



PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES

# FFY 2021 CDBG - CORONA VIRUS PROJECT FOR THE CITY OF GREEN OF COVE SPRINGS

RFQ NO. 2024-06

**PREPARED FOR:**

City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, FL 32043

**PREPARED BY:**

Jerel McCants Architecture, Inc.  
1210 East Columbus Drive  
Tampa, FL 33605  
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www.Jmccants.com

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# ABOUT US

JEREL MCCANTS  
ARCHITECTURE, INC.

JMA was established in 2009 and is a full-service architectural and interior firm specializing in providing innovative solutions to complex problems and have been recognized for our approach to business and client experience.



Established in 2009, JMA is a boutique design firm uniquely outfitted to address the needs of project renovations, remodels and new construction. JMA, Inc. is certified as a Minority / Woman & Service-Disabled Veteran (MWBC) through the Office of Supplier Diversity and Florida Unified Certification Program, DBE for all USDOT federal aid projects and is a former 8(a) Certified Business through the US Small Business Administration. We specialize in providing innovative solutions to complex problems and have been recognized for our approach to business and client experience.

**The firm's experience includes** the design of public and private sector projects including housing authorities, public works projects, educational facilities, administrative buildings, medical facilities, commercial buildings, cultural facilities, hospitality and residential facilities.

**Our method of collaboration and coordination with Owners** during the design process enhances the project documents and delivery process while ensuring the project is delivered on-time and within budget.

**The "Little Things We Do":** Jerel McCants, Principal Architect of the firm, is involved in your project from beginning to completion. We take pride in each project, as the outcome is just as important to us as it is to our Client. Our core values are focused on integrity, innovation, and insight.

## OUR CAPABILITIES INCLUDE:

- Site & Building Condition Analysis
- Furniture Design and Specifications
- Maintenance/ Replacement
- Forensic Investigation
- Construction Administration
- Constructability Reviews
- Water/ Moisture Intrusion
- Historic Renovations
- Renovation/ Remodeling Design
- Interior Design/ Fixture Selection
- Budget/ Schedule Compliance
- Sustainable Implementation
- Project Closeout
- Life Cycle Cost Analysis
- ADA Renovations
- Project Management

## SECTION 2

# KNOWLEDGE

## OF STATE AND FEDERAL REGULATIONS GOVERNING THE CDBG PROGRAM AS WELL AS OTHER GRANT PROGRAMS

JEREL MCCANTS  
ARCHITECTURE, INC.

### Overview

At Jerel McCants Architecture Inc., we pride ourselves on our extensive knowledge and experience with various state and federal programs that support community development and revitalization. Our expertise ensures that we can effectively navigate these programs to benefit our clients and the communities we serve.

### Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program is a federal initiative aimed at providing communities with resources to address a wide range of unique community development needs. Administered by the U.S. Department of Housing and Urban Development (HUD), the CDBG program is one of the longest continuously run programs at HUD.

### Key Features of CDBG:

- **Flexible Funding:** CDBG funds can be used for various activities, including housing rehabilitation, public facilities, infrastructure improvements, and economic development.
- **Community Focused:** The program emphasizes projects that benefit low- and moderate-income individuals, prevent or eliminate slums or blight, and address urgent community needs.
- **Local Control:** Local governments have significant discretion in determining how to use CDBG funds, allowing them to tailor projects to their specific needs.

In addition to CDBG, we are knowledgeable about various other state and federal programs that support community development, including:

- Low-Income Housing Tax Credits (LIHTC)
- New Markets Tax Credits (NMTC)
- Historic Preservation Tax Incentives
- State Housing Initiatives Partnership (SHIP) Program





### Overview

ARIEL Business Group will provide additional support. The ARIEL Team possesses an in-depth understanding and knowledge of Federal Regulations including CBDG which will allow the team to coordinate with local and state officials with respect to conforming to the federal requirements. Specifically, they have provided training for CBDG funded agencies and have experience with multiple federal programs funded by Housing and Urban Development (HUD).

### Our Expertise

ARIEL Business Group, Inc. has a proven track record of leveraging CDBG and other state and federal programs to enhance community development projects. Our services include:

- **Grant Application Assistance:** We help clients prepare and submit grant applications, ensuring compliance with all requirements and maximizing the chances of approval.
- **Compliance and Reporting:** We assist with the ongoing management of funded projects, including compliance with program regulations and reporting requirements.

### Work with HUD and Housing Authorities

Our collaboration with HUD and various housing authorities has enabled us to successfully manage numerous community development projects. We have extensive experience in navigating the complexities of these partnerships to deliver impactful results.

### Comprehensive Compliance on other Federally Funded Construction Projects

Ariel Business Group, Inc. is committed to ensuring comprehensive compliance on federally funded construction projects. Our expertise includes:

- **Federal Aviation Administration (FAA):** We manage projects that comply with FAA regulations, ensuring safety and efficiency in aviation-related construction.
- **Federal Highway Administration (FHWA):** Our team is well-versed in FHWA requirements, overseeing infrastructure projects that enhance transportation networks while adhering to federal standards.

## WHY CHOOSE US?

Our deep understanding of these programs allows us to provide comprehensive support to our clients, from initial project conception through to completion. By partnering with Ariel Business Group, Inc., you gain access to a team dedicated to creating impactful, sustainable, and community-focused projects.

## SECTION 3

# EXPERIENCE

## WITH CDBG FUNDED PROJECTS

Jerel McCants Architecture Inc. has a proven track record of leveraging CDBG and other state and federal programs to enhance community development projects. Our services include:

- Grant Application Assistance: We help clients prepare and submit grant applications, ensuring compliance with all requirements and maximizing the chances of approval.
- Project Planning and Design: Our team designs projects that meet the criteria for funding, focusing on sustainability, community impact, and cost-effectiveness.
- Compliance and Reporting: We assist with the ongoing management of funded projects, including compliance with program regulations and reporting requirements.

Past experiences include:

### **The Jackson House Historic Reconstruction**

This is a historic building constructed in 1901 as a boarding house during segregation and is listed on the National Register of Historic Places. This was also a part of the famous “Chitlin Circuit” where many performers stayed while in Tampa such as Ray Charles and Count Basie. The building needs to be demolished and it will be reconstructed keeping the same original design criteria and elements per NRHP guidelines.

### **The Adderley Affordable Housing Apartment Building**

The Adderley is a new affordable apartment development located in Tampa, Florida. This 5-story, 137,680 GSF housing community will consist of 67 one-bedroom, 47 two-bedroom, and 14 three-bedroom units totaling 128 units. All apartments will be equipped with multiple energy-efficient features. Amenities include a large clubhouse area with activity and meeting rooms, on-site laundry, a beautiful pool, and ample parking.

As part of our services, JMA will provide Interior Design Services for the building and contribute color palette selection for the exterior facades and will also coordinate HUD required features and amenities oversight to ensure these requirements will be incorporated into the finished construction of the building and the site amenities, including parking and walkways.

### **Tampa Union Station**

Tampa Union Station was built in 1912 and since then has fallen into disrepair as rail service diminished. In the early 1990's a non-profit organization restored this station for full functioning with Amtrak rail service. This building is within Ybor City and is on the National Historic Landmark and is listed on the National Register of Historic Places. This new scope of work is to maintain the original materials to keep the character of this historic building, like the existing window substrate with new exterior trim made from dense, modified accoya wood. Also, upgrades to the existing restrooms with a new ADA compliant Unisex Stall with period finishes.

# MANAGEMENT & STAFFING

## ORGANIZATIONAL CHARTS, RESUMES, ETC.

JMA provides you with a highly experienced team capable of achieving your project objectives as outlined in the RFP.

Our current staff of 6 includes 1 Registered Architect, 3 Architects, 1 Construction Administrator, and 1 Project Coordinator who are committed to achieving the Owner’s schedule and budget requirements.

Our firm’s fifteen years of experience has provided the team exposure to all phases of design and construction and they are prepared to complete the architectural design and production on any project assignment.

### ORGANIZATION CHART

JMA provides you with a highly experienced team capable of achieving your project objectives.



**Jerel McCants, AIA**  
Principal Architect



**Terry Miller**  
Construction administrator (JMA)

**Eduardo Olarte**  
Project Manager II (JMA)

**Safoura Kazemilari**  
Project Coordinator (JMA)

DESIGN CONSULTANTS



Mechanical & Electrical Engineering  
**Julius Davis**  
President & CEO  
VOLT AIR



Civil Engineering  
**Arnold Austin P. E., S. I.**  
Principal  
ASG



Structural Engineering  
**Richard L. V. Coates, III, P.E.**  
President  
E/C/A  
GULF ATLANTIC ENGINEERS



Consultant  
CDBG Grant & Observation  
Service Support  
**Thomas Huggins, III**  
President & CEO  
ARIEL BUSINESS GROUP

## SECTION 4 | MANAGEMENT & STAFFING (CONTINUED)

The following design consultants have all completed projects with JMA and will have contracts for performance in their applicable area of expertise with JMA.

# DESIGN CONSULTANTS

## MECHANICAL AND ELECTRICAL ENGINEERING



VoltAir Consulting Engineers, Inc. provides mechanical, electrical, plumbing, fire protection and information technology design services. Headquartered in Tampa, FL, VoltAir also maintains offices in Orlando, FL and Houston, TX and is a certified minority owned corporation.

Founded in 2006, the firm provides quality assurance from conceptual design through construction administration and project closeout. With buildings that range from schools to airports, our engineers and technical staff provide design services associated with renovations, additions, and new construction. VoltAir's project experience includes a wide variety of market sectors, including: education, aviation, government, hospitality, public works, healthcare, multi-family, hospitality, and various other commercial and industrial sectors. I

In 2015 the firm expanded to include VoltAir Constructors, which provides design-build Electrical Contracting services.

## STRUCTURAL ENGINEERING



Austin Structural Group was formed in 2012 by Arnold Austin. As the owner and sole principal of the consulting firm, Mr. Austin is a graduate of the University of Miami and holds a Bachelor's of Science in Architectural Engineering and Civil Engineering. A registered Professional Engineer and Special Inspector in the state of Florida, Mr. Austin has 14+ years' experience in structural design, preparation of contract documents, project management and construction administration.

The firm provides structural design services on buildings ranging from custom residences to mid-to-high-rise residential and commercial structures, government offices, medical and recreation facilities, dormitories, museums, and parking structures of various levels of complexity. Regardless of the project scale, they strive for excellence in meeting demands related to constructability, budget, schedule, form, function, and maintaining aesthetic values. Their deliverable schedules are tailored to meet the requirements for design-bid build, design-build and fast-track project delivery systems.

Austin Structural Group is experienced in the use of a broad range of structural materials, including: conventionally-reinforced concrete, post-tension concrete, pre-cast concrete, masonry, structural steel, cold-formed steel, and wood. In addition, they have in-depth knowledge in the interpretation and application of all current governing building codes and design standards including, but not limited to: the Florida Building Code (FBC), the International Building Code (IBC), ACI, ASCE, and the AISC.



## SECTION 4 | MANAGEMENT & STAFFING (CONTINUED)

### CIVIL ENGINEERING



Gulf Atlantic Engineers was founded in 2019 with a simple goal - to provide exceptional engineering services. Over the years, they have built a team of dedicated professionals who are passionate about delivering innovative and sustainable solutions to their clients. The company specializes in a range of civil engineering services, including transportation, structural design, environmental engineering, and forensic engineering.

As experienced civil engineers, Gulf Atlantic Engineers specializes in providing comprehensive site development services. Their team of experts are proficient in understanding the requirements, budget, and timeline to meet the specific needs of each project. Gulf Atlantic Engineers also provides planning services designed to navigate through the complex regulatory environment to get the project off the ground. They assist with site selection, feasibility studies, zoning analysis, and master planning.

Past projects include but are not limited to; City of Tampa, Chase N Green Recycling, Collier County Public Works, Mobley Development.

### BUILDING ENVELOPE AND ROOFING CONSULTING SERVICES



PBA Design Group, Inc. is a unique full service architectural firm located in Tampa, Florida that provides specialty building envelope and roofing consulting services for municipal, educational, commercial, industrial, and residential buildings. They specialize in new construction and renovation work that includes exterior building envelope restoration and roof replacements for all types of steep and lowslope roofing systems.

### CONSULTANT: CDBG GRANT AND OBSERVATION SERVICE SUPPORT



The ARIEL Business Group, Inc. (ARIEL), has over 28 years of diversified management and business consulting experience. The firm's services include consulting, construction diversity compliance monitoring, outreach, construction support, workforce development, community engagement, training and technology support. ARIEL has worked in various industries and on major Design-Build projects in Infrastructure, Transportation, Aviation, Industrial, Sports Facilities, Residential and Commercial industries. ARIEL has provided services to local, state and federal government agencies, as well as major Design Builders, Engineers, Developers and Consultants.

ARIEL recently completed the HUD funded Saint Petersburg Housing Authority Jordan Park Project. ARIEL's Diverse Business Outreach, Compliance and Inclusion Services has led to more than \$200 million dollars of Diverse Business inclusion on various projects.



JEREL MCCANTS  
ARCHITECTURE, INC.

**JEREL MCCANTS, AIA, LEED GREEN ASSOCIATE**  
CEO | President

Mr. Jerel McCants established Jerel McCants Architecture, Inc. in 2009. Mr. McCants has experience in many building types including Municipal, Educational, High-rise condominiums, Cultural and Residential. Mr. McCants mission is to contribute to innovative architectural design and construction methods to residential and commercial markets as a Managing Principal based on his ability to direct staff members and communicate effectively with clients and contractors. His mix of small, medium and large (S,M,L) projects have allowed him to maintain a steady firm standing and consistent viability in the global marketplace.

**FEATURED PROJECT EXPERIENCE**

- Historic Preservation of the Johnson Houses - provide design & construction drawings for the Preservation of (2) existing houses and oversee the renovation through providing limited Construction Administration services.
- St. Peter Claver Academy - Feasibility, programming and Master- planning for School Campus Creation of a Capital Improvement plan to include to construction of a new 15,000 SF Church and Fellowship Hall buildings due the relocation of the existing adjacent church campus.
- THA Early Childhood Development Center - Interior Build-out. 2,500 SF space will provide day care assistance for the residents. 2018. \$394,000
- Palmetto Park Apartments - Interior remodel of existing 26 unit affordable housing apartment complex. Scope to include Site modification plans, demolition plans, interior elevations, framing detail, specifications manual, bidding and permitting and consultant coordination.
- Lakeland Housing Authority - Physical Needs Assessment (PNA) for the Renaissance property which contains 3-story senior building with (78) 1-BR apartments. (118) units consist of 2-3 and 4 BR apartments.
- ETCBA Affordable Housing - This 8,600 S.F. building encompassed (6) 2 story units in a townhouse configuration providing three bedroom and three bathroom floor plans. The construction of this project would incorporate
- Pasco County Housing Authority - Associate Designer for new workforce housing in Pasco County providing design support and coordination of Fair Housing Guidelines to ensure unit types were equipped to retrofit into accessible units as required by the Department of Housing and Urban Development. Each building will contain approx. (4) units with a mix of one, two- and three-bedrooms apartments within a total campus of 18 buildings.
- The Adderley Apartments Affordable Housing - Affordable housing development is currently under construction. This 4.6-acre site will contain a 5 Story, 137,680 Gross Floor Area building to provide housing for 128 dwelling units.

**ROLE**  
Principal Architect

**EXPERIENCE**  
Total: 25 years With JMA: 15 years

**OFFICE LOCATION**  
Tampa, FL

**EDUCATION**  
University of South Florida,  
Tampa, FL Certificate in  
Community Real Estate  
Development, 2010 Florida Institute of  
Government University  
of South Florida,  
Tampa, FL Masters of Architecture, 2001  
Overseas Study Program in Paris, France  
(Summer 1999)  
Tennessee State University.  
Nashville, TN Bachelor of Science in  
Architectural Engineering, 1996 Student  
Ambassador to the Soviet  
Union (Summer 1990)

**REGISTRATIONS**  
Architect: State of Florida, 2008  
State of New York, 2010,  
State of Illinois, 2010  
State of Georgia, 2012  
State of Michigan, 2015  
State of Tennessee 2019



**TERRY MILLER**  
Construction Administrator

Terry Miller brings 44 years of combined architecture and construction experience to this project. His experience includes educational, affordable housing, office buildings, community buildings, recreation facilities, parking garages, and commercial, governmental, and healthcare projects. Terry’s main areas of responsibility at JMA are management/oversight which includes coordination and directing practice efforts in delivering projects from inception, through design, technical specifications, construction administration duties, and acceptance of projects by the client.



**ROLE**

Construction Administrator

**EXPERIENCE**

Total: 44 years  
With JMA: 6 years

**OFFICE LOCATION**

Tampa, FL

**EDUCATION**

Georgia Institute of Technology,  
Atlanta, GA  
Masters of Architecture, 1983  
Florida A&M University,  
Tallahassee, FL  
Bachelor of Science in  
Architecture, 1980

**REGISTRATIONS**

Architect: State of Florida, 1983 - 2015,  
Retired 2014  
Evaluator - Essential Emergency Duties:  
State of California,  
2011 – 2016

**FEATURED PROJECT EXPERIENCE**

- Palmetto Park Apartments - Interior remodel of existing 26 unit affordable housing apartment complex. Scope to include Site modification plans, demolition plans, interior elevations, framing detail, specifications manual, bidding and permitting and consultant coordination.
- St. Peter Claver Academy - Feasibility, programming and Master- planning for School Campus Creation of a Capital Improvement plan to include to construction of a new 15,000 SF Church and Fellowship Hall buildings due the relocation of the existing adjacent church campus.
- Historic Preservation of the Johnson Houses - provide design & construction drawings for the Preservation of (2) existing houses and oversee the renovation through providing limited Construction Administration services.
- Tampa Housing Authority Early Childhood Development Center - Interior Build-out. 2,500 SF space will provide day care assistance for the residents. 2018. \$394,000
- The Jackson House Historic Reconstruction - This project intends to replace the entire historic building that its structurally unstable, severely deteriorated, and posed a serious threat to public health, safety, and welfare of the community.
- Seminole Elementary School - HVAC Renovations, Electrical Network Infrastructure Renovation. Providing an assessment report along with design and coordination services .
- Wimauma Cultural Center – Conceptual design package for a New Cultural Center.
- Tampa Police K-9 Unit Operations Center - Scope of Work includes Design Development documents for a 9,664 S.F. facility based on provided conceptual sketch to contain training rooms, offices, support spaces, K9 kennels, and exterior garage building. Schedule TBD. Est. Cost \$5M



JEREL MCCANTS  
ARCHITECTURE, INC.

## EDUARDO OLARTE

### Project Manager II

In his role as Project Manager, Eduardo is responsible for coordinating and managing the day-to-day coordination of the team including our design consultants as well as the production of working drawings, details, and specifications to ensure the highest level of quality, accuracy, and completeness.

Manuel is highly skilled in the use of Archicad, AutoCAD, REVIT, Twinmotion, Lumion, D5 Render, Photoshop, Illustrator, and Lightroom, presentations, Renderings, and three-dimensional illustrations; Medium Skilled in the use of Sketch-Up, 3ds Max, and Cinema 4D.

#### ROLE

Project Manager II

#### FEATURED PROJECT EXPERIENCE

- Palmetto Park Apartments- Interior remodel of existing apartment floor plans in select units. Scope to include Site modification plans, demolition plans, interior elevations, framing detail, specifications manual, bidding and permitting and consultant coordination.
- Historic Preservation of the Johnson Houses - provide design & construction drawings for the Preservation of (2) existing houses and oversee the renovation through providing limited Construction Administration services.
- The Jackson House Historic Reconstruction - This project intends to replace the entire historic building that its structurally unstable, severely deteriorated, and posed a serious threat to public health, safety, and welfare of the community.
- Kingdom Kids Christian Daycare Academy
- Family of Christ Pavilion
- 502 East Tyler Street – Office Improvements

#### EXPERIENCE

16 years

Total:

With

JMA: 1 years

#### OFFICE LOCATION

Tampa, FL

#### EDUCATION

University School of Architecture

Pereira - Columbia

B.A. in Architecture and Urbanism

#### EXPERTISE

Project Management,  
Bioclimatic Architecture,  
Residential & Commercial  
Projects,  
Sustainable Architecture,  
Building Automation, &  
Photography

#### LANGUAGES

English

Spanish

Italian



**SAFOURA KAZEMILARI**

Project Coordinator

Safoura is originally from Iran and has lived in the United States for the past 4 years. She has worked in many various positions in the municipal and the private sector. She has developed an ability to anticipate and resolve conflicting information within developed documents to provide a more consistent produced set of drawings that aid the contractor during construction. Her perspective on foresight is a value to the firm.



**FEATURED PROJECT EXPERIENCE**

**ROLE**  
Project Coordinator

**Experience**  
Total: 8 years  
With JMA: 4 years

**OFFICE LOCATION**  
Tampa, FL

**Education**  
Azad University,  
Shiraz branch, Iran  
Master’s degree in  
Architectural  
Engineering, 2008

**PROFICIENCY AND SKILLS**  
AutoCAD, Revit, Sketchup,  
Photoshop LANGUAGES: Fluent in English  
and Farsi

- The Adderley Apartments Interior Design services - Affordable housing development is currently under construction. This 4.6-acre site will contain a 5 Story, 137,680 Gross Floor Area building to provide housing for 128 dwelling units.
- Diana Street Townhomes - new 10,879 SF, 2-Story Affordable apartment development to contain (6 Unit) with approx. 2,250 SF, 3-BR units.
- St. Peter Claver Academy - Feasibility, programming and Master- planning for School Campus Creation of a Capital Improvement plan to include to construction of a new 15,000 SF Church and Fellowship Hall buildings due the relocation of the existing adjacent church campus.
- The Jackson House Historic Reconstruction - This project intends to replace the entire historic building that its structurally unstable, severely deteriorated, and posed a serious threat to public health, safety, and welfare of the community.
- 2108 Columbus Drive South – new approx. 12,500 SF, 2-Story (10) Unit Affordable Development on an existing parcel. (4) Units per floor apartments with (2) Units on third floor with parking in rear of site.
- Seminole Elementary School - HVAC Renovations, Electrical Network Infrastructure Renovation. Providing an assessment report along with design and coordination services .
- Estero Blvd. Townhomes - New approx. 3,000 SF, 2-Story Quadplex Development on an existing parcel. (2) Units per floor apartments with parking underneath building.
- 40th Street Mixed Use Development - New Mixed-Use development on vacant parcel. Preliminary Site Analysis yields: 15,266 SF Retail & Residential mix. including multiple retail/ community/office tenant “Shell spaces\* totaling 4,556 SF” and Apartments: first floor total 6,119 SF and second floor total 4,592 SF.





MECHANICAL / ELECTRICAL  
 PLUMBING / FIRE PROTECTION / COMMISSIONING  
 COMMUNICATIONS / TECHNOLOGY ENGINEERING  
 ELECTRICAL DESIGN-BUILD CONTRACTING



**JULIUS D. DAVIS, P.E., LEED® AP**

**President & CEO, Electrical Engineer**

Julius is well versed in all phases of electrical engineering design and analysis. He has extensive experience in interior and exterior lighting, power distribution, power generation, and specialty systems such as voice and data, telephone and security for a variety of building types. Julius is highly skilled in developing innovative engineering solutions to specific design problems. He has in-depth experience writing specifications, performing calculations, project budgeting, and site inspections.

**YEARS OF EXPERIENCE**

22 years of experience  
 12 years as President and  
 CEO for VoltAir Consulting  
 Engineers, Inc.

**EDUCATION**

Bachelor of Science,  
 Electrical Engineering 1993  
 University of South Florida

Masters of Business  
 Administration 2014  
 University of South Florida

**REGISTRATIONS**

LEED® Accredited  
 Professional  
 Registered Professional Engineer  
 Florida # 58005

**PROFESSIONAL  
 AFFILIATIONS**

Enterprise Florida  
 U.S. Green Building Council  
 National Society of Black  
 Engineers  
 University of South Florida  
 College of Engineering Advi-  
 sory Board, Chair  
 Hillsborough Community Col-  
 lege Board  
 Greater Tampa Chamber-  
 Board  
 Tampa/Hillsborough Economic  
 Development Corporation  
 Florida Transportation Com-  
 missions, Commissioner

**HILLSBOROUGH COUNTY, MISCELLANEOUS PROFESSIONAL ENGINEERING SERVICES - Subconsultant to Brown & Caldwell**

Continuing professional engineering services associated with the planning, design, assessment, permitting, bidding, maintenance and construction of water, wastewater, and reclaimed water facilities and infrastructure owned and operated by the Hillsborough County Public Utilities Department (PUD). 2018-2020

**HILLSBOROUGH COUNTY, ANDREWS & RIVERVIEW LIBRARY - Tampa, FL**

Two new library buildings, 25,000-SF and \$5 million each, with layouts based upon similar libraries constructed in Hillsborough County.

**HILLSBOROUGH COUNTY, UNIVERSITY AREA COMMUNITY LIBRARY - Tampa, FL**

\$3 million, 15,000-SF library, incl.: public library with media center for the adjacent Muller Elementary School. Project includes 100 parking spaces for the library.

**HILLSBOROUGH COUNTY, ROBERT W. SAUNDERS LIBRARY - Tampa, FL**

\$7.84 million, 30,000-SF library facility, conforming to a nationally recognized high performance green building rating system. The new building consisted of a library with community areas, multi-purpose room, and custom acoustics and lighting.

**HILLSBOROUGH COUNTY, CHILLER PLANT -Tampa, FL \* Previous Experience**

Expansion of existing central energy plant to supply chilled water to main courthouse, including electric chiller, thermal storage combination, identification and implementation of energy conservation to reduce utility costs in seven downtown buildings. \$8 million

**HILLSBOROUGH COUNTY, STORMWATER DEPT., CONTINUOUS ENGINEERING SERVICES - Subconsultant to DRMP, Inc.**

Provide stormwater engineering services to support capital improvement and watershed management including, but not limited to, asset preservation and renewal, flood protection, & water quality improvement projects. 2017-2019

**CITY OF TAMPA, CONTINUING MEP/F ENGINEERING SERVICES**

Provided Continuing MEP/F Engineering Services for projects under \$1,000,000. Contract is complete April 2020

**CITY OF TAMPA, WATER TREATMENT PLANT- Tampa, FL**

Replacement of an existing primary chiller that failed with a new 200-ton chiller / \$100,000. Replacement of two air handling units, boiler, refurbish existing VAV units, and installation of a new 200-ton chiller for backup. \$350,000

**CITY OF TAMPA, OLD CITY HALL EXTERIOR RENOVATIONS - Tampa, FL**

Ext. renovations to the City of Tampa Historical Old City Hall building, incl: construction documents to renovate the exterior lighting and branch circuitry, and designing a temporary electrical service for the contractors performing restorations.

# ARNOLD AUSTIN, P.E., S.I. PRINCIPAL



Mr. Austin is the founder and principal of Austin Structural Group, Inc. With over 19 years of experience in structural design, contract document preparation, project management, construction administration and threshold inspections, Mr. Austin has experience working for a number of well-respected consulting firms and has designed and managed various multi-million dollar structures in the Southeast United States. Mr. Austin has extensive experience interacting with architects, contractors, sub-contractors, owner representatives and construction managers. He has specialized experience in complex framing and specialty structures, investigations and evaluations of existing structures, structural renovations, alterations and repairs, and structural property assessments.

## EDUCATION

**Bachelor of Science in Civil Engineering,** 1999  
**Bachelor of Science in Architectural Engineering,** 1999  
 University of Miami, Coral Gables, Florida

## PROFESSIONAL LICENSES

- National Council of Examiners for Engineering & Surveying (NCEES) **Council Record No. 52613 with Model Law Engineer (MLE) designation**
- Registered State of Florida Professional-Engineer-**FL PE #66375**
- Registered State of Florida Special Inspector **FL SI #7018919**
- Registered State of Georgia Professional-Engineer-**GA PE #037870**

## PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers (ASCE)
- American Concrete Institute (ACI)
- American Institute of Steel Construction (AISC)
- Florida Engineering Society (FES)
- International Concrete Restoration Institute (ICRI)

[www.austrucgroup.com](http://www.austrucgroup.com)

## EXPERIENCE

### OWNER and PRINCIPAL

**AUSTIN STRUCTURAL GROUP, INC.** 2012 - PRESENT  
 Responsible for all aspects of business operation and provides fully integrated structural consulting services. Provides a range of consulting services to diverse clientele including architects, developers and contractors.

### STRUCTURAL ENGINEER

**U.S. ARMY CORP OF ENGINEERS** 2010 - 2011  
 Managed investigation, formulation and evaluation of structural design for major features of civil works and military construction projects within the design/construction branch. Developed and reviewed structural designs, plans and technical specifications for variety of structures. Appraised designs for conformance with military specifications for civil works projects.

### PROJECT ENGINEER / PROJECT MANAGER

**TRC WORLDWIDE ENGINEERING** 1999-2003 / 2006 - 2010  
 Led and managed numerous large-scale projects with construction costs ranging from \$5M to \$1B. Engaged in extensive interaction with architects, local building authorities, contractors, construction managers, owners and suppliers. Intimately involved in the schematic, design development and construction phases of the projects.

### PROJECT ENGINEER

**SMISLOVA, KEHNIMUI & ASSOCIATES** 2005 - 2006  
 Project engineer for multiple mid-sized office buildings located in Washington, D.C. Performed structural design, and conducted coordination meetings with project architect, general contractor, and other engineering consultants during all design phases.

### SENIOR ENGINEER

**THORNTON-TOMASETTI GROUP** 2003 - 2005  
 Responsible for numerous large-scale projects in the Washington D.C. area. Utilized in-depth knowledge of design and construction experience in a variety of construction materials. Managed projects via extensive interaction with clients and construction representatives during all phases of construction.

## PROJECT EXPERIENCE

- **Robert L. Taylor Complex**  
Sarasota, FL
- **New College-Bates Hall Renovations**  
Sarasota, FL
- **New College-New Residence Halls**  
Sarasota, FL
- **Sterling Park Office Building**  
Sarasota, FL
- **The Renaissance Condominiums**  
Sarasota, FL
- **Valrico Academy Charter School**  
Riverview FL
- **Sunlake Academy Charter School**  
Lutz, FL
- **North Pointe Church**  
Lutz, FL
- **Daystar Life Center**  
Saint Petersburg, FL
- **Duke Energy Center**  
Charlotte, NC
- **Harvey B. Gantt Center**  
Charlotte, NC
- **The Ratcliff Condominiums**  
Charlotte, NC
- **Charlotte Data Center**  
Charlotte, NC
- **1875 Pennsylvania Ave. Office Building**  
Washington, D.C.
- **505 9th Street Office Building**  
Washington, D.C.
- **Washington Nationals Baseball Stadium**  
Washington, D.C.
- **U.S. National Slavery Museum**  
Fredericksburg, VA
- **Mt. Vernon Museum and Visitor Center**  
Mt. Vernon, VA
- **Additional to Rouss Hall, University of VA**  
Charlottesville, VA



# Richard L. V. Coates, III, P.E.

Phone: 727-205-3091  
E-mail: Richard@GulfAtlanticEngineers.com

**Summary:** Over thirty years of professional engineering and architectural experience in planning, design, construction, operations and maintenance of public and private sector projects and facilities.

**Public sector experience:** municipal engineering, transportation planning, design and construction, solid waste collection and disposal, landfill operations, fleet services, building maintenance and design, drainage and storm water management, traffic operations, street maintenance, bridge rehabilitation, and emergency service response to natural disasters such as hurricanes, tornados, snow/ice storms, and flooding.

**Private sector experience:** project development of bridges, warehouses, office buildings, shopping centers, water treatment plants, manufacturing plants, residential housing, electrical power plants, landfills, educational institutions, and churches.

## Experience:

### President

Gulf Atlantic Engineers, PA, Clearwater, Florida 2017 – Present  
Provide professional engineering, architectural and design services for corporate clients, governments, and individuals. Including forensic engineering, expert witness, technical advisor, business development, structural analysis, water resources, stormwater, site work design, residential and commercial buildings, permit processing, construction inspections, cost allocation and estimating, transportation & traffic engineering, environmental engineering, and real estate transactions.

### Senior Forensic Engineering Consultant

Rimkus Consulting Group, Tampa, FL 2015 - 2017  
Responsible for investigating and evaluating commercial and residential structures to determine the cause of structural concerns. Provides investigations on residential and commercial/industrial structures including roofs, water intrusion, flooring, foundations, and structural damage from storms. Investigates and analyzes construction losses and construction defects for building performance issues, structural failures, vibrations, and construction accidents. Provides investigation and evaluation on stormwater, drainage, pavements, and general site work conditions. Provides expert testimony in construction and property related cases, particularly those involving municipalities and state and local governments.

### Director of Public Works

Pinellas County Government, Clearwater, Florida 2013 – 2015  
Led the four divisions of the department including overseeing: traffic signals, pavement markings, traffic signs, ITS/ATMS, traffic safety studies, stormwater management, coastal management, urban forestry, mosquito control, pavement management, sidewalks, and bridges. Provided briefings and presentations to the Board of Commissioners and their staff members. Met with community organizations regarding infrastructure and environmental needs and solutions. Developed and monitored budgets, performance measures, and employee performance plans/evaluations. Coordinated with other local governments, FDOT, DEP, MPO, Corps of Engineers, and regional transportation and environmental organizations.

### Assistant Director of Public Works

Fulton County Government, Atlanta, Georgia 2001 – 2013  
Responsibilities included leading transportation and solid waste divisions for the department. Included overseeing the following services in unincorporated Fulton County: engineering, transportation planning, solid waste management, traffic engineering & operations, street maintenance, stormwater management, fleet management and asset management.



*H. Howard Piper, Principal in Charge*  
*52 Years Experience*  
*23 Years with PBA*



**EDUCATION:**

B.S., Business Administration, Carson Newman College

**EXPERIENCE:**

Mr. Piper has worked in the roofing and waterproofing since 1971. Since 1986 he has worked solely as a consultant to the roofing/waterproofing industries providing consulting, evaluation, and investigation services to clients such as Pinellas County Schools, Hillsborough County Public Schools, Manatee County Schools, Diocese of St. Petersburg, City of Tampa, and various architectural firms.

**RECENT PROJECTS:  
(2019-2024)**

- Tampa Convention Center – Roofing System Design
- Straz Performing Arts Center – Roof Replacement System
- Old Tampa City Hall – Exterior Restoration
- Fire station 28 – Metal Roof Repair
- Polk Judicial Parking Garage – Traffic Coating
- Bayshore Balustrade – Concrete restoration
- Brooker Elementary School – Low Slope Roof Replacement
- Gibson Elementary School – Low Slope Roof Replacement, HVAC, Weatherproofing & Painting
- Booker Middle School – Step Slope Metal Roof Replacement
- Espiritu Santo Catholic Church – Tile Roof Replacement, Weatherproofing & Painting
- Westgate Elementary School – Steep and Low Slope Roof Replacement
- Venice Elementary School – Weatherproofing & Painting
- Ruskin Elementary School – Low Slope Roof Replacement
- Port of Tampa Bay Cruise Terminal III – Canopy Design & Plaza Deck Replacement
- MacDill Air Force Base – Multiple Renovation & Roof Replacement Projects
- Brentwood Elementary School – Weatherproofing & Painting

**LICENSES / OTHER QUALIFICATIONS:**

Licensed Roofing Contractor in the State of Florida  
Licensed 107 Drone Pilot





# THOMAS HUGGINS III

President & CEO



## ABOUT

Thomas Huggins, III, President and CEO of the ARIEL Business Group, a multi-disciplined SBA 8(a), WMBE, MBE & DBE certified business and management consulting firm. They bring more than 30 years of expertise in Diverse Vendor Inclusion, Outreach, Compliance, and Workforce Development. The unique experiences of the ARIEL team will provide a solutions-oriented, robust, and effective Diverse Vendor Outreach and Workforce Development effort for this project.

## EDUCATION

**B.S. Business Administration/Finance**  
College of Charleston  
Charleston, SC

**A.A. Business Administration**  
Florida Junior College  
Jacksonville, FL

## RECOGNITIONS INCLUDE

- Featured on the cover of the Maddux Report
- Selected as **Minority Businessperson of the Year** finalist by the Tampa Bay Business Journal
- Selected as **Minority Business Advocate of the Year** by Tampa Bay MED Week Committee.

## CONTACT INFO

ARIEL Business Group, Inc.  
3706 W. McKay Avenue  
Suite B  
Tampa, Florida 33609  
Phone: (813) 207-0003  
Fax : (813) 286-7037  
www.arielbusinessgroup.com

## EXPERIENCES

- Over twenty-five years of diverse experience in consulting, project administration, management, public involvement, community engagement, Diversity and Inclusion, Construction Compliance, Training and Workforce initiatives.
- Directs Construction DBE Support Services Program for FDOT. Extensive experience with horizontal and infrastructure projects including industrial, road, highway and bridge projects, including P3 project.
- Extensive experience with Federal, State, and Local government projects including Design Build projects for Roadway, Industrial, Commercial Project.
- Developed creative strategies to assist public sector agencies and private corporations with developing effective procurement and small business construction programs and training programs.

## PROFESSIONAL HISTORY

May 1996 – Present Tampa, FL  
**The Ariel Business Group, Inc., President & CEO**  
Responsible for daily operations of management consulting practice, supervise consulting assignments and work plan development, and coordinate business development activities.

April 1990 – April 1996 Tampa, FL  
**Boone Young & Associates, Inc. Manager**  
Responsible for local office operation and administration for Tampa/St. Petersburg MSA (West Coast Florida). Was responsible for marketing, management and staff supervision. External promotions, client services, quality control, media relations and governmental relations. Also responsible for assistance to over 2,500 businesses and individuals.

April 1987 – April 1990 Tampa, FL  
**Laventhol & Horwath, CPA, Manager**  
Managed office operations and personnel, developed proposals and budgets for office and maintained working knowledge of various governmental assistance programs to develop technical assistance.

June 1984 – April 1987 Tampa, FL  
**Boone Young & Associates, Inc. Management Consultant**  
Developed work plans for consultant engagement, assisted businesses with management, marketing, and financing and supervised management staff services to assure quality control over technical assistance provided.

February 1982 – June 1984 Tampa, FL  
**Community Federal Savings & Loan Association of Tampa**  
Coordinated computer input and parameters of day-to-day operation, managed investment portfolios and analyzed commercial and residential loan requests.



## SECTION 5

# FAMILIARITY WITH LOCAL CONDITIONS

The JMA team has viewed and understands the local conditions of the building and the community and we have also included as part of our team Thomas Huggins, who leads the Ariel Business Group and is a former resident of Green Cove Springs and more specifically the community where the project will be located.

Green Cove Springs is a small city with a population of approximately 10,000 and is known for its community-focused atmosphere and historical significance, making it a unique place to live and work. We understand the fabric of the community and the significance of this project and its value not only to City of Green Cove Springs but also the community.

Town of Green Cove Springs was incorporated in 1874. Since then, the town has experienced several changes, such as being a popular vacation destination in the 1800's to the establishment of a Naval Air Base in the 1900's. Later in the 20th Century, farming become popular along with expansion to include industrial development. To this day, the City has produced many prominent and successful persons, including Augusta Christine Fells Savage, an accomplished African American sculptor during the Harlem Renaissance period. Other prominent names include: Mr. James Cash Penney, Owner of J.C. Penney retail stores. Another rebirth is being experienced with growth and its close connection with the City of Jacksonville, Florida.

### Local Familiarity

Our team member Thomas Huggins III is a graduate of Clay High School and whose parents attended the former Dunbar High School is uniquely familiar with the community and will provide a unique perspective and history of the local Green Cove Springs community to the JMA team. Mr. Huggins' childhood home is situated one block away from the project.



SECTION 6

# EXPERIENCE

## MUNICIPAL ARCHITECTURAL AND/OR ENGINEERING PROJECTS

To demonstrate our expertise and alignment with the scope of the proposed project, the following section highlights examples of past and existing projects that reflect our capabilities and experience with various state and federal programs that support community development and revitalization.



## THE JACKSON HOUSE HISTORIC RECONSTRUCTION



### OWNER INFORMATION

Tampa Housing Authority  
5301 W Cypress St Tampa, FL  
Lorenzo Reed  
lorenzo.reed@thaf1.com  
813-341-9101

### PROJECT COST

\$4M Estimated

### COMPLETION

TBD

This project intends to replace the entire historic building that its structurally unstable, severely deteriorated, and posed a serious threat to public health, safety, and welfare of the community.

This is a historic building constructed in 1901 as a boarding house during segregation and is listed on the National Register of Historic Places. This was also a part of the famous “Chitlin Circuit” where many performers stayed while in Tampa such as Ray Charles and Count Basie. The building needs to be demolished and it will be reconstructed keeping the same original design criteria and elements per NRHP guidelines.

### PROJECT TEAM MEMBERS INVOLVED

Jerel McCants | Project Architect  
Eduardo Olarte | Project Manager II  
Safoura Kazemilari | Project Coordinator  
Terry Miller | Construction Administrator





## Historic Preservation of the Jackson Houses



This project was developed to repair an existing awning at the Cuban Club, “Circulo Cubano de Tampa”. This is a 1917 building within the Ybor City National Historic Landmark and is listed on the National Register of Historic Places. The repaired awning is located above the first-floor portal on the northern elevation. The intention was to maintain the original materials to keep the character of this historic building, like the existing beadboard ceiling. Also, we maintained the existing connectors to support the existing awning cable system. We have also completed interior remodel work to support new HVAC equipment to meet the demands of this entertainment/ banquet facility.

### PROJECT TEAM MEMBERS INVOLVED

Jerel McCants | Project Architect



## TAMPA UNION STATION IMPROVEMENTS



### OWNER INFORMATION

City of Tampa

### ESTIMATED PROJECT COST

\$6.5 Million

Tampa Union Station was built in 1912 and since then has fallen into disrepair as rail service diminished. In the early 1990's a non-profit organization restored this station for full functioning with Amtrak rail service. This building is within Ybor City and is on the National Historic Landmark and is listed on the National Register of Historic Places. This new scope of work is to maintain the original materials to keep the character of this historic building, like the existing window substrate with new exterior trim made from dense, modified accoya wood. Also, upgrades to the existing restrooms with a new ADA compliant Unisex Stall with period finishes.

### PROJECT TEAM MEMBERS INVOLVED

Jerel McCants | Project Architect





## The Adderley Apartments Affordable Housing



### OWNER INFORMATION

Blue Sky Communities  
180 Fountain Pkwy, Suite 100  
St. Petersburg, FL 33716

### PROJECT COST

\$15,000,000

### COMPLETION

Spring 2024

The Adderley is a new affordable apartment development located in Tampa, Florida. This 5-story, 137,680 GSF housing community will consist of 67 one-bedroom, 47 two-bedroom, and 14 three-bedroom units totaling 128 units. All apartments will be equipped with multiple energy-efficient features. Amenities include a large clubhouse area with activity and meeting rooms, on-site laundry, a beautiful pool, and ample parking.

As part of our services, JMA will provide Interior Design Services for the building and contribute color palette selection for the exterior facades and will also coordinate HUD required features and amenities oversight to ensure these requirements will be incorporated into the finished construction of the building and the site amenities, including parking and walkways.

Special Site Plan Approval was required to submit this project for permitting with requirements for bicycle parking, stormwater, and site access.

### PROJECT TEAM MEMBERS INVOLVED

Jerel McCants | Project Architect  
Safoura Kazemilari | Project Coordinator

## ETCBA Multi-family Affordable Housing



**OWNER INFORMATION**  
ETCBA, Inc.  
2814 N. 22nd Street  
Tampa, FL 33605

**PROJECT COST**  
\$800,000

**COMPLETION**  
TBD

This project was developed to provide affordable housing for workforce population located in East Tampa. The project site was co owned by the City of Tampa and East Tampa Business and Civic Administration (ETBCA) to support this non profit organization whose mission is to foster the economic growth of the area residents and empower its constituents with home ownership.

This 8,600 S.F. building encompassed (6) 2 story units in a townhouse configuration providing three bedroom and three bathroom floor plans. The construction of this project would incorporate efficient building materials to reduce the typical cost of construction buy utilizing Sip Panel wall systems, minimal plumbing runs, low sloped directional, membrane roofing system with tapered insulation. Projected budget of \$800,000 will try to be achieved to keep this project development cost affordably priced for future occupants.



# COLUMBUS DRIVE AFFORDABLE HOUSING



### OWNER INFORMATION

City of Tampa/  
The Pittman Group  
Shacers Design Development

### PROJECT COST

\$2.5M Est.

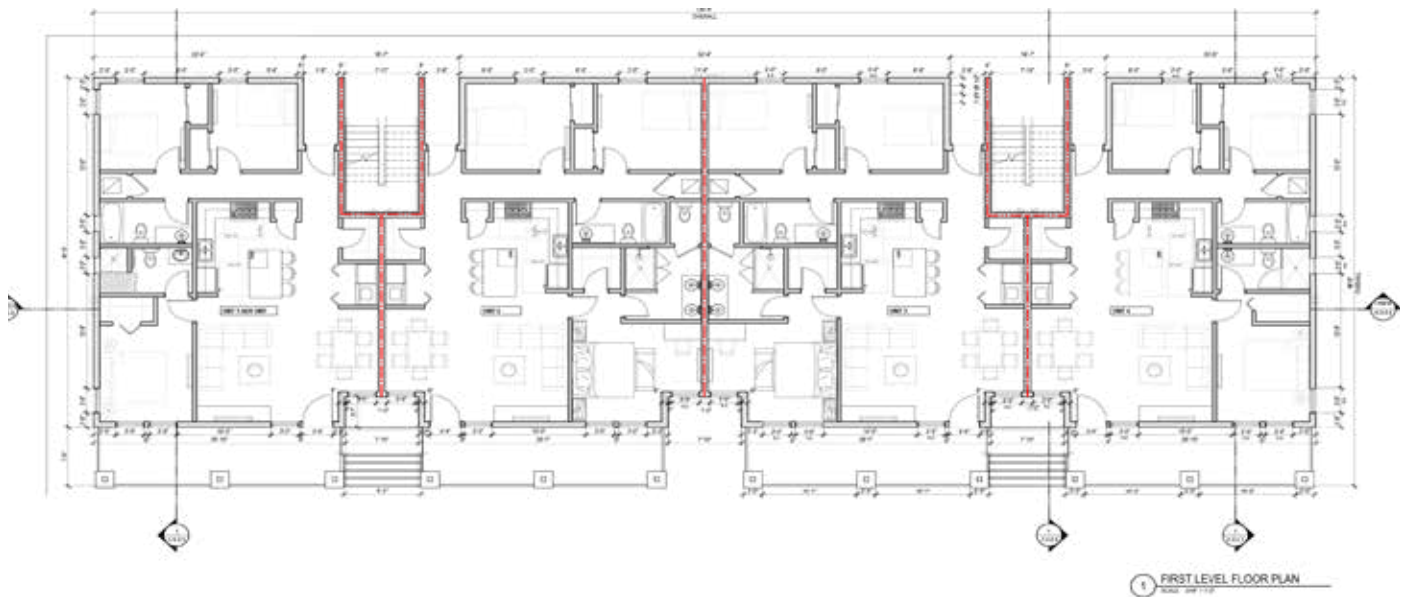
### COMPLETION

2025 Est.

When complete, this 12,500 sf affordable housing complex will feature 10 units. The two lower floors will contain 4 units with the top floor containing 2 units. The typical unit size is 1,250 sf, 3 BR/2BA. JMA is providing full design services including conceptual design, site study, code implications, Barrio Latino Commission coordination, construction drawings and construction administration services.

### PROJECT TEAM MEMBERS INVOLVED

Jerel McCants | Project Architect  
Safoura Kazemilari | Project Coordinator



SECTION 7

# CERTIFICATIONS

## MBE/WBE/DBE BUSINESS



**2024 FLORIDA PROFIT CORPORATION ANNUAL REPORT**  
DOCUMENT# P09000102245

**Entity Name:** JEREL MCCANTS ARCHITECTURE, INC.  
**Current Principal Place of Business:**  
1210 EAST COLUMBUS DRIVE  
TAMPA FL 33605

**Current Mailing Address:**  
2114 WEST WALNUT STREET  
TAMPA FL 33607 US

**FEI Number:** 27-1558886 **Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**  
MCCANTS, JEREL L  
2114 WEST WALNUT STREET  
TAMPA FL 33607 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_  
Electronic Signature of Registered Agent Date

**Officer/Director Detail :**

Title	P	Name	Address	City-State-Zip
		MCCANTS, JEREL	2114 WEST WALNUT STREET	TAMPA FL 33607

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE:** JEREL MCCANTS **PRESIDENT** **01/23/2024**  
Electronic Signature of Signing Officer/Director Detail Date

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**  
THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**MCCANTS, JEREL LINDSAY**  
JEREL MCCANTS ARCHITECTURE, INC.  
2114 WEST WALNUT STREET  
TAMPA FL 33607

**LICENSE NUMBER: AR94378**  
**EXPIRATION DATE: FEBRUARY 28, 2025**  
Always verify licenses online at MyFloridaLicense.com

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

**City of Tampa**  
Florida

**Minority and Small Business Development**  
Certification Program  
This is to certify that in accordance with City of Tampa Ordinance 2008-89  
**Jerel McCants Architecture, Inc. DBA JMA, Inc.**  
is hereby certified as a  
**Minority Business Enterprise (MBE)**  
in the following specialty(ies)  
**Architecture**  
The certification is valid from December 20, 2023 to March 1, 2026

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager  
Minority and Small Business Manager

*State of Florida*

**Minority Business Certification**

Jerel McCants Architecture, Inc.

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from: 12/15/2023 to 12/15/2025

J. Todd Inman  
Florida Department of Management Services

Office of Supplier Diversity  
4000 Esplanade Way, Suite 300  
Tallahassee, FL 32309  
850-487-0913  
www.dms.fl.gov/diversity