, permitting, franchise utility coordination, and construction phase services. Kimley-Horn also directed subconsultants performing the off-site turn lane design, signal modifications, survey, and utility locations.

North Broward Preparatory School (NBPS) Global Wellness Center, Coconut Creek, FL

Kimley-Horn was the project engineer for the new approximately 40,000 square-foot Athletic and Wellness Center on their existing campus in Broward County. The new building required the relocation and expansion of the existing baseball field and the relocation of the softball field. Kimley-Horn provided full site/civil engineering services, including grading of the site and fields, horizontal layout, and provisions for future expansion and development of the amenities for the fields.

Greenbriar Park and South Shore Community Park, Wellington, FL

Kimley-Horn was retained by the Village of Wellington to provide planning services for two parks in their community. The project plan included design of four lighted multiuse natural sport turf fields, 2,500-sq. ft. concession building with shaded roof extension areas for patrons, concessions, restrooms, meeting areas, storage space, electrical room and janitorial closet, and a 2,250-sq. ft maintenance building with office space, break area, equipment storage, and restrooms. The project featured site lighting for night games and parking lots, including dog park, associated parking and site work for construction of the multiuse fields, relocation of existing volleyball courts, shade structures, and showers frontage landscape features along Greenbriar Blvd. Water and sanitary sewer facilities were added to serve concession building, maintenance building and dog park restrooms. Kimley-Horn also provided site power distribution, stormwater retention ponds, and permitting applications to FDEP, SFWMD, FAA, and the Village.

VERDEX CONSTRUCTION

REX B. KIRBY, JR.

Founder/Principal in Charge
Education

B.S. in Civil Engineering,
University of Florida

Registration

General Contractors License: CG1519424

Professional Accreditation/Affiliation

OHSA 10 Hour

Professional Experience

40 years

Experience with Firm

7 years



Rex is a 21-year Wellington resident and a 40-year veteran of the construction industry who started Verdex Construction after leading and significantly growing two other large construction companies. He has overseen public and government projects totaling hundreds of millions during his tenure. He launched Verdex Construction in 2014 and has built the company to South Florida's 9th largest in under seven years. Rex's children attended Wellington's public elementary, middle, and high schools

and were active in multiple school and travel sports teams, several of which Rex coached. He was recently featured on the cover of *Wellington* magazine showing how he and his team strive to always 'Build Something Better' both with quality projects and through involvement with the community.

Suncoast High School, Stadium and Athletic Fields, Riviera Beach

Six buildings on 33 acres. Project includes soccer fields, football field, track, concession/restroom buildings, baseball fields, auditorium, gymnasium and lockers, cafeteria, classrooms.

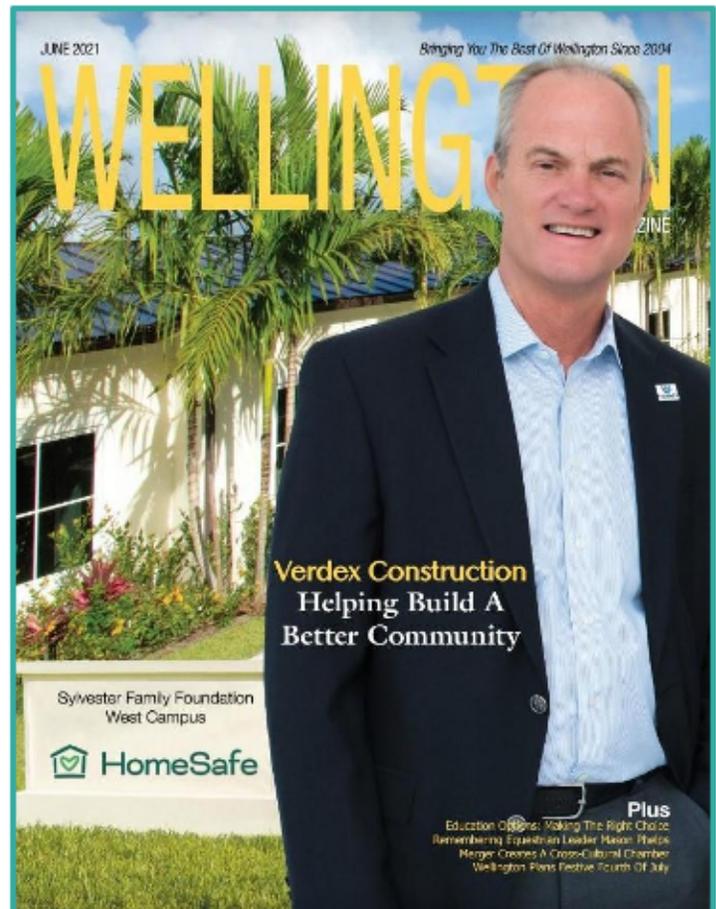
LC Swain Middle School & Athletic Fields, Greenacres
197,000 sf in new construction. Includes track, multiple baseball fields and tennis courts.

Winner of the Outstanding New Project SDPBC AND Best of Education Award – Southeast Construction Journal.

Starlight Cove Elementary with Playground and Playfields, Lantana

New playgrounds with rubberized surfaces and softball/baseball fields in addition to 27,000 sf addition to existing elementary school. Required extensive pedestrian safety plan.

Winner of the Best Project by the School District of Palm Beach County.



VERDEX CONSTRUCTION

RON ZEGIEL

Preconstruction Specialist/
Senior Estimator
Education

Associates Architectural Drafting & Design,
New England Technical Institute

Mechanical Drafting & Design

Professional Accreditation/Affiliation

BIM Certification

Professional Experience

35 years



Ron brings a broad range of local projects that include community centers, parks, government, and education. Ron has a special talent for working with architects during preconstruction to provide value engineering options and analysis on best construction means and methods. He provides bid strategy, develops and reviews subcontractor scopes of work, analyzes quotes for best value, and oversees bid document compliance.

CHRIS TARABA

Project Manager

Education

B.S. Purdue University

Professional Accreditation/Affiliation

OSHA 30 Hour

Certified CPR/AED

Professional Experience

8 years



Chris has 8 years of project management experience working on projects including community centers, K-12, and multifamily. In addition to the operations side of construction, Chris also worked as a cost manager, so he brings a deeper understanding of estimating and cost control to each project.

JAMES DAVIS

Project Superintendent

Education

Architectural Landscape and
Construction Management,

Farmingdale Community College

Professional Accreditation/Affiliation

OSHA 30 Hour

Professional Experience

30 years



James has been in the industry for 30 years. His experience includes a Wellington Sports project as well as new construction in parks, community centers and K-12 projects. James began his career drafting and surveying for an architect. He then became a Field Engineer for a site contractor and then a Superintendent working for two large local construction firms before joining Verdex.

VERDEX CONSTRUCTION

Relevant experience, including projects completed by Verdex Construction and their current team members while at previous firms:

Countess de Hoenle Park, Boca Raton

The facility features four baseball-softball fields and four soccer fields, as well as one soccer-centric and one baseball-centric building. There are two concession stands, a children's playground and a 20-acre lake surrounded by a walking path. The park hosts TOPSoccer, a soccer program that serves children with special needs. Athletic fields also host lacrosse, rugby and several other sports.

Rotary Park and Community Center, Hollywood

New community center with multi-purpose rooms and park consisting of eight lighted baseball fields, five batting cages, a clubhouse, shade-covered playground with artificial turf, boat ramp, pavilion and catwalk.

Hollywood West Sports Park, Hollywood

12 Acres of new ball field and park construction including four new buildings totaling approximately 15,500 sf. Buildings include 10,200 sf community center with a multi-purpose room and administrative offices, concession stand, maintenance building and performance stage/ platform.

Miramar Youth Athletic League/Police Athletic League Facility, Miramar

Repurposed renovation of existing 24,000 sf offices into new youth center with basketball courts, gym, offices, recreation rooms, activity rooms, locker rooms and warming kitchen.

Town Lantana Clubhouse and Apartments, Lantana

New phased construction of a 2-story clubhouse with a fitness center, multipurpose area, steam room, private spa, theater, pool, summer kitchen, pocket parks, and a fountain entrance feature. Project also included 14 three-story apartment buildings with 360 units on 17 acres.

Wellington High School Sports Complex, Wellington

Resurfaced the football field with synthetic turf, relocated the tennis courts and added multi-purpose fields, concession stand, bathrooms, maintenance building, batting cages and basketball courts.

YMCA and Peter Bluesten Park, Hallandale

Multimillion new park with three baseball fields, basketball courts, an all-purpose field, Olympic-sized pool, splashpad, playground, concession stand, maintenance/storage building, bathrooms and a small bandshell and a 15,000 sf YMCA recreation building with an indoor basketball court, weight rooms, locker rooms, group fitness rooms, administrative offices, meeting rooms, children's playroom.

North Miami Senior High School, Miami

New three-phased school built during the school year. Tilt. Phase 1—New classrooms, administration, science lab, gymnasium and auditorium/cafeteria. Phase 2—demolition of existing high school while students occupied new school. Phase 3—athletic fields, 400-yard track, two long jumps, four basketball courts, and a football field. A gymnasium with a 2,000-person capacity and a 3-story parking garage with 251 spaces.

BRIAN M. SEYMOUR, ESQ.

Shareholder

Education

Fordham University, J.D., 1997

San Francisco State University, B.A., 1994

Registration

Florida Bar No. 120308

Affiliations

Business Development Board of Palm Beach County, Vice Chair

Palm Beach State College, Strategic Planning Committee

Jewish Federation of Palm Beach County

Executive Committee; Campaign Chair

Professional Experience

24 years



Brian Seymour co-chairs the firm's Real Property practice, representing landowners and developers in matters of land use, zoning, comprehensive planning, and environmental resource permitting. Brian has worked on multiple public and private development projects that include The Ballpark of the Palm Beaches and Palm Beach State College's Dennis P. Gallon campus. Brian is active in serving the community, including having served on the board of directors for the Palm Beach North Athletic Foundation, which has been working with the City of Palm Beach Gardens to develop a

public/private partnership for the design, construction, and operation of a new multi-purpose sports complex to serve the community.

S. KAITLIN GUERIN, ESQ.

Associate

Education

Florida State University College of Law,
J.D., 2016

Bachelor of Science in Real Estate and Finance,
Florida State University, 2013

Registration

Florida Bar No. 124973

Affiliations

Palm Beach North Chamber of Commerce,

Young Professionals Committee

Austinblu Foundation, Board of Directors

Professional Experience

5 years



Kaitlin is an attorney in the firm's real property and business litigation groups, representing landowners and developers in matters of land use, zoning and property rights. Kaitlin has worked on a variety of development projects, coordinating efforts among the development team's experts and consultants and working with the local government staff. Kaitlin understands the importance of balancing the developer's legal rights and the community's initiatives and works towards finding creative solutions that further each party's goals.

Ball Park of the Palm Beaches, West Palm Beach, FL

Gunster obtained development approvals for the Houston Astros/Washington National's spring training facility, involving 160-acre property owned by Palm Beach County, leading the development team through complex lease and development agreements, site planning, permitting, and coordination among different agencies and parties. Gunster worked in coordination with team member Jason Webber of Kimley-Horn to complete this extensive development.



Cressey Sports Performance, Palm Beach Gardens, FL

Gunster assisted Cressey Sports Performance in negotiating lease and development agreement documents with the City of Palm Beach Gardens to develop its 10,000 square foot indoor strength and conditioning facility on City-owned property. The facility hosts athletes of all levels, from middle school baseball players to elite professionals, and also offers physical therapy and sports-specific training.



Lifetime, Palm Beach Gardens, FL

Gunster obtained development approvals for the Lifetime fitness facility, an approximately 116,000 square foot, three-floor indoor facility that accommodates a mix of fitness, health, and wellness uses. Working extensively with team members Don Hearing and Nicole Plunkett of Cotleur & Hearing, Gunster was able to accomplish the Lifetime site plan approval as a phase of the overall redevelopment of the Downtown Palm Beach Gardens property.

