



**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 11, 2025
11:15 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centuryparksquarecdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100
Coral Gables, Florida 33134
REGULAR BOARD MEETING
March 11, 2025
11:15 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 21, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget..Page 6
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 13
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- I. Board Members & Staff Closing Comments
- J. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142321	611921	Print Legal Ad-IPL02041730 - IPL0204173		\$888.14	2	60 L

Attention: Laura J. Archer

Century Park Square Community Development District
 2501A Burns Road
 Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Century Park Square Community Development District** (the "District") will hold Regular Board Meeting in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 1:00 p.m. on the following date:

November 21, 2024

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District") will hold Regular Board Meetings in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 11:15 a.m. on the following dates:

**December 10, 2024
 February 11, 2025
 March 11, 2025
 April 8, 2025
 May 13, 2025
 June 10, 2025
 July 8, 2025
 September 9, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised cancellation notice.

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
 www.centuryparksquarecdd.org
 IPL0204173
 Nov 14 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:

11/14/24

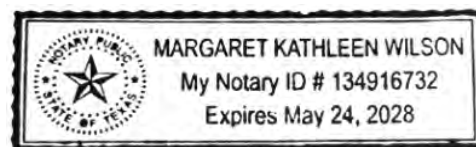
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 14th day of November in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2024**

A. CALL TO ORDER

Mr. Silva called the November 21, 2024, Regular Board Meeting of the Century Park Square Community Development District to order at 1:05 p.m. in the Conference Room of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the November 21, 2024, Regular Board Meeting had been published in the *Miami Herald* on November 14, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that a quorum had been established with the attendance of Chairperson Sandra Albo, Vice Chairperson Karl Neuman and Supervisors Alessandra and Tatiana Pino and it was in order to proceed.

Also in attendance were: District Manager Armando Silva and Pablo Jerez of Special District Services, Inc.; District Counsel Ginger Wald of Billing Cochran, Lyles, Mauro & Ramsey, P.A.;

Also present via telephone was Pedro Hernandez of Squire Patton Boggs (US) LLP.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 13, 2024, Regular Board Meeting & Public Hearing Minutes

The August 13, 2024, Regular Board Meeting & Public Hearing minutes were presented.

A **MOTION** was made by Mr. Neuman, seconded by Ms. Albo, and passed unanimously approving the August 13, 2024, Regular Board Meeting & Public Hearing minutes, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2024-20 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mr. Silva presented Resolution No. 2024-20, entitled:

RESOLUTION NO. 2024-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva explained, as is done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Mr. Neuman, seconded by Ms. A. Pino and unanimously passed to adopt Resolution No. 2024-20, Adopting/Approving the Amended Fiscal Year 2023/2024 Budget, as presented.

2. Consider Resolution No. 2024-21 – Adopting Goals and Objectives

Mr. Silva presented Resolution No. 2024-21, entitled:

RESOLUTION 2024-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva explained that new legislation states that starting October 1, 2024 the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievements of these goals and objectives. Ms. Wald further explained that the goals and objectives of the resolution are items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **MOTION** was made by Ms. A. Pino, seconded by Mr. Neuman and unanimously passed accepting resolution No. 2024-21, further establishing the Century Park Square Community Development District’s goals, objectives, and performance measures.

3. Consider Selection of District Engineer

This item was tabled.

4. Consider Supplemental Special Assessment Methodology Report – 2024 Bonds

Mr. Silva presented the First Supplemental Special Assessment Methodology Report for the Phase I Project (the “Supplemental Report”) dated November 21, 2024, and stated that the non-ad valorem special assessment levels are a product of bond issuance financing costs, other assumptions and the current estimated infrastructure costs, as outlined in the Supplemental Engineer’s Report, accepted and dated June 7, 2024. The projected bond sizing is approximately \$3,055,000 and it is anticipated that construction funds in the amount of approximately \$2,538,728 will be produced for financing the Phase I Project. The Supplemental Report includes a preliminary assessment roll that outlines the maximum annual debt service by unit type and also the par debt assigned to each gross acre. Further discussion ensued after which:

A **MOTION** was made by Mr. Neuman, seconded by Ms. A. Pino and passed unanimously approving and accepting the Supplemental Special Assessment Methodology Report for the Phase I Project dated November 21, 2024, *as presented* and as may be further supplemented, as required.

5. Consider Resolution No. 2024-22 – Delegation Resolution – 2024 Bonds

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$4,000,000 IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA ONE PROJECT) (THE “BONDS”) FOR THE PRINCIPAL PURPOSE OF FINANCING CERTAIN PUBLIC INFRASTRUCTURE FOR THE BENEFIT OF CERTAIN LANDS WITHIN A DESIGNATED ASSESSMENT AREA WITHIN THE DISTRICT REFERRED TO AS “ASSESSMENT AREA ONE”; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING

CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND THE ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AN EFFECTIVE DATE AND OTHER MATTERS.

Mr. Hernandez provided an explanation for the document with emphasis on authorizing the issuance of not to exceed \$4,000,000 aggregate principal amount of Bonds in one or more series to pay for all or a portion of the Phase I Project; designation of attesting Board Members; authorization of execution and delivery of the form of bond purchase contract; form of preliminary limited offering memorandum; form of continuing disclosure agreement; and form of first supplemental trust indenture. A discussion ensued after which:

A **MOTION** made by Ms. A. Pino, seconded by Ms. Albo and passed unanimously approving and adopting Resolution No. 2024-22, *as presented*, thereby authorizing the issuance of not to exceed \$4,000,000 aggregate principal amount of Century Park Square Community Development District special assessment bonds, in one or more series, to pay all or a portion of the design, acquisition, connection and impact fees and construction of certain public infrastructure improvements (the Phase I Project), as described in the Supplemental Engineer’s Report dated June 7, 2024, as amended; and authorizes District Officials to execute related documents as so required.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative & operational matters.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There be no further business, the Regular Board Meeting was adjourned on a **MOTION** made by Ms. A. Pino, seconded by Mr. Neuman, at 1:23 p.m. and passed unanimously.

Secretary

Chairperson

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park Square Community Development District (the “District”) was recently established by Ordinance No. 24-49 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective May 31, 2024; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) of the District the proposed operating fund budget for Fiscal Year 2025/2026; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The operating fund budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: June 10, 2025

HOUR: 11:15 a.m.

LOCATION: Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100 Meeting Room
Coral Gables, Florida 33134

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of March, 2025.

ATTEST:

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2025/2026 Budget

EXHIBIT A

Century Park Square
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II DETAILED PROPOSED BUDGET

PROPOSED BUDGET
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	107,125
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 107,125
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	24,000
Legal	25,000
Assessment Roll	6,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	25,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,000
Website Management & ADA Compliance	2,500
Dissemination Services	2,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 105,125
Maintenance Expenditures	
Engineering/Inspections	2,000
Field Operations	0
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 107,125
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	49,100	107,125	107,125	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	1	0	0	
TOTAL REVENUES	\$ 49,101	\$ 107,125	\$ 107,125	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	6,000	24,000	24,000	\$2,000 X 12 Months
Legal	8,927	25,000	25,000	No Change From 2024/2025 Budget
Assessment Roll	0	6,000	6,000	Will Commence In Fiscal Year Of Bond Issue
Audit Fees	0	4,000	4,000	Will Commence In Fiscal Year 2025/2026 (For 2024/2025 Audit)
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	1,480	6,000	6,000	FY 2024/2025 Expenditure Was \$5,000
Legal Advertisements	23,389	25,000	25,000	Costs Will Be Higher Due To Closing Of Miami Business Review
Miscellaneous	185	2,500	2,500	No Change From 2024/2025 Budget
Postage	372	300	300	No Change From 2024/2025 Budget
Office Supplies	323	1,500	1,500	No Change From 2024/2025 Budget
Dues & Subscriptions	100	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,000	4,000	Will Commence In Fiscal Year Following Issuing Of Bond
Website Management & ADA Compliance	625	2,500	2,500	\$208.33 X 12 Months
Dissemination Services	0	2,500	2,500	Required By Underwriter
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 41,401	\$ 105,125	\$ 105,125	
Maintenance Expenditures				
Engineering/Inspections	2,708	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Field Operations	0	0	0	
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ 2,708	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ 44,109	\$ 107,125	\$ 107,125	
REVENUES LESS EXPENDITURES	\$ 4,992	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ 4,992	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ 4,992	\$ -	\$ -	

RESOLUTION 2025-02

**A RESOLUTION OF THE CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT’S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the Century Park Square Community Development District (the “District”) designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the “Board”); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT, THAT:**

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District’s Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF March, 2025.

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

**RESPONSE TO REQUEST FOR
DISTRICT ENGINEER
QUALIFICATIONS FOR**

**CENTURY PARK
SQUARE
COMMUNITY
DEVELOPMENT
DISTRICT**

**Alvarez Engineers, Inc.
8935 NW 35 Lane, Suite 101
Doral, FL 33172
(305) 640-1345**

February 4, 2025



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

February 4, 2025

Mr. Armando Silva, asilva@sdsinc.org
Century Park Square Community Development District, District Manager
c/o Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193

Re: Response to Request for District Engineer Qualifications for Century Park Square CDD

Dear Mr. Silva,

Alvarez Engineers, Inc. is pleased to submit this proposal. Our firm is experienced and has the qualifications, personnel, and resources necessary to serve as District Engineer to Century Park Square Community Development District (the "District" or "CDD"). Since 1998 our firm has been Engineering Consultant to over 80 Community Development Districts which have issued close to \$1,700,000,000 in bonds for financing public infrastructure.

Alvarez Engineers is intimately familiar with the Century Park Square project. As Consulting Engineer, our firm assisted during the formation phase of the District by identifying and estimating the cost of the infrastructure to be financed with District-issued bonds. The results were summarized in an Engineer's Report that was presented to, and accepted by, the District's Board of Supervisors on June 7, 2024.

Alvarez Engineers, Inc. serves the State of Florida from its office located in Doral, Florida. We are a civil engineering firm organized as a Florida S-Corporation, and the officers are Juan R. Alvarez and Marjorie Alvarez. For your consideration, I am enclosing Standard Form 330, which includes information regarding our corporation's personnel, qualifications, and experience. I have also included our hourly rate structure by title and a list of client references.

Should Alvarez Engineers be selected to serve as District Engineer, I will be serving as the firm's Principal Officer. I will be the primary contact to handle District meetings, construction services and other engineering tasks, with the support of our staff listed in Standard Form 330. Alvarez Engineers is willing to meet time and budget requirements for Century Park Square, and our recent, current, and projected workload will not hinder us from providing the required services.

Please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@AlvarezEng.com, if you have any questions or require additional information.

Sincerely,
Alvarez Engineers, Inc.

DocuSigned by:

91E21FBBCEDD4E0...
Juan K. Alvarez, P.E.
President

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> Century Park Square CDD (Miami-Dade County, Florida)	
2. PUBLIC NOTICE DATE 1/17/2025	3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Juan R. Alvarez, P.E., President		
5. NAME OF FIRM Alvarez Engineers, Inc.		
6. TELEPHONE NUMBER 305-640-1345	7. FAX NUMBER 305-640-1346	8. E-MAIL ADDRESS Juan.Alvarez@Alvarezeng.com

C. PROPOSED TEAM

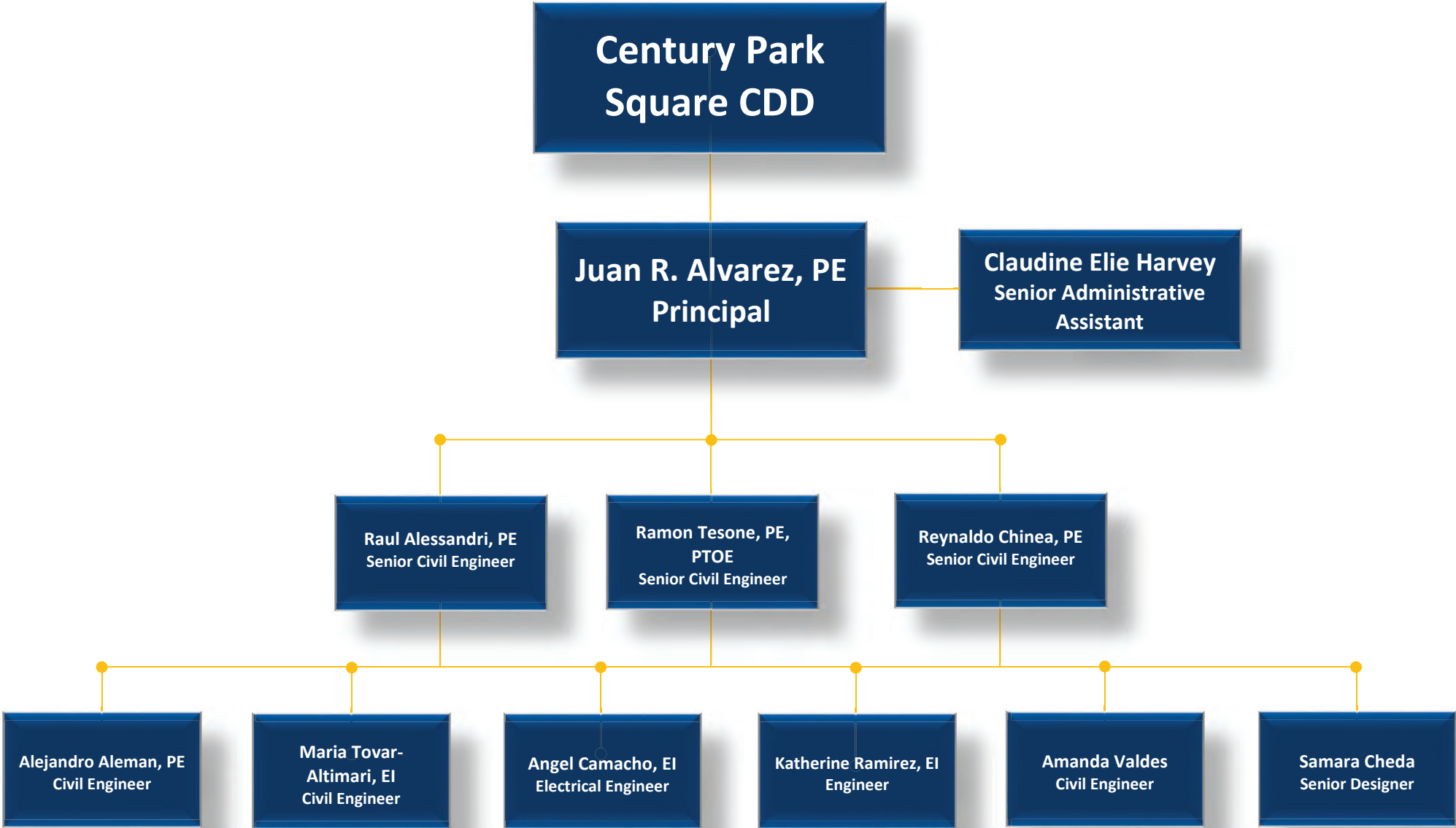
(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER			
a.	✓			Alvarez Engineers, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	8935 NW 35 Lane, Suite 101 Doral, FL 33172	District Engineer
b.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

Organizational Chart



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Juan R. Alvarez, P.E	13. ROLE IN THIS CONTRACT Principal / District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 45	b. WITH CURRENT FIRM 28

15. FIRM NAME AND LOCATION *(City and State)*
Alvarez Engineers, Inc. (City of Doral, Florida)

16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering B.S in Architectural Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #38522
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
National Society of Professional Engineers; Florida Engineering Society; American Society of Civil Engineers

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral CDD (City of Doral, Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development / Estimated Cost: \$168,000,000. Role: District Engineer / Professional services: 2006 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Beacon Tradeport CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 377 gross-acre industrial and commercial development which includes Dolphin Mall and a 1,282 space parking garage / Estimated cost: \$90,000,000 Role: District Engineer / Professional services: 1998 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral CDD (City of Doral, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development. The development offers residential, retail, office and industrial uses / Estimated cost: \$75,000,000 Role: District Engineer / Professional services: 2005 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Centre Lake CDD (Town of Miami Lakes, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 142.67 acre residential development, which will give access and service to 256 single family units and 226 townhomes. / Estimated cost: \$48,433,917 Role: District Engineer / Professional services: 2015 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Two Lakes CDD (City of Hialeah, Miami-Dade County)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 221.58 acre residential development, which will give access and service to 396 single family homes, and 1,273 townhomes and 335 Villas. / Estimated cost: \$66,541,617 Role: District Engineer / Professional services: 2016 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	



Mr. Alvarez is the founder and President of Alvarez Engineers, a company specializing in Civil Engineering, with offices in Miami, Florida. He has had extensive experience in the past 45 years in the fields of Highway Design, Land Development, Community Development Districts, Stormwater Management Systems and Architectural Engineering projects.

Alvarez Engineers, under the leadership of Mr. Alvarez, has been providing Highway Design engineering services to the Florida Department of Transportation continuously for over 25 years in Miami-Dade and Monroe counties. Alvarez Engineers has acquired extensive experience designing numerous other roadway projects of varying sizes for the Consultant Management and Drainage divisions of FDOT, including Drainage, Signing and Pavement Marking, Signalization and Street Lighting located from the rural highways in the Lower Keys to the highly-urbanized area of Downtown Miami.

Mr. Alvarez' experience has enabled him to successfully complete and coordinate projects with agencies such as the Florida Department of Transportation, Miami-Dade County Expressway Authority, Miami-Dade Public Works, Miami-Dade DERM, Miami Dade WASD, South Florida Water Management District, the United States Army Corps of Engineers, the Department of Environmental Protection, Southwest Florida Water Management District, Saint Johns River Water Management District, the City of Miami, the City of Miami Beach, the City of North Miami, Surfside, Hallandale Beach and others.

CDD project experience includes on-going services as District Engineer for:

A.H. at Turnpike South CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 400 single family dwellings on 82.51 acres. Client: A.H. at Turnpike South CDD. District Manager: Special District Services, Inc. (2023 – Present)

Los Cayos CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 231 townhomes on 25.72 acres. Client: Los Cayos CDD. District Manager: Special District Services, Inc. (2023 – Present)

Villa Portofino East CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 189 townhomes on 30.80 acres. Client: Villa Portofino East CDD. District Manager: Governmental Management Services. (2023 – Present)

Princeton Commons CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 87 townhomes on 9.84 acres. Client: Princeton Commons CDD. District Manager: Governmental Management Services. (2023 – Present)

Aventura Isles CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 166 townhomes, and 487 single family homes on 148.15 acres. Client: Aventura Isles CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2022 – Present)

Biscayne Drive Estates CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 148 single family units within 64.02 acres. Client: Biscayne Drive Estates CDD. District Manager: Governmental Management Services. (2021 – Present)

Griffin Lakes CDD – City of Dania Beach, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 427 townhomes on 33.62 acres. Client: Griffin Lakes CDD. District

Education

B.S., Civil Engineering,
University of Miami, 1979

B.S., Architectural
Engineering,
University of Miami, 1979

Registrations

Professional Engineer
Florida # 38522

**Professional
Affiliations**

National Society of
Professional
Engineers

Florida Engineering
Society

Office Location

8935 NW 35 Lane
Suite 101
Doral, FL 33172

**Employment with
Alvarez Engineers**

1996 – Present

Manager: Governmental Management Services. (2021 – Present)

Merrick Square CDD – Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 211 townhomes on 23.50 acres. Client: Merrick Square CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2021 – Present)

Bauer Drive CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 105 townhomes on 13.85 acres. Client: Bauer Drive CDD. District Manager: Governmental Management Services. (2021 – Present)

Silver Palms West CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 183 single family homes, 253 villas, and 217 townhomes on 79.27 acres. Client: Silver Palms West CDD. District Manager: Governmental Management Services. (2021 – Present)

Solterra CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 87 affordable townhomes, 413 townhomes, and 400 single family units on 160.95 acres. Client: Solterra CDD. District Manager: Governmental Management Services. (2021 – Present)

Westview North CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 102 single family homes, 346 villa units, and 285 townhomes on 88.12 acres. Client: Westview North CDD. District Manager: Governmental Management Services. (2021 – Present)

Homestead 50 CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 117 single family units, 183 townhomes on 51.8 acres. Client: Homestead 50 CDD. District Manager: Governmental Management Services. (2021 – Present)

Vizcaya in Kendall CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 297 single family units, 19 live/work units, and 470 townhomes on 160 acres. Client: Vizcaya in Kendall CDD. District Manager: Governmental Management Services. (2020 – Present)

Pine Isle CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 57 single family units, 211 villa units, and 188 townhomes on 45.10 acres. Client: Pine Isle CDD. District Manager: Governmental Management Services. (2020 – Present)

Crystal Cay CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 32 single family units, 153 townhomes and 140 townhomes-villas on 60.31 acres. Client: Crystal Cay CDD. District Manager: Governmental Management Services. (2020 – Present)

Botaniko CDD – City of Weston, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 125 single family homes on 116.93 acres. Client: Botaniko CDD. District Manager: Governmental Management Services. (2020 – Present)

Sawyer's Landing CDD – City of Miami, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to an 18-story, 578-apartment unit residential/commercial building with a 955-space public parking garage on 3.42 acres. Client: Sawyer's Landing CDD. District Manager: Governmental Management Services. (2019 – Present)

Kingman Gate CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 117 single family units, 349 townhomes and 304 villas on 79.62 acres. Client: Kingman Gate CDD. District Manager: Governmental Management Services. (2019 – Present)

Century Park South CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 156 condominiums and 121 townhomes on 18.73 acres. Client: Century Park South CDD. District Manager: Special District Services, Inc. (2019 – Present)

Hemingway Point CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 321 single family homes on 57.6 acres. Client: Hemingway Point CDD. District Manager: Governmental Management Services. (2018 – Present)

Waterstone CDD – Saint Lucie County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 544 single family homes and 176 multifamily units on 240.07 acres. Client: Waterstone CDD. District Manager: Governmental Management Services. (2018 – Present)

Quail Roost CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 85 single family units on 33.08 acres. Client: Quail Roost CDD. District Manager: Governmental Management Services. (2018 – Present)

San Simeon CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 55 single family units and 647 townhomes, for a total of 702 residential units on 181.35 acres. Client: San Simeon CDD. District Manager: Governmental Management Services. (2018 – Present)

Century Park Place CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 122 townhomes on 9.58 acres. Client: Century Park Place CDD. District Manager: Special District Services, Inc. (2017 – Present)

Downtown Doral South CDD – City of Doral, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to single family units, 557 townhomes and 398 multi-family units on 123.39 acres. Client: Downtown Doral South CDD. District Manager: Governmental Management Services. (2016 – Present)

Oakridge CDD - City of Hollywood, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to single family units on 242.80 acres. Client: Oakridge CDD. District Manager: Governmental Management Services. (2016 – Present)

Two Lakes CDD - City of Hialeah, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 203 single family units, 256 townhomes, and 506 villas on 130.14 acres. Client: Two Lakes CDD. District Manager: Special District Services, Inc. (2016 – Present)

Oleta River CDD - City of North Miami, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 3,755 residential units, 560 Assisted/Independent Unit Facilities, condominium units, 150 hotel rooms, and approximately 1,491,256 square feet of commercial, office, vehicle sales and display, institutional and/or retail space on 183.55 acres. Client: Oleta River CDD. District Manager: Governmental Management Services. (2016 – Present)

Centre Lake CDD - Town of Miami Lakes, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 256 single family units and 226 townhomes on 142.67 acres. Client: Centre Lake CDD. District Manager: Governmental Management Services. (2016 – Present)

Coco Palms CDD - Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 181 single family units, 309 townhomes and 253 villas homes on 91.43 acres. Client: Coco Palms CDD. District Manager: Special District Services, Inc. (2014 – Present)

Bonterra CDD – City of Hialeah, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 858 residential units on 109 acres. Client: Bonterra CDD. District Manager: Inframark Infrastructure Management Services. (2015 – 2019)

Lakes by the Bay South CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to single family and multi-family units on 516 acres. Client: Lakes by the Bay South CDD. District Manager: Governmental Management Services. (2015 – Present)

South Kendall CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 155 homes on 54.30 acres. Client: South Kendall CDD. District Manager: Governmental Management Services. (2013 – Present)

Academical Village CDD – Town of Davie, Broward County, FL. District Engineer overseeing the development of the infrastructure on a university campus on 39.54 acres. Client: Academical Village CDD. District Manager: Governmental Management Services. (2010 – Present).

Hollywood Beach CDD 1 – City of Hollywood Beach, Broward County, FL. District Engineer overseeing the development of the infrastructure of a guest room hotel building with a public and guest parking garage on 5.13 acres. Client: Hollywood Beach CDD 1. District Manager: Governmental Management Services. (2011 – Present).

Spicewood CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure on 77.72 acres. Client: Spicewood CDD. District Manager: Inframark Infrastructure Management Services. (2011 – Present)

Midtown Miami CDD, City of Miami, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to residential and commercial units on 56 acres. Client: Midtown Miami CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2010 – Present).

Meadow Pines CDD, City of Pembroke Pines, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 812 townhouses on 123.30 acres. Client: Meadow Pines CDD. District Manager: Special District Services, Inc. (2009 – 2010).

Stonegate CDD, City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 1,055 dwelling units on 137 acres. Client: Stonegate CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2008 – Present).

Palace at Coral Gables CDD, City of Coral Gables, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 243 independent and assisted living units, approximately 9,314 sf of retail space in the residential building and 3,654 sf in the parking, and

564 parking stalls (337 public and 227 private) on 2.5 acres. Client: The Palace Group CDD. District Manager: The Palace Management. (2008 – Present).

Trails at Monterey CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure. The infrastructure is a network of roadway, drainage, water and sanitary sewer systems on 92.47 acres. Client: Trails at Monterey CDD. District Manager: Special District Services, Inc. (2008 – Present).

Crestview West CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 114 single family units on 25.26 acres. Client: Crestview West CDD. District Manager: Special District Services, Inc. (2008 – Present).

Venetian Parc CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 604 residential units on 122 acres. Client: Venetian Parc CDD. District Manager: Special District Services, Inc. (2007 – 2023).

Keys Edge CDD, Florida City, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 174 townhomes, 624 villas and 389 “zero lot line” residential units for a total of 1,187 dwelling units on 81.84 acres. Client: Keys Edge CDD. District Manager: Special District Services, Inc. (2007 – Present).

Century Gardens at Tamiami CDD, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 844 residential units on 121 acres. Client: Century Gardens at Tamiami CDD. District Manager: Special District Services, Inc. (2007 – Present).

The Village at Gulfstream Park CDD, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 1,500 multi-family dwelling units, a hotel, 750,000 square feet of retail space, 140,000 square feet of office space, and a movie theater on 54.60 acres. Client: The Village at Gulfstream Park CDD. District Manager: PFM Group Consulting LLC. (2007 – Present).

Majorca Isles CDD, City of Miami Gardens, Miami-Dade County FL. District Engineer overseeing the development of the infrastructure that will give access and service to 594 single family dwelling units on 60.13 acres. Client: Majorca Isles CDD. District Manager: Governmental Management Services. (2007 – Present).

Coconut Cay CDD, City of Miami Gardens, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 543 single family dwelling units on 108 acres. Client: Coconut Cay CDD. District Manager: Governmental Management Services. (2007 – Present).

Enclave at Black Point Marina CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 240 single family units on 50.38 acres. Client: Enclave at Black Point Marina CDD. District Manager: Governmental Management Services. (2007 – Present).

Walnut Creek CDD, City of Hallandale, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 759 single family dwellings and 153 villas/townhomes on 227 acres. Client: Walnut Creek CDD. District Manager: Special District Services, Inc. (2007 - 2012).

Downtown Doral CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to construct 2,840 residential units, as well as 650,000 SF of retail

and office space, and 100,000 SF of civic space dwelling units on 90.30 acres. Client: Downtown Doral CDD. District Manager: Governmental Management Services. (2006 – Present).

Grand Bay at Doral CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 2,469 residential units, 148 units of workshop, and 1,489 rental units on 334.48 acres. Client: Grand Bay at Doral CDD. District Manager: Special District Services, Inc. (2006 – Present).

Century Gardens Village CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 272 dwellings on 38.25 acres of land. Client: Century Gardens Village CDD. District Manager: Special District Services, Inc. (2006 – Present).

Lake Frances CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 143 single family dwelling units on 47.89 acres of land. Client: Lake Frances CDD. District Manager: Special District Services, Inc. (2006 – Present).

Fontainebleau Lakes CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to construct 1,386 mid-rise condominium units, 238 courtyard units and 212 townhomes on 272.12 acres of land. Client: Fontainebleau Lakes CDD. District Manager: Special District Services, Inc. (2006 – Present).

South-Dade Venture CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 2,274 dwellings on 389 acres of land. Client: South Dade Venture CDD. District Manager: Governmental Management Services. (2006 – Present).

Coronado CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 327 condominium dwelling units on 17.41 acres of land. Client: Coronado CDD. District Manager: Special District Services, Inc. (2006 – Present).

Waterford Estates CDD, Charlotte County, FL. District engineer overseeing the development of the infrastructure that will give service to 211 single family units, 266 duplexes and 224 quadruplex dwellings on 193 acres of land. Client: Waterford Estates CDD. District Manager: Governmental Management Services. (2006 – Present).

Crestview II CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give service to 120 single family units on 30 acres of land. Client: Crestview II CDD. District Manager: Special District Services, Inc. (2005 – Present).

Keys Cove II CDD, City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 523 townhomes and 406 executive townhomes on 84 acres of land. Client: Keys Cove II CDD. District Manager: Special District Services, Inc. (2005 – Present).

Coral Keys Homes CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 614 residential units on 43.27 acres of land. Client: Coral Keys Homes CDD. District Manager: Governmental Management Services. (2005 – Present).

Landmark at Doral CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 1,100 residential units, 94,700 SF of retail space, 93,346 SF of office and 180,000 SF of flex office space on 118 acres of land. Client: Landmark at Doral CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2005 –

Present).

Summerville CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 111 townhouses and 156 single family residences on 47.88 acres of land. Client: Summerville CDD. District Manager: Special District Services, Inc. (2004 – Present).

Islands at Doral Townhomes CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 145 townhomes on 20 acres of land. Client: Islands at Doral Townhomes CDD. District Manager: Governmental Management Services. (2004 – Present).

Keys Cove CDD, City of Homestead, Miami-Dade County, FL. District engineer overseeing the development of the infrastructure that will give access and service to 398 villas and 576 courtyard condominiums on 72.41 acres of land. Client: Keys Cove CDD. District Manager: Special District Services, Inc. (2004 – Present).

Kendall Breeze West CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 208 townhouse units on 26.34 acres of land. Client: Kendall Breeze West CDD. District Manager: Special District Services, Inc. (2004 – Present).

Valencia Acres CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 144 single family dwelling units 63.89 acres of land. Client: Valencia Acres CDD. District Manager: Special District Services, Inc. (2004 – Present).

Bluewaters CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 246 single family dwelling units and 230 townhomes on 80 acres of land. Client: Bluewaters CDD. District Manager: Special District Services, Inc. (2003 – Present).

Cutler Cay CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 505 single family units 215.34 acres of land. Client: Cutler Cay CDD. District Manager: Special District Services, Inc. (2003 – Present).

Islands at Doral III CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 771 three story garden dwelling units, 720 townhomes and 227 single family residences on 262 acres of land. Client: Islands at Doral III CDD. District Manager: Governmental Management Services. (2003 – Present).

Tree Island Estates CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 178 single family dwellings and 96 townhouses on 86 acres of land. Client: Tree Island Estates CDD. District Manager: Special District Services, Inc. (2003 – Present).

Islands at Doral NE CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 66 single family dwellings, 125 townhomes and 340 condominium residences on 71.70 acres of land. Client: Islands at Doral NE CDD. District Manager: Special District Services, Inc. (2003 – Present).

Century Gardens CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 330 family dwelling units on 76.11 acres of land. Client: Century Gardens CDD. District Manager: Special District Services, Inc. (2003 – Present).

Sausalito Bay CDD, Miami-Dade County, FL. District Engineer overseeing the

development of the infrastructure that will give access and service to 225 single family dwellings and 204 townhouses on 104 acres of land. Client: Sausalito Bay CDD. District Manager: Special District Services, Inc. (2002 – Present).

Islands at Doral SW CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 101 single family dwellings and 563 townhouses on 108 acres of land. Client: Islands at Doral SW CDD. District Manager: Special District Services, Inc. (2002 – Present).

Venetian Isles CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 358 single family dwellings and 216 townhouses on 127.52 acres of land. Client: Venetian Isles CDD. District Manager: Special District Services, Inc. (2002 – Present).

Pentathlon CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 514 single family dwellings on 95.12 acres of land. Client: Pentathlon CDD. District Manager: Special District Services, Inc. (2002 – Present).

Kendall Breeze CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 129 single family dwellings and 650 townhouses on 90 acres of land. Client: Kendall Breeze CDD. District Manager: Special District Services, Inc. (2002 – Present).

Beacon Lakes CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to the industrial and commercial buildings on 478 acres of land. Client: Beacon Lakes CDD. District Manager: Inframark Infrastructure Management Services. (2002 – Present).

Century Parc CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 692 condominium units and 74 townhomes on 48 acres of land. Client: Century Parc CDD. District Manager: Special District Services, Inc. (2001 – Present).

Beacon Tradeport CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to industrial and commercial buildings within the development on 377 acres of land. Client: Beacon Tradeport CDD. District Manager: Governmental Management Services (1998 – Present).

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Raul E. Alessandri, P.E.	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 35	b. WITH CURRENT FIRM 26

15. FIRM NAME AND LOCATION *(City and State)*
Alvarez Engineers, Inc. (City of Doral, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B. S. School of Engineering and Applied Science Masters Business Administration	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #75506
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
American Society of Civil Engineers; National Society of Professional Engineers; Florida Engineering Society; MOT / TTC Advanced Certification

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> SR-860 / Miami Gardens Dr. at Biscayne Blvd., (City of Miami Gardens, Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Intersection Safety Improvement project including horizontal alignment correction along Miami Gardens Drive, milling and resurfacing, addition of a pedestrian crosswalk, replacement of one traffic signal structure and addition of back plates, modification of lighting, and signing and pavement marking. Responsibilities: design of roadway, signing and pavement marking, signalization and lighting. Client: FDOT D6, Cost: \$ 805,632 / 2016- 2018.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / SE 2nd Ave., from SE 2nd St. to SE 4th St.	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. RRR and safety project for a 3-lane urban roadway; compliance with ADA accessibility standards. Design of roadway, signing and pavement marking, signalization and lighting / Construction Cost: \$1,701,482 (estimated) Role: Lighting and Signalization Engineer of Record Professional Services: 2014 - 2017		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-932 / NW 103 St. / W 49th St., from W 12th Ave. to E 5th Ave (City of Hialeah, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Safety improvement project, for a 2.24 mile, 6-lane divided urban principal arterial with three lanes in each direction. Design of roadway, SPM and signalization / Construction Cost: \$728,967 (estimated) Role: Project Manager and Engineer of Record Professional Services: 2015 - 2016		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100 St. (Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Intersection safety project to improve the horizontal alignment for 0.5 mile of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting. Construction cost: \$2,635,893 (estimated) Role: Project Manager and Engineer of Record Professional Services: 12/2013 – 2015		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / Ovs. Hwy. from W. of Indies Dr. (MM 27.4) to W. of Ships Way (MM 29.5) / (Monroe County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i> 2015
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Restoration, Rehabilitation and Resurfacing of a 2-lane, 2 mile undivided rural road. Design of roadway and signing and pavement markings. Construction Cost: \$1,483,128 Role: Project Engineer Professional Services: 2011 - 2013		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Reynaldo Chinae, P.E.	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 39	b. WITH CURRENT FIRM 25
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering M.S. in Regional Development and Population		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #58579	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> The Irrigation Association; Colegio Cubano de Ingeniero Agrónomos; MOT / TTC Advanced Certification			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Downtown Doral CDD (City of Doral, Florida)	On going	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Downtown Doral, a 90.3 acre commercial and residential development. / Estimated Cost: \$42,405,843 Role: Senior Civil Engineer / Professional services: 2006 - present		
Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	On going	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was established for the purpose of financing, acquiring or constructing, maintaining and operating the public portion of the parking garage, which is part of the infrastructure necessary to support the Project. It covers 5.13 acres, includes a 17-story, 347 guest room hotel building with a public and guest parking garage / Estimated Cost: \$28,395,000 Role: Senior Civil Engineer / Professional services: 2011 - present		
Islands at Doral III CDD (City of Doral, FL)	On going	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Islands at Doral III, a 262 acre residential development. Estimated Cost: \$27,741,113 Role: Senior Civil Engineer / Professional services: 2003 - present		
Century Gardens at Tamiami CDD (Miami-Dade County, FL)	On going	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Gardens at Tamiami, a 121 acre residential development. Estimated Cost: \$22,272,000 Role: Senior Civil Engineer / Professional services: 2007 - present		
Crestview West CDD (Miami-Dade County, FL)	On going	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The Crestview West Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Crestview West, a 25.26 acre residential development. / Estimated Cost: \$4,114,740 Role: Senior Civil Engineer / Professional services: 2008 - present		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Ramon Tesone, P.E., PTOE	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 21
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer # 56070 PTOE # 2803	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Professional Traffic Operations Engineer Certification; MOT / TTC Advanced Certification			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> SR-A1A/ Indian Creek Drive from Abbott Ave to 63 Street (0.6 miles), (Miami Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
a. Pavement rehabilitation project that consisted of milling and resurfacing, reconstruction of existing substandard pedestrian ramps, upgrade of three signalized intersections with video detection and provision of full pedestrian actuation, and signing and pavement marking improvements. Role: Engineer of Record for the Roadway and Signalization.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 973 / NW 87 Ave at NW 7 Street (0.3 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
b. Safety project to widen NW 87th Ave to provide an auxiliary right turn lane to NW 7 St. The project also included providing drainage French drains, replacement of mast arms at two intersections and signing and pavement marking improvements. Role: Engineer of Record for the Roadway, Drainage and Signing and Pavement Markings.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 826 / Palmetto Expressway Ramps and Frontage Road (1.3 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
c. RRR project to rehabilitate five ramps and a frontage road on the SR 826 system. The project included roadway resurfacing, shoulder widening, providing a bicycle lane along the frontage road, and miscellaneous drainage, signalization and signing and pavement markings improvements. Role: Engineer of Record for the Roadway, Drainage, SPM and Signalization improvements.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-959 / SW 57 Ave., from SW 24 St. to SW 8 St. (1.1 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
d. widening project from 2 lanes to 3 lanes which includes sidewalk reconstruction, drainage improvements, signing and pavement markings, signalization and lighting improvements. The lighting included installation of a new lighting system with decorative poles. Role: Engineer of Record for the Signalization and Lighting improvements.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 9 / NW 27 Ave from N. of NW 141 St. to I-95 Park & Ride On-Ramp (2.1 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
e. Resurfacing project of a 4-lane divided arterial which included cross slope correction, addition of bicycle lanes, ADA improvements, signalization, lighting and upgrades to bridge railings. Role: Engineer of Record (EOR) for the Roadway, SPM, Lighting and Signalization.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Alejandro Aleman, P.E.	13. ROLE IN THIS CONTRACT Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 4	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Downtown Doral South CDD (City of Doral, Miami-Dade County, FL)	On going	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Downtown Doral South a 129.93 acre development. Estimated Cost: \$139,716,000 Role: Civil Engineer / Professional services: 2024 - present		
Landmark at Doral CDD (City of Doral, FL)	On going	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 133 acre residential development. Estimated Cost: \$77,389,000 Role: Civil Engineer / Professional services: 2024 - present		
Waterford Estates CDD (Charlotte County, FL)	On going	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Waterford Estates, a 193 acre residential development. Estimated Cost: \$11,894,000 Role: Civil Engineer / Professional services: 2024 - present		
Oakridge CDD (Broward County, FL)	On going	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Oakridge, a 242 acre residential development. Estimated Cost: \$3,105,686 Role: Civil Engineer / Professional services: 2024 - present		
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Maria Tovar- Altimari, E.I.	13. ROLE IN THIS CONTRACT Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 14	b. WITH CURRENT FIRM 14

15. FIRM NAME AND LOCATION *(City and State)*
Alvarez Engineers, Inc. (City of Doral, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
MOT / TTC Advanced Certification

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SR-932 / NW 103 St. / W. 49 St., from W. 12 Ave. to E 5 Ave. (Miami-Dade County, FL)	2017	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Scope: Safety improvement project, for a 2.24 mile, 6-lane divided urban principal arterial with three lanes in each direction. Design of roadway, SPM and signalization./ Construction Cost: \$728,967 (estimated) Role: Engineering Technician responsible for the design of roadway signing and pavement marking Professional Services: 2015 - Present		
SR-5 / US-1 / S. Dixie Hwy. at SR-9 / SW 27 Ave. (Miami-Dade County, FL)	2014	2015
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Scope: Intersection improvements on a 6-lane divided urban road including roadway resurfacing, pavement widening, cross slope correction, roadside safety improvement, signing and pavement marking, signalization upgrades per safety. Construction Cost: \$1,061,110 Role: Engineering Technician preparing report and performed QAQC / Professional Services: 2012 - 2014		
SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100 St. (Miami-Dade County, FL)	2015	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Scope: Intersection safety project to improve the horizontal alignment of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting. / Construction Cost: \$2,635,893 (estimated). Role: Engineering Technician responsible for the design of signing and for QAQC / Professional Services: 2013-2015		
SR-994 / SW 186 St., from E. of SR-821 Florida's Turnpike to W. of SR-5/US1/S. Dixie / (Miami-Dade County, FL)	2014	2015
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Scope: Ride rehabilitation project with ADA improvements and utility adjustments for a 5-lane 1 mile undivided roadway. Construction Cost: \$485,546 Role: Engineering Technician responsible for QAQC/ Professional Services: 2012 - 2014		
SR-9 / NW 27th Ave., from NW 141st St. to I-95 On-Ramp (Miami-Dade County, FL)	2014	2015
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Scope: Resurfacing project for a 4-lane 2.1 mile divided roadway; design included roadway, signing and pavement marking, signalization and lighting. / Construction Cost: \$2,431,819 Role: Engineering Technician responsible for QAQC / Professional Services: 2012 - 2014		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Angel Camacho, E.I., E.E.	13. ROLE IN THIS CONTRACT Electrical Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 6
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Electrical Engineering M.A. in Engineering Management		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> NW 122 Ave., from NW 25 St. to NW 41 St. (1.0 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Scope: Construction of a new urban 2-lane road. Shop drawing review and approval. Responsibilities: review of shop drawings, inspections, permit coordination, utility coordination, responded to request for information, coordinated and performed inspections, design of fencing plan per FDOT specs, maintenance coordination. Role: Engineering Technician. Design Dates: 06/2018 – Present.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-A1A / Collins Ave. at 79 St., City of Miami Beach, Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Scope: Intersection Safety Improvement project to add crosswalks and a signal. Design of roadway, SPM and signalization. Responsibilities: design of signalization. Role: Engineering Technician. Design Dates: 10/2017 – 01/2019.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / S. Dixie Hwy. at SW 127 Ave./SW 232 St. (0.14 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Scope: Intersection safety improvements including milling and resurfacing, modification of traffic separator, replacement of one traffic signal structure and addition of signal back plates. Responsibilities: design of signalization: addition of new loop window and pull boxes, update of runs for conduits, and relocation of existing lighting conduit in conflict with new location of mast arm. Client: FDOT D6, Role: Engineering Technician. Design Dates: 2/2017 – 01/2019.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-817 / NW 27 Ave. from NW 171 St. to NW 177 St. (0.38 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Scope: Pedestrian safety improvement project. Design of roadway, SPM, signalization and lighting. Responsibilities: post design: revision for relocation mast arm. Client: FDOT D6. Design Dates: 12/2015 – 07/2017. Post Design services in 2018. Role: Engineering Technician.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100 St. (0.5 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Scope: Intersection safety project to improve the horizontal alignment of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting. Responsibilities: post design: revision of plans; field reviews for RFIs and location pull boxes for video camera; addition of video detection camera and zones, and blue toad to signalization plans. Client: FDOT D6, Design Dates: 12/2013 – 12/2016. Role: post design: Engineering Technician.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Katherine Ramirez, E.I	13. ROLE IN THIS CONTRACT Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Petroleum Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Century Gardens at Tamiami CDD (Miami-Dade County, FL)	On going	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Gardens at Tamiami, a 121 acre residential development. Estimated Cost: \$22,272,000 Role: Civil Engineer / Professional services: 2022 - present		
Islands at Doral III CDD (City of Doral, FL)	On going	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Islands at Doral III, a 262 acre residential development. Estimated Cost: \$27,741,113 Role: Civil Engineer / Professional services: 2022 - present		
Cutler Cay CDD (Miami-Dade County, FL)	On going	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Cutler Cay, a 215.34 acre residential development. Estimated Cost: \$13,580,000 Role: Civil Engineer / Professional services: 2022 - present		
Kendall Breeze CDD (Miami-Dade County)	On going	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Kendall Breeze, a 90 acre residential development. Estimated Cost: \$5,866,000 Role: Civil Engineer / Professional services: 2022 - present		
Century Parc CDD (Miami-Dade County, FL)	On going	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Parc, a 48 acre residential development. Estimated Cost: \$5,449,000 Role: Civil Engineer / Professional services: 2022 - present		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Amanda Valdes	13. ROLE IN THIS CONTRACT Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 1	b. WITH CURRENT FIRM <1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Downtown Doral South CDD (City of Doral, Miami-Dade County, FL)	On going	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Downtown Doral South a 129.93 acre development. Estimated Cost: \$139,716,000 Role: Civil Engineer / Professional services: 2024 - present		
Landmark at Doral CDD (City of Doral, FL)	On going	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 133 acre residential development. Estimated Cost: \$77,389,000 Role: Civil Engineer / Professional services: 2024 - present		
Waterford Estates CDD (Charlotte County, FL)	On going	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Waterford Estates, a 193 acre residential development. Estimated Cost: \$11,894,000 Role: Civil Engineer / Professional services: 2024 - present		
Oakridge CDD (Broward County, FL)	On going	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Oakridge, a 242 acre residential development. Estimated Cost: \$3,105,686 Role: Civil Engineer / Professional services: 2024 - present		
Century Gardens at Tamiami CDD (Miami-Dade County, FL)		
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Gardens at Tamiami, a 121 acre residential development. Estimated Cost: \$22,272,000 Role: Civil Engineer / Professional services: 2024 - present		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Claudine Elie Harvey	13. ROLE IN THIS CONTRACT Senior Administrative Assistant	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 18
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.A. Business Administration (Marketing and International Business)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral CDD (City of Doral, Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development / Estimated Cost: \$168,000,000. Role: Senior Executive Assistant / Professional services: 2006 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral CDD (City of Doral, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development. The development offers residential, retail, office and industrial uses / Estimated cost: \$75,000,000 Role: Senior Executive Assistant / Professional services: 2005 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Two Lakes CDD (City of Hialeah, Miami-Dade County)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 221.58 acre residential development, which will give access and service to 396 single family homes, and 1,273 townhomes and 335 Villas. / Estimated cost: \$66,541,617 Role: Senior Executive Assistant / Professional services: 2016 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the public portion of the garage which is part of the infrastructure necessary to support the Project. / Estimated cost: \$28,395,000 Role: Senior Executive Assistant / Professional services: 2011 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Silver Palms West CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 79.27 acre residential development, which will give access and service to 253 villas, 217 townhomes and 183 single family units. / Estimated cost: \$24,483,225 Role: Senior Executive Assistant / Professional services: 2021 - present		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">1</p>
21. TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral Community Development District (City of Doral, Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Grand Bay at Doral CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Grand Bay at Doral Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development located in the City of Doral in Miami-Dade County, Florida. The development offers single family dwellings and includes 3 phases.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 2,469 residential units, 148 units of workshop, and 1,489 rental units.

Estimated Cost: \$ 168,600,000

District Engineer currently overseeing the development of the infrastructure (2006 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">2</p>
21. TITLE AND LOCATION <i>(City and State)</i> Fontainebleau Lakes Community Development District (Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Fontainebleau Lakes CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer currently overseeing the development of the infrastructure.

The Fontainebleau Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Fontainebleau Lakes, a 272 acre residential development located in Miami-Dade County, Florida. The development offers mid-rise condominium units, courtyard units and townhomes.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to construct 1,386 mid-rise condominium units, 238 courtyard units and 212 townhomes.

Estimated Cost: \$ 104,323,000



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">3</p>
21. TITLE AND LOCATION <i>(City and State)</i> Lakes by the Bay South Community Development District (Miami-Dade County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Lakes by the Bay South CDD	b. POINT OF CONTACT NAME Luis Hernandez, GMS-SF, LLC	c. POINT OF CONTACT TELEPHONE NUMBER (954) 721-8681
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Lakes by the Bay South Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Lakes by the Bay South, a 516.54 acre residential development located in Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to residential units.

Estimated Cost: \$ 99,416,450

District Engineer currently overseeing the development of the infrastructure (2015 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alvarez Engineers, Inc.	8935 NW 35 Lane, Suite 101 Doral, Florida	CDD District Engineer
b.		
c.		
d.		
e.		
f.		

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

20. EXAMPLE PROJECT KEY NUMBER

4

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

Downtown Doral South Community Development District
 (City of Doral, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Downtown Doral South CDD

b. POINT OF CONTACT NAME

Rich Hans, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

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

The Downtown Doral South Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Downtown Doral, a 129.93 acre residential and a 6.54-acre commercial tract development located in the City of Doral, Miami-Dade County, Florida.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to 343 single family units, 557 townhomes and 398 multi-family units for a total of 1,298 residential units, and a commercial development.

Estimated Cost: \$ 99,210,955.

District Engineer currently overseeing the development of the infrastructure (2016 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alvarez Engineers, Inc.	8935 NW 35 Lane, Suite 101 Doral, Florida	CDD District Engineer
b.		
c.		
d.		
e.		
f.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">5</p>
21. TITLE AND LOCATION <i>(City and State)</i> Midtown Miami Community Development District (City of Miami, Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Midtown Miami CDD	b. POINT OF CONTACT NAME Greg Wrathell, Wrathell, Hunt & Associates	c. POINT OF CONTACT TELEPHONE NUMBER (561) 571-0010
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer currently overseeing the development of the infrastructure.

The District financed the construction of a network of roadways within the boundaries of the District as well as improvements to offsite roads adjacent to the development. The District also financed portions of three public garages, water and sanitary sewer systems, stormwater management systems, landscaping, streetscaping, irrigation, a public plaza and miscellaneous public improvements, such as utility undergrounding and signalization for a 56 acre development located in the city of Miami, Miami-Dade County, Florida. The 56 gross acres include residential and commercial areas.

The infrastructure is a network of roadway, stormwater management, sanitary sewer, and water systems that will give access and service to the industrial and commercial buildings within the development.

Estimated Cost: \$ 77,535,000



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">6</p>
21. TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral Community Development District (City of Doral, Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Landmark at Doral CDD	b. POINT OF CONTACT NAME Craig Wrathell, Wrathell, Hunt & Associates	c. POINT OF CONTACT TELEPHONE NUMBER (561) 571-0010
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Landmark at Doral Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development located in the City of Doral, Miami-Dade County, Florida. The development offers residential, retail, office and industrial uses.

The infrastructure is a network of roadway, parking garage, drainage, water, sanitary sewer systems and outdoor recreational areas that will give access and service to 1,100 residential units, 94,700 SF of retail space, 93,346 SF of office and 180,000 SF of flex office space.

Estimated Cost: \$ 75,000,000

District Engineer currently overseeing the development of the infrastructure (2005 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">7</p>
21. TITLE AND LOCATION <i>(City and State)</i> Two Lakes Community Development District (City of Hialeah, Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Two Lakes CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Two Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Two Lakes, a 221.58 acre residential development located in the City of Hialeah, Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 396 single family homes and 1,273 townhomes and villas.

Estimated Cost: \$ 66,541,617

District Engineer currently overseeing the development of the infrastructure (2016 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">8</p>
21. TITLE AND LOCATION <i>(City and State)</i> Beacon Lakes Community Development District (Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> <p style="text-align: right;">2019</p>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Beacon Lakes CDD	b. POINT OF CONTACT NAME Ken Cassell, Inframark	c. POINT OF CONTACT TELEPHONE NUMBER (954) 753-5841
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Beacon Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 522 acre development located in Northwest Miami-Dade County, Florida. The infrastructure is a network of roadway, stormwater management, sanitary sewer, and water systems that will give access and service to the industrial and commercial area.

Estimated Cost: \$ 63,000,000

District Engineer currently overseeing the development of the infrastructure (2002 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

20. EXAMPLE PROJECT KEY NUMBER

9

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

Centre Lake Community Development District
 (Town of Miami Lakes, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Centre Lake CDD

b. POINT OF CONTACT NAME

Luis Hernandez, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

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

The Centre Lake Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Centre Lake, a 142.67 acre residential development located in the Town of Miami Lakes, Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 256 single family units and 226 townhomes.

Estimated Cost: \$ 48,433,917

District Engineer currently overseeing the development of the infrastructure (2015 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alvarez Engineers, Inc.	8935 NW 35 Lane, Suite 101 Doral, Florida	CDD District Engineer
b.		
c.		
d.		
e.		
f.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">10</p>
21. TITLE AND LOCATION <i>(City and State)</i> Silver Palms West Community Development District Miami-Dade County, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Silver Palms West CDD	b. POINT OF CONTACT NAME Luis Hernandez, GMS SFL	c. POINT OF CONTACT TELEPHONE NUMBER (954) 721-8681
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Silver Palms West Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Silver Palms West, a 79.27 acre residential development located in Miami-Dade County, Florida.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to 253 villas, 217 townhome units, and 183 single family units.

Estimated Cost: \$ 24,483,225.

District Engineer currently overseeing the development of the infrastructure (2021 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alvarez Engineers, Inc.	Doral, Florida	CDD District Engineer
b.			
c.			
d.			
e.			
f.			

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Juan R. Alvarez, P.E.	District Engineer	X	X	X	X	X	X	X	X	X	X
Raul Alessandri, P.E.	Senior Civil Engineer					X					
Reynaldo Chinaea, P.E.	Senior Civil Engineer	X	X	X	X	X	X	X	X	X	X
Ramon Tesone, P.E., PTOE	Senior Civil Engineer	X	X	X	X	X	X	X	X	X	X
Alejandro Aleman, P.E.	Civil Engineer	X	X	X	X	X	X	X	X	X	X
Angel Camacho, E.I.	Electrical Engineer	X	X	X	X	X	X	X	X	X	X
Maria Tovar-Altimari, E.I.	Civil Engineer										
Katherine Ramirez, E.I.	Engineer	X	X	X	X	X	X	X	X	X	X
Amanda Valdes	Civil Engineer	X	X	X	X	X	X	X	X	X	X
Samara Cheda	Senior Designer										
Claudine Elie Harvey	Senior Administrative Assistant	X	X	X	X	X	X	X	X	X	X

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Grand Bay at Doral CDD	6	Landmark at Doral CDD
2	Fontainebleau Lakes CDD	7	Two Lakes CDD
3	Lakes by the Bay South CDD	8	Beacon Lakes CDD
4	Downtown Doral South CDD	9	Centre Lake CDD
5	Midtown Miami CDD	10	Silver Palms West CDD

H. ADDITIONAL INFORMATION

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

Alvarez Engineers, Inc. is a Civil Engineering Consulting Firm specializing in Land Development, Highway Design, Drainage, Stormwater Management, Environmental Permits, Signing & Pavement Markings, Signalization, and Lighting.

Established in 1995 by Juan R. Alvarez, P.E., Alvarez Engineers is a Florida corporation organized in Miami-Dade, Florida with offices in the City of Doral. We pride ourselves in being highly qualified, efficient, flexible and with a focus on teamwork. Since our inception we have experienced continued success with state and local government agencies and private sector businesses covering well over 100,000 acres of land. Alvarez Engineers has built strong professional relationships through a company-wide commitment to excellence, professional integrity and focus on our clients' needs.

Since 1998 our firm has been Engineering Consultant to over 80 Community Development Districts in Miami-Dade County which have issued over than \$1.7 Billion in bonds for financing public infrastructure to serve over 60,000 homes.

We are able to engage and complete major projects due to the high level of preparation of our staff, its diligence, work discipline, and most importantly, its capacity to work with other firms by paying special attention to interpersonal relationships with co-workers and members of the team.

Areas of Expertise:

- (1) Site Development and Parking Lot Design
- (2) Water Distribution and Sanitary Sewage Collection
- (3) Minor and Major Highway Design
- (4) Roadway Signing, Pavement Marking and Channelization
- (5) Roadway Lighting
- (6) Roadway Signalization
- (7) General Civil Engineering for planning and conceptual studies, permitting and construction administration

Insurance:

Alvarez Engineers' current General Liability insurance is at \$2,000,000 and current Professional Liability insurance is at \$2,000,000.

Business Ethics:

Alvarez Engineers adheres to the highest standards of business ethics and has never been the subject of a judicial investigation.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

DocuSigned by:



91E21FBBCEDD4E0...

32. DATE

2/5/2025

33. NAME AND TITLE

Juan R. Alvarez, P.E., President

Schedule "A"

Alvarez Engineers, Inc.

2025 Hourly Personnel Billing Rates

Principal	\$235.00 / Hour
Chief Engineer Professional Engineer with 15+ years of experience	\$225.00 / Hour
Project Manager Professional Engineer with 10+ years of experience	\$210.00 / Hour
Senior Engineer Professional Engineer with 10+ years of experience (production)	\$185.00 / Hour
Engineer 2 Professional Engineer with 5+ years of experience	\$160.00 / Hour
Engineer 1 Professional Engineer with 0+ years of experience	\$145.00 / Hour
Electrical Engineer Electrical Engineer with 2+ years of post-graduate experience	\$140.00 / Hour
Engineer Intern Entry level with engineering degree; Engineering Intern License	\$130.00 / Hour
Senior Designer 15+ years of design experience, non-registered	\$115.00 / Hour
CADD/Computer Technician Design and Drafting with 1+ years of experience	\$100.00 / Hour
Senior Engineering Technician 5+ years of experience	\$100.00 / Hour
Engineering Technician Entry level with 0-4 years of experience	\$ 92.00 / Hour
Senior Administrative Degreed executive assistant with 8+ years of experience	\$ 95.00 / Hour
Administrative Secretary / Clerical	\$ 70.00 / Hour



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.com

Website www.alvarezeng.com

References

Mr. Rich Hans
Governmental Management Services-South Florida
5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

Mr. Craig Wrathell
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
(561) 571-0010

Mr. Ken Cassell
Inframark
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