

TRANSMITTAL LETTER

City of Margate
5790 Margate Blvd.
Margate, FL 33063

RE: RFQ 2026-01 Design/Build Artificial Turf Fields at Margate Sports Complex

Dear Evaluation Committee,

Nidy Sports Construction Co. LLC in collaboration with OSPORTS is pleased to submit our qualifications to the City of Margate to provide professional engineering and construction services for the **Margate Sports Complex RFQ 2026-01**.

Nidy Sports offers a full-service approach to our client's needs. From the design phase, through the build phase and to project completion. We have the ability to provide our clients with the assurance that their project will be completed **safely** with the quality they expect, in a timely manner and within budget. Nidy Sports and OSPORTS is built around a team of skilled construction management experts & engineers that specialize in the sole practice of sports construction. Both firms are intimately familiar with all requirements and provide valuable insight on such design/build projects, resulting in a successful project.

Nidy Sports Construction is recognized as an industry leader in sports facility construction. From sport courts, running tracks and turf fields, Nidy Sports Construction has served generations of sports enthusiasts as their trusted partner in the construction of professional athletic facilities. Nidy Sports has selected OSPORTS as their design & engineering firm due to their vast experience, our past relationship and knowledge of field construction. OSPORTS has built an enviable reputation among their peers due to their ability to plan and execute large complex projects in the sports industry. They are currently the firm of choice for St. Johns County, City of Pinellas Park and Polk County; all representing multi-field projects.

On behalf of Nidy Sports Construction & OSPORTS, we thank you for reviewing our submittal and we look forward to having an opportunity to continue working with the City of Margate on this much anticipated project. **Nidy Sports completed Southeast Park Margate: 2 projects totaling approx.. 270,000sf grass to synthetic turf conversion.**

Zach Stevenson
President





MCRA RFQ 2026-01 DESIGN/BUILD - ARTIFICIAL TURF FIELDS AT MARGATE SPORTS COMPLEX

Prime Contractor: The Nidy Sports Construction Company LLC

751 General Hutchison Pkwy. Longwood FL 32750 | 407-330-9466

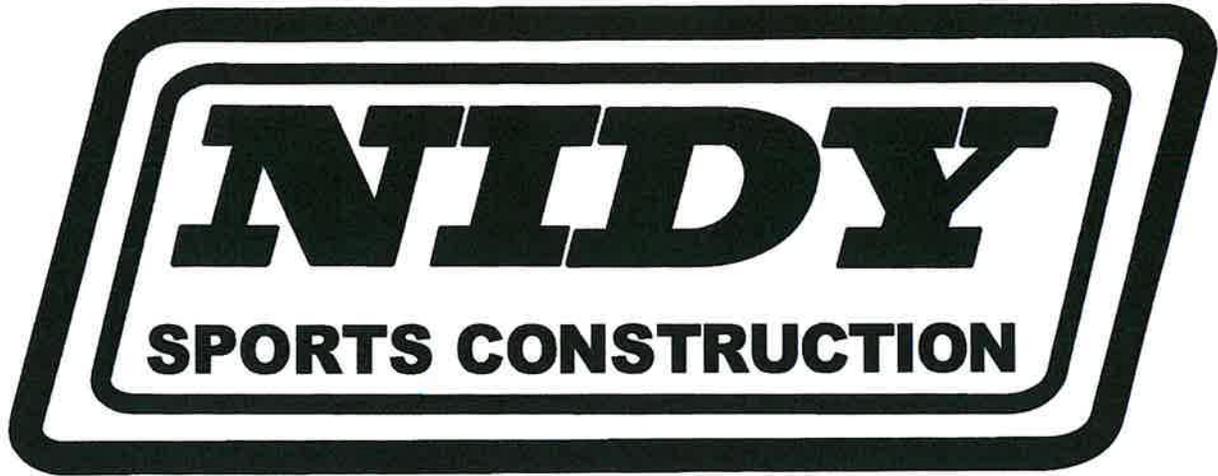
Authorized Agents for Nidy Sports Construction & OSPORTS (Osborn Engineering)

Chris Tappan
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Engineer of Record, Osborn Engineering (OSPORTS)
jgotwald@osborn-eng.com
813-868-4100



CORPORATE HISTORY



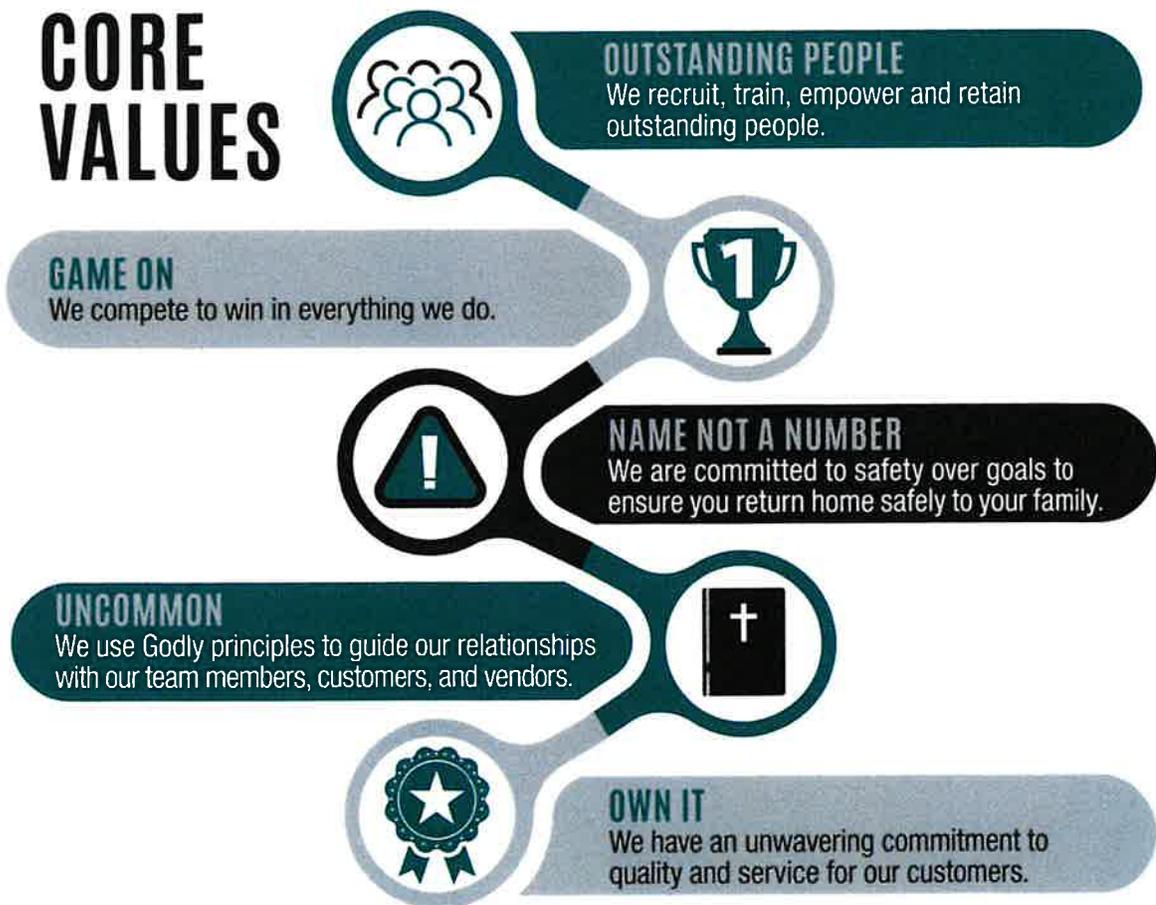
Nidy Sports Construction was founded in 1924 by the Nidy family. Their primary business consisted of tennis and shuffleboard construction. In 2007, Vasco Sports Contractors purchased the company and began to expand the business to include additional sports. Today, Nidy Sports Construction Company has successfully completed the construction of multiple synthetic turf fields & running tracks; in addition to numerous tennis, pickleball, basketball, shuffleboard and bocce ball courts. Nidy Sports Construction Company provides construction & maintenance services for sport surfaces to school districts, property managers, private clubs, professional organizations and municipalities. Nidy Sports Construction Company is a licensed building contractor in the **State of Florida CBC 1261000** and holds the **Certified Field Builder Certification** from the **American Sports Builders Association**. Certificates enclosed. Our company proudly self performs all aspects of the construction and maintenance process, resulting in a **single source of accountability**.

The Nidy Sports Construction Co. is replying to **RFQ #2026-01 Design/Build – Artificial Fields at Margate Sports Complex**. Our current schedule & project backlog would not interfere with the City's proposed field project. Our company is comprised of highly skilled foremen, operators and technicians that are led by experienced project

managers. Nidy Sports maintains offices in Longwood, FL with a team of approx.. 60 individuals dedicated to providing excellence in sports construction.

Nidy Sports Construction's name is synonymous with first in class sports construction across the State of Florida. Our team has been selected to work on numerous noteworthy projects ranging from NFL & Division I field facilities, multi-field installations for prominent schools and term contracts for Cities and Counties.

We attribute our success to our employees and the people and businesses we serve. We have developed **Core Values** that serve as our principals both personally and professionally.



OSPORTS™

OSPORTS, a DBA of Osborn Engineering, has been designing sports facilities and fields for over 100 years. Our roots date back to 1909, contributing to iconic stadia like Detroit Tiger Stadium, Fenway Park, and Yankee Stadium, and we continue to bring a fresh perspective to sports and entertainment design.

Firm History

In 2008, Osborn Engineering took an architectural and sports engineering legacy going back more than a century and established OSPOORTS, an integrated sports architectural, engineering, planning, and design practice. Osborn is proud to be one of the nation's oldest engineering firms, established over a century ago in 1892, bringing a rich history in sports and rec beginning with the involvement of the nation's first historic sports-specific stadia in 1909.

During the 1920s and 1930s, Osborn Engineering played a pivotal role in designing most of the nation's major league ballparks. With expertise in structural steel engineering and bridge work, the expansion into stadium design was a natural progression. Between 1909 and 1970, Osborn Engineering designed and oversaw the construction of more stadiums and ballparks than any other company in the country. Notable legacy projects include the New York Polo Grounds, Detroit Tiger Stadium, Fenway Park, Yankee Stadium, and Cleveland Municipal Stadium.



About Osborn Engineering

Osborn Engineering is a fully integrated multi-disciplined design firm that uses a specialized team approach to engineering projects. These teams are comprised of a staff of over 350 professionals that provide designs for all phases of a wide range of projects. Osborn has specialists in civil, structural, mechanical, electrical, plumbing, fire protection/life safety, technology, and transportation engineering and commissioning. Osborn's strength lies with its people. We are innovative thinkers, ready to creatively overcome challenges and push the boundaries of design.

+250

Playing Surfaces in
the Past Decade

110

Professional
Engineers

+1,000

Sports Projects
Completed

OSPORTS Today

Today, we are a full-service sports architecture and planning practice delivering design solutions for sports, recreation, and training facilities nationwide. Trusted by municipalities, universities, and community organizations, our current work includes projects with the City of Jacksonville and their partners ASM Global, St. Johns County Parks and Recreation, University of South Florida, and TMRW Sports. We take pride in being one of the few A/E firms with full-service, in-house capabilities dedicated to sports venues for over a century.

Our specialized knowledge is geared to treating sports venues as what they truly are — unique entities in the built environment. We have the long-term experience to identify, evaluate, conceptualize, and manage the specific building components that are unique to sports and entertainment venues.

Our portfolio includes sports and recreation projects such as a \$25 million Youth Park Multi-Use Sports Complex in Pinellas Park, the 260,000 SF Cedar Point Sports Center and Sports Force Park, and a +160-acre multi park project for St. Johns County.

Moreover, OSSPORTS is backed with the comprehensive resources of Osborn Engineering. Since its inception in 1892, Osborn Engineering has amassed a wealth of experience in site and stormwater design, structural assessments, and permitting. While civil engineering remains Osborn's cornerstone, our firm boasts robust structural, mechanical, electrical, and technology engineering practices. With a staff of 350 professionals, Osborn Engineering offers the full spectrum of capabilities and design expertise required for this project.

Our Florida Team

Backed by more than a century of experience and a strong presence across Florida, Osborn Engineering, the parent company of OSSPORTS, is fully licensed to deliver both engineering and architectural services throughout the state. Osborn's Florida Engineering License is #27367 and Architecture License is #AA26003550. OSSPORTS operates as a current and valid DBA of Osborn Engineering, with its fictitious name registration active through 12/31/2026. Osborn Engineering's Florida Certificate of Status is current and in good standing.

Our in-house team includes a deep bench of Florida-registered professionals:

4 Registered Architects

2 Registered Interior Designers

11 Civil Engineers

5 Electrical Engineers

4 Fire Protection Engineers

12 Mechanical Engineers

8 Structural Engineers

1 Technology Engineer

Additionally, we maintain a strong local presence with five Florida offices, ensuring local knowledge, responsiveness, and the ability to mobilize quickly. This depth and breadth of expertise positions our team to lead complex, multidisciplinary projects across the state with confidence and efficiency.

+100

Florida Projects
Completed

47

Florida-Registered/
Licensed Professionals
(Architects + Engineers)

Number of Licensed Professionals (Company Wide)

Total Staff +350

Administrative	41	Fire Protection Engineer	9
Architects	24	Mechanical Engineer	68
CADD/BIM Technician	8	Project Manager	6
Civil Engineer	37	Structural Engineer	36
Comm/Tech Engineer	12	Technician/Analyst	24
Electrical Engineer	34	Transportation Engineer	17
Commissioning Professional	10		



CORPORATE QUALIFICATIONS



Nidy Sports Construction

Corporate Qualifications

Nidy Sports Construction delivers comprehensive synthetic turf field and running track solutions; providing consulting, design, construction, repair, and resurfacing services statewide. Our integrated approach ensures quality, safety, and performance from concept through completion.

Our Commitment

Part of The Vasco Group since 2007, Nidy Sports Construction continues to operate with the same integrity and commitment that define our company's long and respected history. Loyalty to our customers and investment in our people remain the foundation of our success.



Our Process

Known for high-quality workmanship, Nidy Sports Construction is recognized for competence, communication, and innovation. We apply technical expertise, creativity, and proven construction methods refined through more than 100 years of combined experience.



Nidy Sports Construction utilizes advanced laser-guided grading and surveying technology to ensure accurate elevations, proper drainage, and long-term performance of the synthetic turf fields.



Nidy Sports Construction provides field construction tailored to your specific needs as no two projects are the same. Nidy is one of the few companies in the nation whose staff has an **ASBA (American Sports Builder Association) Certified Track, Tennis and Field Builder**, ensuring that all work meets industry standards for sports construction.

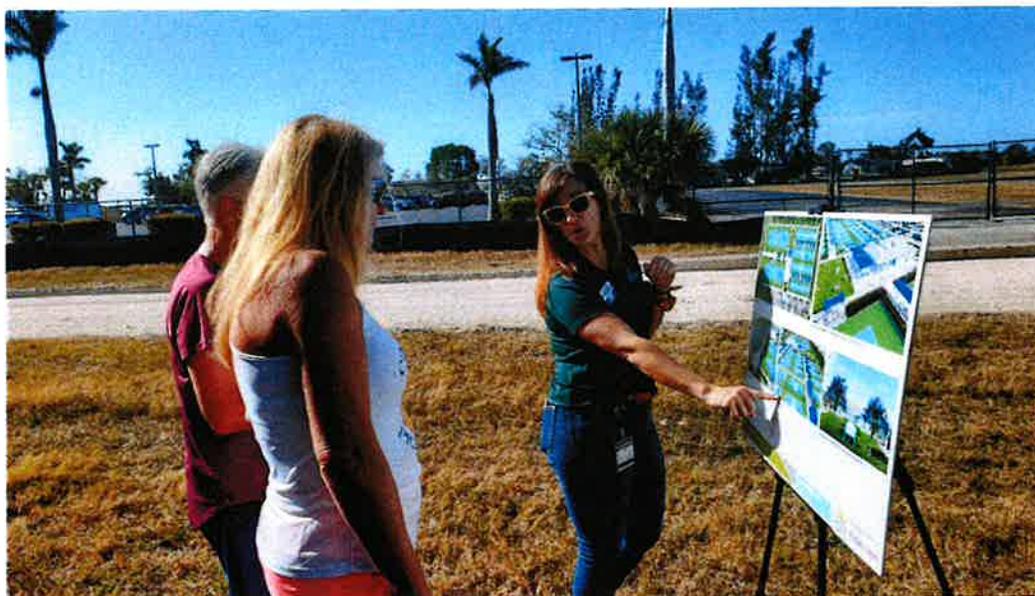


Pre-Construction & Project Engagement

Early collaboration and detailed pre-construction planning are critical to project success. Our team works closely with owners, architects, and stakeholders to identify challenges early and deliver efficient, cost-effective solutions.



Nidy Sports and OSPORTS will engage with the City to develop a successful plan utilizing our **STOP, START & CONTINUE** approach. We are highly aware of the need to maintain access to certain elements of the park and will provide a clear plan for maintenance of traffic & safe ingress/egress of visitors.





Organizational and Financial Resources

Nidy Sports Construction Co. has the operational stability and financial resources to deliver this project for the City. We have experienced staff that have managed and completed many projects of similar nature. We have the financial stability required to support a project of this magnitude due to our secure financial position, outstanding vendor and supplier relationships and healthy backlog of work. Nidy is afforded surety capacity of **\$10,000,000** for a single project and **\$40,000,000** in the aggregate. We carry all required insurances, at limits that meet or exceed normal requirements.

Reference

Bonding & Insurance: Schauer Group

200 Market Avenue N. Suite 100 Canton, Ohio 44702 (330) 453-7721

For additional financial & banking information contact: Todd Thibodeau
tthibodeau@nidycorpany.com | 407-330-9466

Project Completion Record

- Nidy Sports Construction Co. has **not** had any contract or subcontract canceled.

No Previous Violations

- Nidy Sports Construction Co. does **not** have any past or pending citations, violations, or disbarments.



No Regulatory or License Agency Sanctions

- Our firm, our principals, or any of its licensed professionals have **not** received a reprimand of any nature or been suspended by their respective boards or any other regulatory agency or professional association.

No Litigation, Claims, or Contract Disputes

- Nidy Sports Construction Co. does **not** have any history of litigation associated with project performance and/or professional liability. We have a strong history of delivering successful projects.



Turf Field Construction Reference List

Job	Arch./Contractor	Description
Dallas White Park 5900 Greenwood Ave North Port, Florida 34287	Wharton-Smith 750 Monroe Road Sanford, Florida 32771 Kerin Schweigert 941-294-7960	In Contract
Ponte Vedra High School 460 Davis Park Road Ponte Vedra, Florida 32081	St. Johns County School District 3740 International Golf Parkway St. Augustine, Florida 32092 Stephen Pauly 904-540-6750	Construct Base Install Turf Field Completed August 2025
Dillard High School 600 SE 3rd Ave Fort Lauderdale, Florida 33301	FieldTurf USA, Inc. 7445 Cote-de-Liesse Road, Suite 200 Montreal, Quebec H4T 1G2	Construct Turf Field and Goal Posts GoalPak System Completed September 2025
Wildwood Middle High School 700 Huey Street Wildwood, Florida 34785	BVB Construction, Inc. 406 43rd Street West, Suite E Bradenton, Florida 34209 William Bocchino	Construct 3 Layer Turf System with CoolPlay and Inlaid Sports Marking and Logos Per Inclusions Completed June 2025
Lake Mary High School 655 Longwood Lake Mary Road Lake Mary, Florida 32746	Lake Mary Athletic Boosters 655 Longwood Lake Mary Road Lake Mary, Florida 32746 Ed Schuckman	Construct Turf Field Base and Install Fieldturf 2.25" Vertex Prestige Turf System Completed August 2025
Solomon Calhoun Park 1300 Duval Street St. Augustine, Florida 32084	Hoffman Construction 6919 Distribution Ave South Jacksonville, Florida 32256 Paul Hoffman (904)759-3211	Construct Turf Field Base and Install Astroturf System Completed August 2025
Margate Southeast Park 6199 NW 10 Street Margate, Florida 33063	Field Turf USA, Inc. 8088 Montview, Montreal, QC Canada, H4P 2L7	Construct Turf Field and Install Field Turf Classic HD on Recreational Soccer Field Completed August 2025

Patton Park Stadium Field 2850 Hodges Blvd. Jacksonville, Florida 32224	Acon Construction Company 3653 Regent Boulevard, Suite 401 Jacksonville, Florida 32216 Frank Anderson (904)813-4065	Construct Turf Field Base and Install Synthetic Turf System Completed December 2023
Saint Cloud High School 2000 Bulldog Lane Saint Cloud, Florida 34769	Arnco Construction 1110 Pennsylvania Ave Saint Cloud, Florida 34769 Phillip Owens (407)892-0111	Construct Turf Field Base and Install Synthetic Turf System Completed November 2023
KIPP Charter School 1440 McDuff Ave North Jacksonville, Florida 32254	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003 Christian Mowery (904)284-8321	Construct Turf Field Base and Install Synthetic Turf System Completed November 2023
Showalter Field 721 W New England Ave Winter Park, Florida 32789	City of Winter Park 721 W New England Ave Winter Park, Florida 32789 Ronnie Moore (407)599-3334	Construct Turf Field Base and Install Synthetic Turf System Completed August 2023
DME 2509 Bellevue Ave Daytona Beach, Florida 32114	Field Turf USA, Inc. 8088 Montview, Montreal, QC Canada, H4P 2L7 Mike Vincent (248)977-4388	Construct Turf Field Base and Install Synthetic Turf System Completed May 2023
Windermere Prep 6189 Winter-Garden Vineland Road Windermere, Florida 34786	Windermere Prep 3189 Winter-Garden Vineland Road Windermere, Florida 34786 Steven Shehan (407)905-7737	Construct Turf Field Base and Install Synthetic Turf System Completed March 2023
GGG High School 1500 Veterans Memorial Blvd Naples, Florida 34110	O-A-K/Florida, Inc 11941 Fairway Lakes Drive Fort Myers, Florida 33913 Brian Filipek (239)561-4141	Construct Turf Field Base and Install Synthetic Turf System Completed March 2023
University of South Florida 4202 East Fowler Avenue Tampa, Florida 33620	R.R. Simmons 400 North Ashley Drive, Suite 1650 Tampa, Florida 33602	Construct Turf Field Base and Install FieldTurf Classic HD 2.5" Synthetic Turf System on Football Field

	Mic Marshall (813)632-5503	Completed November 2022
Cady Way Park 2525 Cady Way Winter Park, Florida 32792	City of Winter Park 721 West New England Avenue Winter Park, Florida 32789 Jason Seeley (407)643-1613	Design Services to Construct Multipurpose Synthetic Turf Field at Two Locations Completed August 2022
University of North Florida 1 UNF Drive Jacksonville, Florida 32224	University of North Florida 1 UNF Drive Jacksonville, Florida 32224 Paul Stewart (904)620-3978	Construct Turf Field Base and Install Synthetic Turf System Completed May 2022
Sand Pine Park Field A & B 300 Newcastle Street Boca Raton, Florida 33487	Burkhardt Construction, Inc. 1400 Alabama Avenue, Suite 20 West Palm Beach, Florida 33401 Marc Kleisley	Remove and Disposal of Turf Infill, Laser Grade Base, and Install FieldTurf Synthetic Turf System on Multi Purpose Field Completed March 2022
University of Florida Fields #5 & #6 2894 Hull Road Gainesville, Florida 32611	Field Turf USA, Inc. 8088 Montview, Montreal, QC Canada, H4P 2L7	Base Construction, Install Synthetic Turf System on Multi Purpose Field Completed November 2021
Cornerstone Academy Sports Field 5903 Randolph Avenue Orlando, Florida 32809	City of Belle Isle Chart School, Inc. 5903 Randolph Avenue Belle Isle, Florida 32809 Keith Van Dyke	Construct Multi Purpose Field Base, Install Soccer Goals, Install Baseball Bases Completed October 2021
University of Florida Maguire Field Bledsoe Drive & Radio Road Gainesville, Florida 32608	Field Turf USA, Inc. 8088 Montview, Montreal, QC Canada, H4P 2L7	Construct Turf Field Base and Install Synthetic Turf System Completed January 2021
New Smyrna Beach Sports Complex 1800 Turnbull Bay Road New Smyrna Beach, Florida 32168	City of New Smyrna Beach 124 Industrial Park Avenue New Smyrna Beach, FL 32168 David Ray (386)424-2271	Construct Field Base, Install Upright Goal Posts, and, Install FieldTurf Classic HD- 57 Synthetic Turf System on Multi Purpose Field Completed September 2020
Palmetto Ridge High School 1665 Victory Lane Naples, Florida 34120	Field Turf USA, Inc. 8088 Montview, Montreal, QC Canada, H4P 2L7 Mike Vincent (248)977-4388	Remove and Disposal of Turf Infill, Laser Grade Base, and Install FieldTurf Classic HD-57 Synthetic Turf System on Multi Purpose Field Completed August 2020
Community School of Naples 13275 Livingston Road Naples, Florida 34109	Field Turf USA, Inc. 8088 Montview, Montreal, QC Canada, H4P 2L7 Mike Vincent (248)977- 4388	Base Construction, Install Upright Goal Posts, and Install FieldTurf Classic HD-57 Synthetic Turf System on Multi Purpose Field Completed August 2020

Golden Gate South
Elementary 4911 20th
Place Southwest Naples,
Florida 34116

Owen-Ames-Kimball
Company 11941 Fairway
Lakes Drive Fort Myers,
Florida 33913
Dave Dale
(239)561-4141

Base Construction, Install FieldTurf Classic
HD-2 Synthetic Turf System with CoolPlay
on
Multi Purpose
Field Completed
July 2020

Monsignor Pace High School
15600 NW 32nd Avenue
Miami, Florida 33054

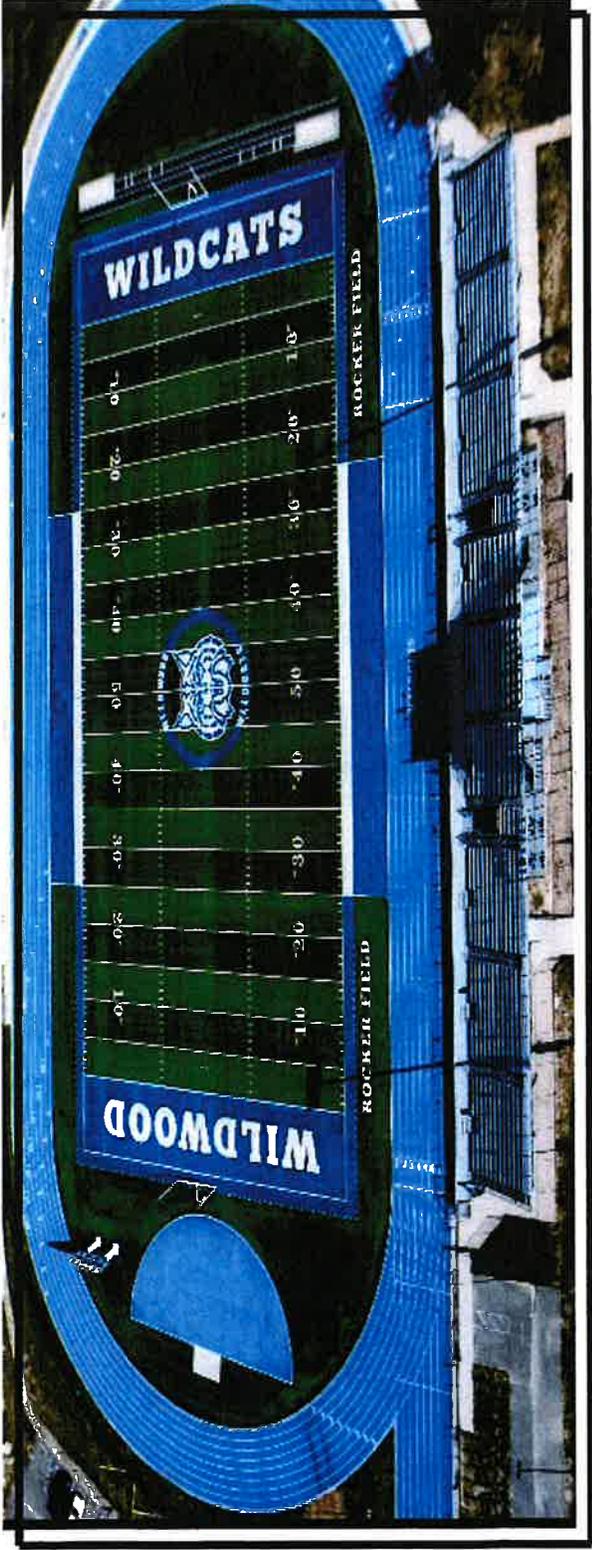
Field Turf USA, Inc.
8088 Montview, Montreal,
QC Canada, H4P 2L7
Mike Vincent (248)977-4388

Install FieldTurf Classic HD-57 Synthetic
Turf System on Football Field Completed
April 2020

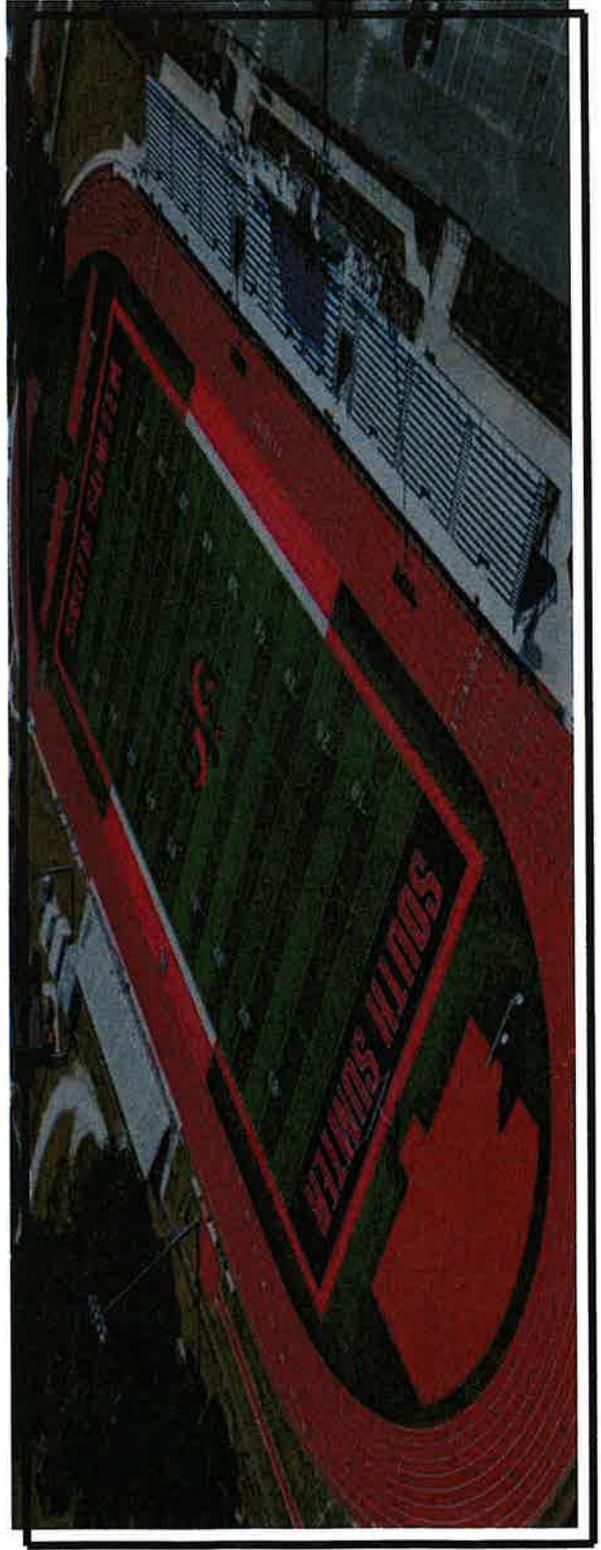
City of Margate Southeast Park
655 SW 59th Avenue
Margate, Florida 33068

Field Turf USA, Inc.
8088 Montview, Montreal,
QC Canada, H4P 2L7
Mike Vincent
(248)977-4388

Base Construction for Synthetic Turf
Field Install FieldTurf Classic HD-57
Synthetic Turf System on Soccer
Fields
Completed March 2020



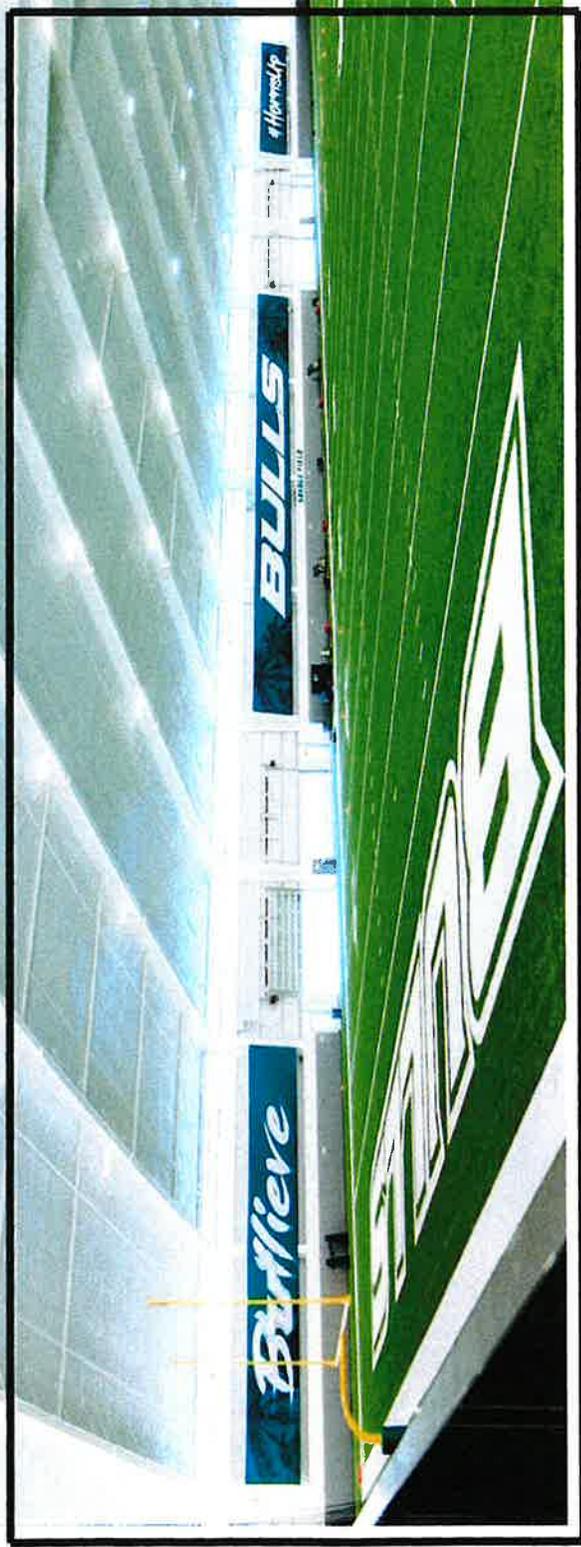
Sumter County School District Wildwood High School & South Sumter High School



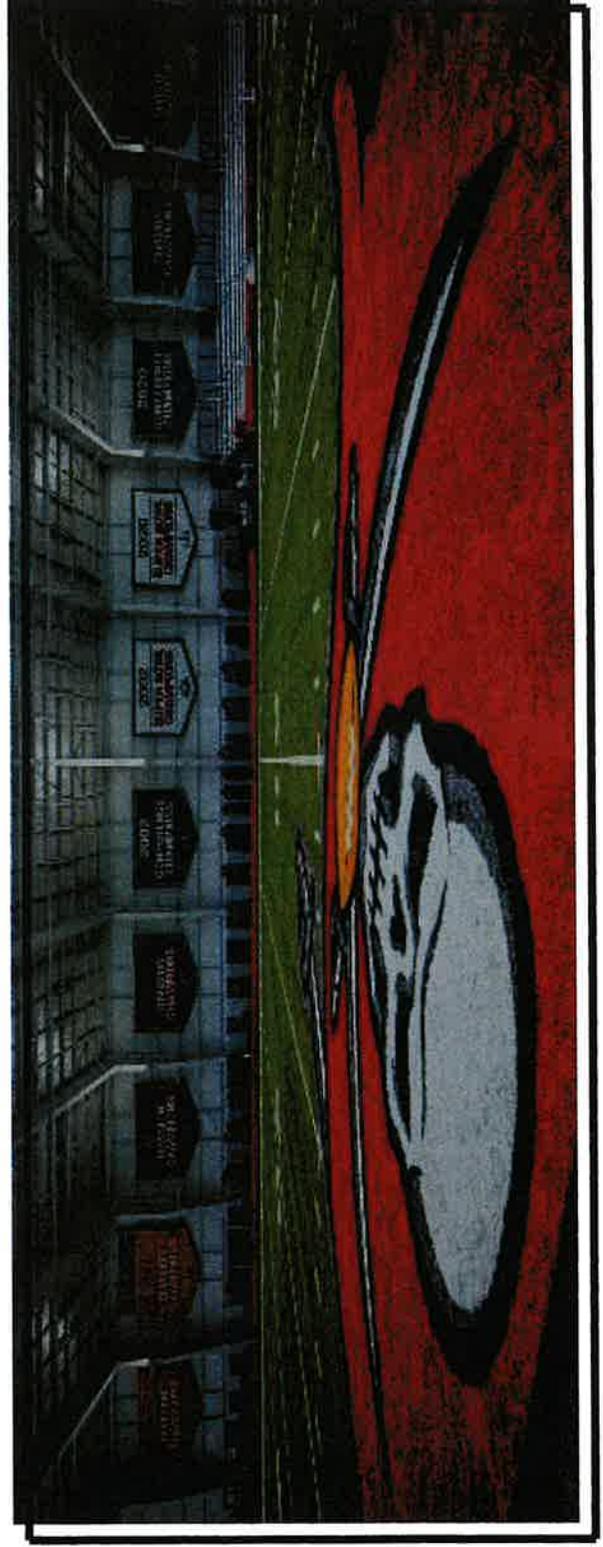


High School Softball & Baseball Synthetic Turf fields Village Charter School Middleton, FL





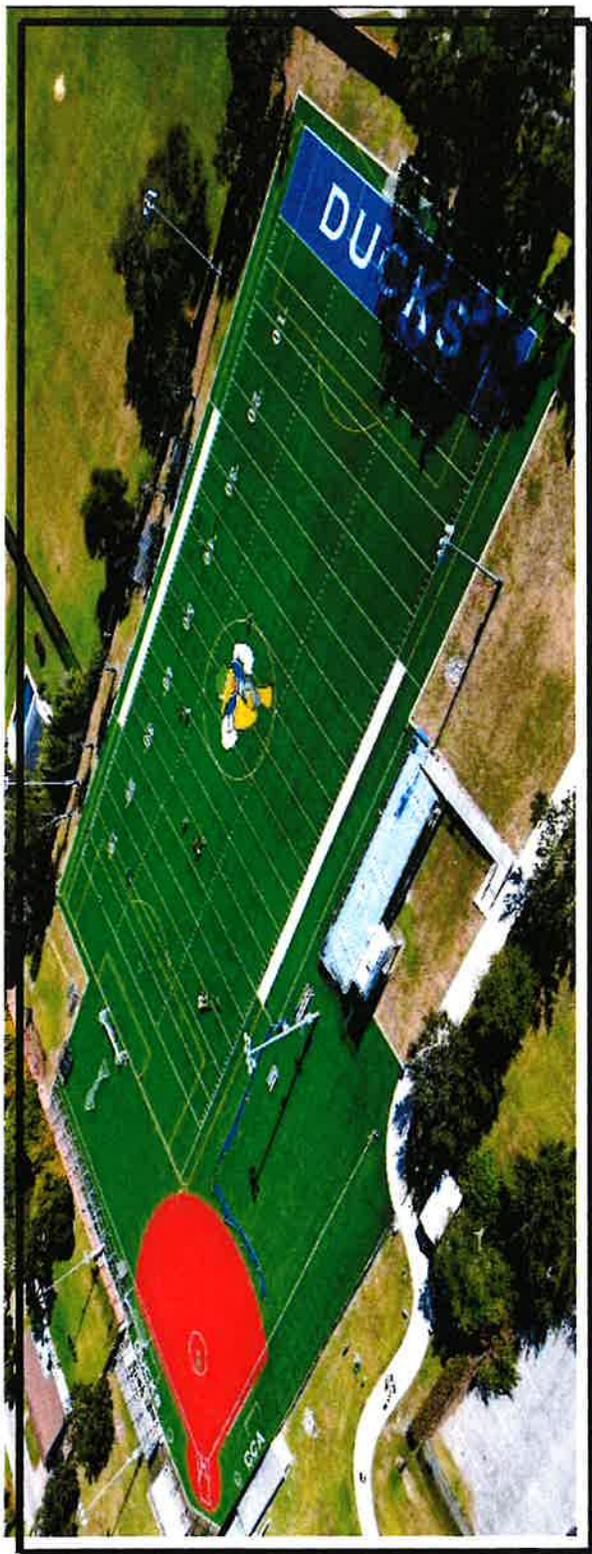
Collegiate & Professional Synthetic Turf Installations Tampa Bay Buccaneers & University of South Florida



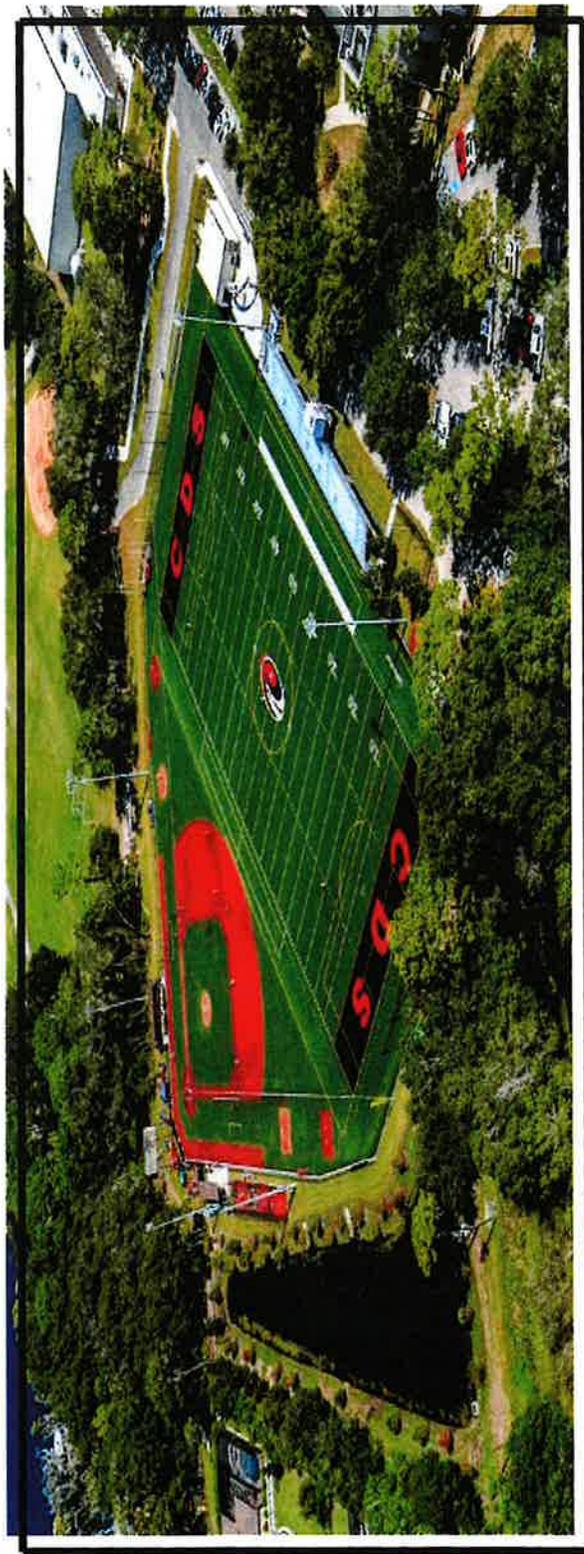


Multi-Field Projects | Track & Field Projects





High School Multi-Use Synthetic Fields





Qualifications for Fulfilling the MCRA's Requirements

OSPORTS provides a comprehensive range of services tailored to meet your needs, ensuring excellence from conception to completion. Our full suite of Track and Field services covers everything from master planning to construction phase management.

Master Planning

- *Sports Campus Layout/Land Use*
- *Phased Development Plans*

Detailed Sports Field Design

- *Site Surveying and Basemapping*
- *Geotechnical Soils Investigation*
- *Design Plan Preparation*
- *Bid Specification*
- *Stormwater Permitting/Submittal*

Bid Phase Services

- *Advertising/Bid Invitations*
- *Pre Bid Meeting*
- *Bid Evaluation and Bid Recommendation*

Current Field Condition Assessment

- *Natural Turf Systems*
- *Synthetic Turf Systems*

Construction Phase Services

- *Review Contracts*
- *Pre-Construction Meeting*
- *Shop Drawings and Submittals Review*
- *Weekly Construction Progress Meetings and Observation*
- *Respond to Contractor Requests for Information (RFI's)*
- *Owner Coordination*
- *Construction Materials Testing*
- *Review Contractor Pay Requests*
- *Final Punch List/Close Out*



Fielding Excellence: OSSPORTS' Field Design Group

A distinct advantage of OSSPORTS is that we have a standalone field design practice within our company. This group is solely dedicated to the design of athletic fields, tracks, courts, and related spaces; operating with full support from Osborn Engineering.

In 2024 alone, our Sports Field Group oversaw the design and construction of 2,554,000 square feet (58+ acres) of fields and 408,518 square feet (9.3 acres) of new running track surfaces. With a nationwide portfolio, our projects span from Ohio to the East Coast, serving diverse markets including Professional leagues, Collegiate associations, High School athletics, and Community initiatives.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as required by the Contracting Authority or a maximum of 10 projects if not specified. Cullulate one Section F for each project.)

24. EXAMPLE PROJECT KEY NUMBER (1 - 10)

1

25. TITLE AND LOCATION (City and State)		26. YEAR COMPLETED	
New Park Systems (5 Parks)		DESIGN (IF APPLICABLE)	CONSTRUCTION (IF APPLICABLE)
St. Johns County - St. Augustine, FL		2024	2026 (EST.)
27. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT PHONE NUMBER	D. POINT OF CONTACT E-MAIL ADDRESS
St. Johns County	Timothy R. Connor, Jr. - Project Manager	904.209.0142	tconnor@sjcfl.us
28. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			



OSPORTS/Osborn Engineering was selected to provide master planning and design for four parks across 163 acres in St. Johns County, in collaboration with Catalyst Design Group, Barth Associates, and CHW. The team is responsible for master planning, community engagement, design, and construction, including geo-technical, wetland, and stormwater planning for the St. Johns Watershed District, as well as site planning and roadway access. The initial four park projects include:

- **Northeast Community Park (\$43M):** Fields for baseball, softball, and multipurpose uses, pickleball and sand volleyball courts, splash pad, picnic pavilions, and a community center with space for the Supervisor of Elections and a full-service library.
- **Central Sportsplex (\$42M):** Five synthetic turf fields, three natural grass fields, tailgating areas, ticketing, food trucks, and grandstands with a press box.
- **Central Community Park (\$13M):** Indoor recreational space, pickleball and basketball courts, a recreational field, splash pad, and two playgrounds.
- **Northwest Community Park (\$22.4M):** Baseball and softball fields, pickleball and sand volleyball courts, a community center with library services, and picnic pavilions.

In 2023, a fifth park was added to the scope:

- **Davis Park Turf Fields (\$3M):** Conversion of softball fields to baseball and turf fields, with additional parking amenities.

SQUARE FOOTAGE

+163 Acres

COST

+ \$120 Million

DELIVERY METHOD

CM at Risk; Design Bid Build

SIMILARITIES

- *Design of multiple multi-use sports fields*
- *Synthetic turf and natural grass field design and conversions*
- *Managed site planning, stormwater and infrastructure considerations*
- *Facilities serving both local community needs and regional sporting events*

29. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A.	Osborn Engineering/OSPORTS	Cleveland, OH; Tampa, FL	Master Planning and Design Services; Specialty Sports Planning

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the Contracting Authority, or a maximum of 10 projects, if not specified. Complete one Section F for each project.)

24. EXAMPLE PROJECT KEY NUMBER (1 - 10)

2

25. TITLE AND LOCATION (City and State)		26. YEAR COMPLETED	
Sprolws Horizon Sports Park City of Pinellas Park - Pinellas, FL		DESIGN (IF APPLICABLE)	CONSTRUCTION (IF APPLICABLE)
		2024	2026
27. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT PHONE NUMBER	D. POINT OF CONTACT E-MAIL ADDRESS
The Sports Facilities Companies	John Wolfe II	(727) 474-3845	JWolfe@sportsfacilities.com
28. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			



OSPORTS/Osborn Engineering are working alongside Sports Facilities Companies (SFC) and Park and Eleazer Construction to renovate an existing 40 acre youth park for the City of Pinellas Park.

The project will entail the demolition of existing ball fields, support buildings and landscaping elements in preparation for a new destination youth sports park and tournament center. The proposed site plan includes the construction of 6 little league sized fields, concession stands, an outdoor bar, maintenance buildings and parking lots.

The proposed fields will include synthetic turf surfacing systems and field dimensions designed to mimic various ballparks across Major League Baseball and local spring training facilities.

SQUARE FOOTAGE

39 Acres

COST

\$23.5 Million

DELIVERY METHOD

CM at Risk

SIMILARITIES

- Synthetic turf fields for youth and community recreation
- Field dimensions and configurations designed for little league and tournament play
- Enhanced recreational facilities serving both community needs and competitive events

29. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A.	Osborn Engineering/OSPORTS	Cleveland, OH; Tampa, FL; St. Petersburg, FL; Orlando, FL	Sports Fields, Civil, Architecture, MEP, Structural

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the Contracting Authority, or a maximum of 10 projects, if not specified. Complete one Section F for each project.)

24. EXAMPLE PROJECT KEY NUMBER (1 - 10)

3

25. TITLE AND LOCATION (City and State)		26. YEAR COMPLETED	
Polk County Baseball Complexes Polk County - Davenport, FL and Winter Haven, FL		DESIGN (IF APPLICABLE)	CONSTRUCTION (IF APPLICABLE)
		2020	2025
27. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT PHONE NUMBER	D. POINT OF CONTACT E-MAIL ADDRESS
Polk County	Steve McMillan Architectural Services Manager	863-534-5511	stevemcmillan@polk-county.net
28. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			



Northeast Regional Parks Baseball Complex (NERP) – Davenport, FL: OSPORTS/Osborn served as the sports field design consultant for Polk County’s NERP upgrades, with Catalyst leading overall landscape architecture. OSPORTS led the design of the four full-size synthetic turf baseball fields, dugouts, and sports-specific planning, providing turf and drainage solutions. The collegiate-level complex includes scoreboards, field lighting, dugouts, a center concessions building, locker room, dog park, expanded parking, and stormwater management systems. Programmed by Polk County Sports Marketing, the facility hosts the annual RussMatt Invitational for D1, DII, DIII, and NAIA play and can be adapted for NCAA softball and Little League games.

Chain of Lakes Park (Phase II) – City of Winter Haven | Winter Haven, FL: OSPORTS provided turf surfacing and drainage design for four full-sized baseball fields as part of Winter Haven’s redevelopment of the former Chain O’ Lakes Stadium. The city demolished the existing structures to build a new public park complex designed for collegiate, high school, and recreational play. The project features bullpens, batting cages, a concessions/restroom/meeting facility, team pavilions, beach volleyball, playground, and stormwater wetlands. The design team included Catalyst (landscape architecture/master planning), Carter Kaye Engineering (Prime/Civil), and OSPORTS (field design/sports planning).

SIZE

Varies Per Project

COST

\$7.4 Million (NERP Baseball Complex)
\$20 Million (Chain of Lakes)

DELIVERY METHOD

CM at Risk; Design Bid Build

SIMILARITIES

- Synthetic turf baseball field design and installation
- Comprehensive site improvements including stormwater management and support facilities
- Full-size baseball fields with integrated drainage and turf systems

29. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

A.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	OSPORTS/Osborn Engineering	Cleveland, OH/Tampa, FL	Architecture Master Planning Civil Field Design

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the Contracting Authority, (a maximum of 10 projects if not specified. Complete one Section F for each project.)

24. EXAMPLE PROJECT KEY NUMBER (1 - 10)

4

25. TITLE AND LOCATION (City and State)		26. YEAR COMPLETED	
Chamberlain High School Stadium Modifications Hillsborough County Public Schools Tampa, FL		DESIGN (IF APPLICABLE)	CONSTRUCTION (IF APPLICABLE)
		2021	2022
27. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT PHONE NUMBER	D. POINT OF CONTACT E-MAIL ADDRESS
Polk County	Steve McMillan Architectural Services Manager	863-534-5511	stevemcmillan@polk-county.net
28. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			



Osborn Engineering, together with OSPOrts, provided professional design and engineering services for the design, permitting and construction for the replacement of the existing natural turf field with a new synthetic turf system for Chamberlain High School's stadium athletic field. The scope of work involved installation of artificial turf on the football field and design of the track widening to FHSAA eight-lane track, all while coordinating around building renovations and replacement of stadium bleachers by other service providers.

SIZE
Field Turf Stadium Bleachers
COST
\$5.2 Million
DELIVERY METHOD
Design Bid Build
SIMILARITIES
<ul style="list-style-type: none"> Replacement of natural grass field with synthetic turf surfacing system Athletic field design and drainage engineering for turf installation Coordination with site improvements and existing infrastructure

29. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

A.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	OSPOrts/Osborn Engineering	Tampa, FL	Civil Engineering

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

MCRA RFQ 2026-01

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

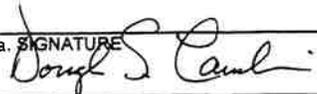
2a. FIRM (or Branch Office) NAME The Osborn Engineering Company dba OSPORTS			3. YEAR ESTABLISHED 1892	4. UNIQUE ENTITY IDENTIFIER 34-0445030
2b. STREET 1111 Superior Avenue, Suite 2100			5. OWNERSHIP	
2c. CITY Cleveland	2d. STATE OH	2e. ZIP CODE 44114	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Douglas Lancashire, PE, LEED AP - CEO, President			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 216 861 2020 x 13077		6c. E-MAIL ADDRESS dlancashire@osborn-eng.com		
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	40	24	U30	Utility Infrastructure	6
06	Architects	23	10	C13	Computer Facilities; Computer Service	1
08	Designers CADD BIM Tech	10	5	D04	Design Build Prep. of RFPs	4
12	Civil Engineers	40	27	D07	Dining Halls, Clubs, Restaurants	3
21	Electrical Engineers	39	11	E02	Educational Facilities, Classrooms	5
25	Fire Protection	6	2	E03	Electrical Studies and Design	5
42	Mechanical Engineers	77	28	E05	Elevators, Escalators, People-Movers	3
56	Specification Writers	1		E07	Energy Conservation, New Energy Sources	5
57	Structural Engineers	42	22	F02	Field Houses, Gyms, Stadiums	4
38	Land Surveyor	1		B02	Bridge Inspection	3
60	Transportation	20	13	G01	Garages, Vehicle Maint. Parking Decks	4
58	Engineering Technicians	8		H04	HVAC	6
	Technology Engineers	12	7	H07	Highways, Streets, Airfield Paving, Parking	6
				H09	Hospitals and Medical Facilities	7
				I01	Industrial Buildings	5
				L04	Libraries, Museums, Galleries	5
				L05	Lighting (interior, display, theater, etc)	4
				L06	Lighting (exterior, streets, memorials, athletic	4
				P07	Plumbing and Piping Design	4
				R06	Rehabilitation (Bldgs, structures, facilities)	6
	Other Employees	27	12	S09	Structural Design, Specialty Structures	6
	Total	346	161	S11	Sustainable Design	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)	a. Federal Work	1
	b. Non-Federal Work	8
	c. Total Work	8
	12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.	

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- | | |
|---|---|
| 1. Less than \$100,000 | 6. \$2 million to less than \$5 million |
| 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million |
| 3. \$250,000 to less than \$500,000 | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater |

a. SIGNATURE 	b. DATE 12/12/2025
c. NAME AND TITLE Doug Lancashire, PE, LEED AP CEO, President	

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

MCRA RFQ 2026-01

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME The Osborn Engineering Company - St. Petersburg Office			3. YEAR ESTABLISHED 1892	4. UNIQUE ENTITY IDENTIFIER 34-0445030
2b. STREET 450 Carillon Parkway, Suite 200			5. OWNERSHIP	
2c. CITY St. Petersburg	2d. STATE FL	2e. ZIP CODE 33716	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Jonathan Gotwald, PE - Director of Civil Engineering Florida			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 727.209.0436			7. NAME OF FIRM (If Block 2a is a Branch Office) The Osborn Engineering Company	
6c. E-MAIL ADDRESS jgotwald@osborn-eng.com				

8a. FORMER FIRM NAME(S) (If any)	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
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58	Engineering Technicians	8		H04	HVAC	6
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				H09	Hospitals and Medical Facilities	7
				I01	Industrial Buildings	5
				L04	Libraries, Museums, Galleries	5
				L05	Lighting (interior, display, theater, etc)	4
				L06	Lighting (exterior, streets, memorials, athletic	4
				P07	Plumbing and Piping Design	4
				R06	Rehabilitation (Bldgs, structures, facilities)	6
	Other Employees	27	3	S09	Structural Design, Specialty Structures	6
	Total	346	15	S11	Sustainable Design	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	8	3. \$250,000 to less than \$500,000			
		4. \$500,000 to less than \$1 million			
		5. \$1 million to less than \$2 million			

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 12/15/2025
---	-----------------------

c. NAME AND TITLE
Jonathan Gotwald, PE - Director of Civil Engineering | Florida



OVERALL DESIGN



Overview

Nidy Sports Construction specializes exclusively in the design and construction of athletic facilities, with particular expertise in synthetic turf baseball fields. Our approach combines proven technical execution, an experienced and dedicated project team and a company philosophy centered on quality, client satisfaction and long-term performance. This focused strategy allows Nidy Sports to consistently deliver high-performing baseball facilities that meet the specific needs of athletes, owners and communities.

Baseball-Specific Design Approach

The design of a synthetic turf baseball field requires an in-depth understanding of the sport's unique performance, safety and operational requirements. Nidy Sports approaches each project with a baseball-first mindset, ensuring that field geometry, playability, and durability are addressed from the outset.

Key baseball-specific design elements include precise layout of base paths, pitching mound and home plate elevations, bullpens, batter's boxes, and infield skin transitions. Outfield dimensions, warning track integration and fencing interfaces are coordinated to meet applicable governing body standards and client preferences. Special attention is given to player safety through proper shock attenuation, consistent surface traction and smooth transitions between turf, warning track material and concrete edges.

Drainage design is a critical component of baseball field performance. Engineered subsurface drainage systems, combined with laser-graded stone base, ensure rapid water drainage and all-weather playability. Synthetic turf systems are selected based on fiber durability, infill composition, and system performance to support high-wear areas such as base cutouts, sliding zones and pitcher landing areas.

Integrated Design–Build Team: Early Coordination

Nidy Sports Construction has partnered with OSPORTS, a nationally recognized sports engineering and design firm, to provide a fully integrated project delivery solution for this RFQ. Both firms specialize exclusively in sports facilities, bringing complementary expertise that allows design and construction to proceed in a highly coordinated, efficient, and low-risk manner.

OSPORTS will serve as the Engineer of Record and will lead all surveying, testing, design, engineering, and permitting efforts. Nidy Sports will be responsible for construction execution, field installation, and overall project delivery. From project inception, both firms collaborate closely to align design intent with construction means and methods. This early coordination significantly improves constructability, minimizes conflicts, controls costs, and reduces schedule and permitting risk.



By integrating engineering and construction expertise from the earliest stages, the Nidy Sports and OSPORTS team provides a seamless, single-source point of accountability for the owner.

Baseball-Specific Design, Engineering & Permitting (OSPORTS)

OSPORTS will lead all technical design, engineering, and permitting activities for the synthetic turf baseball fields. As a firm that specializes solely in sports facilities, OSPORTS brings a deep understanding of baseball-specific requirements, regulatory compliance, and constructability considerations.

Scope of design and engineering services includes survey coordination and geotechnical testing to verify existing conditions and soil performance. OSPORTS will prepare complete design and construction drawings for the project, including grading, drainage, utility coordination, and field geometry.

A comprehensive stormwater system analysis will be performed and improvements will be designed in compliance with the most stringent codes required by the Authorities Having Jurisdiction (AHJ). OSPORTS will prepare and file all required permit applications and supporting documentation, including approvals from the City of Margate, Broward County Surface Water Management (BCSWM), South Florida Water Management District (SFWMD), and Cocomar Water Control District.

Baseball-specific engineering will address precise base path dimensions, pitching mound and home plate elevations, bullpens, batter's boxes, warning tracks, fencing interfaces and drainage performance in high-wear areas. Continuous coordination with Nidy Sports throughout design development ensures drawings are construction-ready, reducing field changes and schedule risk.

Construction Methodology (Nidy Sports Construction)

Nidy Sports Construction will execute all construction activities for the synthetic turf baseball fields, drawing on its exclusive focus on sports field construction and decades of collective experience. Early involvement during design allows Nidy Sports to provide constructability input, sequencing recommendations, and value-driven solutions that improve efficiency without compromising quality.

Construction scope includes clearing and complete removal of existing clay and sodded fields, as well as removal of fencing, foul ball markers, bases, backstops, and other field components as required to facilitate installation of new turf systems and drainage. All removed components will be re-installed upon completion of turf installation.

Nidy Sports will perform all site and soil preparation beneath the proposed turf fields, including excavation and construction of detention ponds as required by AHJ approvals. Drainage infrastructure installation will include, but not be limited to, exfiltration trenches, positive drainage systems and outfall structure modifications in accordance with approved permits.



Installation of new artificial turf baseball fields will be completed using laser-guided grading and manufacturer-certified installation practices. Turf systems will be installed with accurate alignment of baselines, arcs, inlays and warning tracks to ensure consistent playability, safety, and long-term performance.

Project Team and Assigned Roles

Nidy Sports assigns a dedicated project team comprised of professionals who specialize exclusively in sports field construction. This team structure ensures continuity, accountability, and a clear understanding of the technical demands unique to baseball facilities.

Executive leadership provides strategic oversight, quality assurance, and primary client coordination, ensuring project goals are met without compromise. Operational leadership manages scheduling, staffing, and resource allocation to maintain efficiency and responsiveness throughout the project.

Preconstruction and estimating are led by professionals with extensive experience in synthetic turf and athletic facility construction. Their role includes accurate cost development, constructability reviews, and value engineering that preserves quality while optimizing project value.

Project managers oversee daily field operations, safety compliance, subcontractor coordination, and technical layout. Their backgrounds in synthetic turf systems, surveying, and athletic facility construction enable precise execution of baseball-specific details. Field superintendents lead on-site crews, managing grading, drainage, infrastructure, and installation activities critical to field performance.

Administrative leadership supports the project through oversight of human resources, insurance, bonding, compliance, and financial coordination, ensuring seamless project execution and organizational stability.

Team Experience and Tenure

The strength of Nidy Sports Construction lies in the depth and tenure of its team. Many team members bring over a decade of experience in sports construction and have worked together on numerous athletic field projects. This continuity promotes effective communication, proactive problem-solving and consistent execution.

Because the team specializes exclusively in sports fields, lessons learned on previous baseball projects are directly applied to new work. This specialization reduces risk, enhances constructability and results in a higher-quality finished product.



Capacity, Backlog, and Company Philosophy

Nidy Sports maintains a healthy and sustainable backlog of work year over year, demonstrating market confidence and long-term stability. Our company backlog is intentionally managed to ensure adequate staffing and resources are available to deliver projects of this magnitude successfully.

The company's reputation is built on satisfied clients and well-constructed athletic facilities rather than aggressive revenue growth. Nidy Sports strategically pursues select projects that align with its expertise, capacity, and values. This disciplined approach allows the company to provide quality without compromise and deliver facilities that perform at a high level throughout their lifecycle.

Risk Mitigation, Regulatory Compliance & Quality Control

Nidy Sports Construction and OSPORTS demonstrate proven confidence managing the regulatory complexity unique to South Florida projects, particularly within Broward County and the City of Margate. Our team has extensive experience navigating multi-agency approvals and strict stormwater and environmental requirements enforced by Broward County Surface Water Management (BCSWM), the South Florida Water Management District (SFWMD), and the Cocomar Water Control District.

From project inception, OSPORTS leads early coordination with all (AHJ) Authorities Having Jurisdiction to confirm design criteria, stormwater methodologies, permitting pathways, and review timelines. Detailed stormwater analyses and supporting calculations are prepared to meet or exceed the most stringent applicable codes. This proactive, agency-focused approach reduces entitlement risk, shortens review cycles and ensures that approved designs are fully constructible.

Equally important, the team places strong emphasis on listening to and collaborating with the City of Margate. Nidy Sports and OSPORTS actively engage City stakeholders to understand project-specific concerns, operational objectives, and long-term goals for the facility. This collaborative mindset ensures that the final design and constructed project align not only with regulatory requirements, but also with the City's vision for safety, durability and community use.

Quality control is enforced through disciplined adherence to approved plans, permit conditions, and manufacturer installation standards. Laser grading, drainage verification, field layout checks, and documented inspections are performed to confirm compliance with City of Margate, Broward County, BCSWM, SFWMD, and Cocomar Water Control District requirements. Dedicated executive oversight and experienced field supervision ensure consistent quality throughout construction.



Maintenance of Traffic (MOT) and Safe Work Environment

Nidy Sports recognizes the importance of maintaining safe access, traffic flow, and site security throughout construction. A project-specific Maintenance of Traffic (MOT) plan will be developed and implemented in coordination with the City of Margate to protect pedestrians, facility users, adjacent properties, and construction personnel. Clear signage, controlled access points, and phased construction sequencing will be utilized to minimize disruptions while maintaining a safe and orderly site.

Safety Management and Third-Party Oversight

Safety is a core value at Nidy Sports Construction. In addition to internal safety leadership, Nidy Sports retains Smart Safety Group, an independent third-party safety agency, to provide continuous jobsite safety oversight throughout the entire construction process.

Smart Safety Group <https://smartsafetygulfcoast.com/> supports the project through comprehensive safety program management, including development, implementation, and oversight of project-specific safety plans. Customized safety policies and procedures are established in alignment with OSHA regulations and industry best practices. Regular jobsite inspections and safety audits are conducted to identify potential hazards, verify compliance, and implement corrective actions.

Smart Safety Group also provides 24/7 incident response support, ensuring immediate assistance in the event of any safety-related incident. Qualified safety professionals are available to support project staffing needs, and targeted health and safety training is delivered to field personnel to promote awareness, accountability, and best practices.

This layered safety approach maximizes workforce safety and productivity, reduces incidents, injuries and lost time, while ensuring full OSHA and regulatory compliance. Most importantly, it reinforces a sustainable safety culture that protects workers, the public and the City of Margate while supporting efficient project delivery and overall project success.

Past Success in Margate

Southeast Park consists of four synthetic turf fields totaling approximately **270,000 square feet**, providing Nidy Sports with extensive, hands-on experience delivering large-scale field projects for the City of Margate. Through this project, our team successfully navigated the City's permitting and approval processes, giving us a thorough understanding of local requirements, review timelines, and coordination expectations.



Nidy Sports has established a strong network of reliable, local suppliers and vendors through our past work in Margate, allowing us to efficiently source materials and services while maintaining quality and schedule control. Our unique ability to self-perform the entire scope of work—including site preparation, base construction, turf installation, and sports equipment installation—enables us to accelerate the project schedule, reduce reliance on third parties, and maintain consistent quality throughout construction.

Additionally, our established local relationships for trucking and material supply further enhance our ability to streamline logistics and minimize delays. When available, Nidy Sports will prioritize the use of local and minority-owned companies for the procurement of materials and services, supporting the local economy while ensuring timely and successful project delivery for the City of Margate.

Conclusion

Nidy Sports Construction & OSPO RTS offer a focused, experienced, and market-proven approach to the design and construction of synthetic turf baseball fields. Through a dedicated sports-only team, baseball-specific expertise and a commitment to quality over volume, Nidy Sports is uniquely positioned to successfully deliver The field conversions at Margate Sports Complex. We sincerely look forward to discussing the potential of working together.



PROJECT TEAM



Organizational Chart

Zach Stevenson, President

Chris Tappan, General Manager | Kathleen Dunn, HR | Casandra Pryor, Office Manager
Jonathan Papp, Estimating

Ben Fleming, Project Manager Turf

Mike Cooper, Project Manager Site

Sport Equipment Foreman

Adam Huckleby, Site Foreman

Turf Installation Foreman

Equipment Operators

Field Crews

Field Crews

Zach Stevenson, President and Chris Tappan, General Manager, will be actively involved during the planning and design phase of the project, providing leadership oversight, technical insight and strategic guidance. Their early involvement ensures that project objectives, constructability and regulatory requirements are fully understood and addressed prior to permitting and construction. In addition to Zach and Chris, Jonathan Papp will work diligently to provide pricing and value engineered options to maximize the City's budget. Project Manager's will begin to attend meetings and become involved once plans reach 75-85%.

Upon successful completion of the design and permitting process, day-to-day involvement from Zach and Chris will be reduced and Mike Cooper will serve as the primary point of contact throughout the construction phase. Mike will be responsible for leading and coordinating all construction activities, ensuring schedule adherence, quality control and on-site execution. Jonathan and Mike will work in tandem to ensure materials, man hours and schedule are accurate.

Ben Fleming will be directly involved during turf preparation and installation, as well as the sports equipment installation phase. Together, Mike Cooper and Ben Fleming will carry the project through completion and participate in final meetings to confirm that all work meets project requirements and achieves full owner satisfaction.



Planning, Design & Permitting

Zach Stevenson, President 25-30% of overall workload

Chris Tappan, General Manager 35-40% of overall workload

Jonathan Papp, Estimating 40-45% of overall workload

Billing, Badging & Insurance

Kathleen Dunn, HR 15-20% participation Casandra Pryor, Office Manager 15-20% participation

Pre-Con, Construction & Closeout Activities

Mike Cooper, Project Manager Site 75-80% of overall workload **(Primary Point of Contact)**

Adam Hucceby, Site Work Foreman 100% of overall workload

Ben Fleming, Project Manager Turf 75-100% of overall workload

Jonathan Papp, Estimating 25-30% of overall workload

Mike Cooper will be involved early in the project but once construction activities begin he will be directly assigned to this project while continuing to manage overall company responsibilities. Management of other company projects will be distributed among additional project managers, allowing Mike to dedicate the majority of his time and expertise to the City of Margate. Mike will lead weekly meetings, submit RFIs, track material orders and maintain the project schedule. Adam Hucceby will serve as the on-site supervisor “boots on the ground,” devoting his full attention to daily construction operations and leading the field crews. Adam and Mike will communicate daily regarding job progress, coordination efforts, and any potential issues.

The company’s success is measured by satisfied clients and well-constructed athletic facilities—not by aggressive revenue growth. Nidy Sports strategically pursues select projects that align with its core expertise, operational capacity, and values. This disciplined approach allows the firm to maintain focus, respond proactively to project demands, and dedicate the necessary resources to each assignment. As a result, Nidy Sports is well positioned to efficiently manage this project, with its current backlog having no adverse impact on performance, quality, or schedule.

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

MCRA RFQ 2026-01

PART II - GENERAL QUALIFICATIONS

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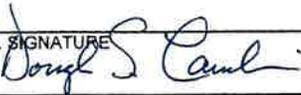
2a. FIRM (or Branch Office) NAME The Osborn Engineering Company dba OSPORTS			3. YEAR ESTABLISHED 1892	4. UNIQUE ENTITY IDENTIFIER 34-0445030
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6a. POINT OF CONTACT NAME AND TITLE Douglas Lancashire, PE, LEED AP - CEO, President			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 216 861 2020 x 13077			6c. E-MAIL ADDRESS dlancashire@osborn-eng.com	
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b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
c. Total Work	8	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million	5. \$1 million to less than \$2 million	

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 12/12/2025
c. NAME AND TITLE Doug Lancashire, PE, LEED AP CEO, President	

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

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PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME The Osborn Engineering Company - St. Petersburg Office			3. YEAR ESTABLISHED 1892	4. UNIQUE ENTITY IDENTIFIER 34-0445030
2b. STREET 450 Carillon Parkway, Suite 200			5. OWNERSHIP	
2c. CITY St. Petersburg	2d. STATE FL	2e. ZIP CODE 33716	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Jonathan Gotwald, PE - Director of Civil Engineering Florida			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 727.209.0436			6c. E-MAIL ADDRESS jgotwald@osborn-eng.com	
7. NAME OF FIRM (If Block 2a is a Branch Office)			The Osborn Engineering Company	
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	40	2	U30	Utility Infrastructure	6
06	Architects	23		C13	Computer Facilities; Computer Service	1
08	Designers CADD BIM Tech	10		D04	Design Build Prep. of RFPs	4
12	Civil Engineers	40	5	D07	Dining Halls, Clubs, Restaurants	3
21	Electrical Engineers	39	3	E02	Educational Facilities, Classrooms	5
25	Fire Protection	6		E03	Electrical Studies and Design	5
42	Mechanical Engineers	77	2	E05	Elevators, Escalators, People-Movers	3
56	Specification Writes	1		E07	Energy Conservation, New Energy Sources	5
57	Structural Engineers	42		F02	Field Houses, Gyms, Stadiums	4
38	Land Surveyor	1		B02	Bridge Inspection	3
60	Transportation	20		G01	Garages, Vehicle Maint. Parking Decks	4
58	Engineering Technicians	8		H04	HVAC	6
	Technology Engineers	12		H07	Highways, Streets, Airfield Paving, Parking	6
				H09	Hospitals and Medical Facilities	7
				I01	Industrial Buildings	5
				L04	Libraries, Museums, Galleries	5
				L05	Lighting (interior, display, theater, etc)	4
				L06	Lighting (exterior, streets, memorials, athletic)	4
				P07	Plumbing and Piping Design	4
				R06	Rehabilitation (Bldgs, structures, facilities)	6
	Other Employees	27	3	S09	Structural Design, Specialty Structures	6
	Total	346	15	S11	Sustainable Design	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
c. Total Work	8	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million	5. \$1 million to less than \$2 million	

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 12/15/2025
c. NAME AND TITLE Jonathan Gotwald, PE - Director of Civil Engineering Florida	



PERSONNEL



Zach Stevenson

President

Executive leader with extensive experience overseeing large-scale sports construction projects, corporate operations, and strategic growth for specialty athletic facilities.

- **Experience Highlights:**

- 18 years in the Construction Industry
- 13 years with Nidy Sports Construction
- Executive oversight of synthetic turf, track, and athletic field projects

- **Core Competencies:**

- Strategic planning
- Client relations
- Project delivery
- Quality assurance

- **Education:**

- The Ohio State University
- Florida Licensed Building Contractor



Chris Tappan

General Manager

Operations-focused leader responsible for coordinating personnel, schedules, and resources to deliver high-quality athletic construction projects on time and within budget.

- **Experience Highlights:**

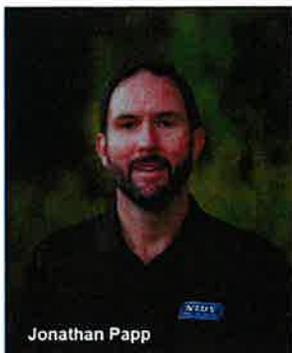
- 12 years in Athletic Management
- 8 years with Nidy Sports Construction
- Oversight of daily operations and project execution

- **Core Competencies:**

- Operations management
- Scheduling
- Team coordination
- Client communication

- **Education:**

- University of Florida



Jonathan Papp

Senior Estimator

Estimating professional specializing in cost analysis and bid preparation for complex sports construction projects.

- **Experience Highlights:**

- 18 years in the Construction Industry
- 10 years with Nidy Sports Construction
- Preparation of detailed estimates for synthetic turf and site work projects

- **Core Competencies:**

- Cost estimating

Value engineering
Bid analysis

- **Education:**

University of South Florida
Certified Building Contractor
OSHA 10



Mike Cooper

Project Manager – Site & Turf Systems

Project manager experienced in coordinating field operations, technical layouts, and compliance for sports construction projects.

- **Experience Highlights:**

15 years in the Construction Industry
3 years with Nidy Sports Construction
Management of field installation and subcontractor coordination

- **Core Competencies:**

Surveying
UTS modeling
Construction layout
Job site safety Initiatives

- **Education:**

Seminole State College
Certified Building Contractor
OSHA 10



Ben Fleming

Project Manager – Synthetic Turf Installation

Project manager with a strong background in athletics and hands-on experience managing synthetic turf installations.

- **Experience Highlights:**

10 years in Athletic Management

3 years with Nidy Sports Construction
Direct oversight of synthetic turf
installation projects

- **Core Competencies:**

Synthetic turf systems
Field & Sports equipment installation
Schedule coordination

- **Education:**

Wingate University
University of Central Florida (Masters)
OSHA 10



Adam Huckleby

General Superintendent – Site Work

Field superintendent specializing in site
preparation and infrastructure for athletic
and sports facilities.

- **Experience Highlights:**

15 years in the Construction Industry
10 years with Nidy Sports Construction
Leadership of site work and field
construction crews

- **Core Competencies:**

Laser grading
Drainage systems
Equipment installation



Kathleen Dunn

Human Resource Director

Seasoned Director with experience in developing effective HR strategies; while ensuring positive culture, inclusion initiatives & diversity.

- **Experience Highlights:**

- 15 years in Personnel & Management
- 3 years with Nidy Sports Construction
- Direct oversight of personnel budget

- **Core Competencies:**

- Employee Benefits
- Hiring & Background Verification
- Legal Compliance

- **Education:**

- University of North Florida

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person. Limit one page per person.)

OSPORTS

16. NAME DANIEL R. KELBACH, PE	17. ROLE IN THIS CONTRACT Director of Sports Fields I Subject Matter Expert	18. YEARS EXPERIENCE	
		a. TOTAL 12	b. WITH CURRENT FIRM 11
19. FIRM NAME AND LOCATION (City and State) OSPORTS Cleveland, OH	20. EDUCATION (Degree and Specialization) BSCE - University of Toledo	21. CURRENT PROF REGISTRATION (List Discipline) Professional Engineer - Ohio 84417 (Civil)	

22. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)



Dan has over a decade of experience in project management, site planning and development, athletic field design, utility coordination, and stormwater management. He serves as Director of OSPOrts/Osborn's Sports Field Group, a national level design practice with seven dedicated practitioners, specializing in the planning, design, and construction of synthetic and natural grass playing surfaces. Over the past 12 years, Dan has designed and led outdoor sports venue projects for recreational, K-12, NCAA (DI-DIII), and professional clients. A licensed civil engineer, former collegiate athlete, and member of the American Sports Builders Association, Dan has been instrumental in developing and expanding OSPOrts/Osborn's field practice.

23. RELEVANT PROJECTS (Up to a maximum of 5 samples)

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.	
			DESIGN	CONSTRUCTION		
a. New Park Systems (5 Parks) St. Johns County - St. Augustine, FL	Athletics Complex	New Construction	DESIGN	CONSTRUCTION		
	+163 Acres	CM at Risk; Design Bid Build	2024	2026 (EST)		
	+\$120 Million	Architecture, CSMEP				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm
Project Manager. Master planning and design for St. Johns County's 163-acre, \$123.4M multi-park development. The project spans five locations featuring baseball/softball fields, multipurpose turf facilities, pickleball courts, and community centers. Working alongside Catalyst Design Group, Barth Associates, and CHW, OSPOrts is addressing complex stormwater, wetland, and transportation challenges while delivering tournament-ready athletic venues and recreational spaces to serve diverse community needs.						
b. Sprows Horizon Sports Park City of Pinellas Park - Pinellas, FL	Athletics Complex	Renovation	DESIGN	CONSTRUCTION		
	40 Acres	CM at Risk	2024	2026		
	\$23.5 Million	Arch, CMEPS				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm
Project Manager. OSPOrts/Osborn Engineering are working with Sports Facilities Companies (SFC) and Park and Eleazer Construction to renovate a 40-acre youth park in Pinellas Park. The project involves demolishing existing structures to build a new sports park with six little league fields, concession stands, an outdoor bar, maintenance buildings, and parking lots, featuring synthetic turf mimicking MLB and spring training parks.						
c. Northeast Regional Park Baseball Fields Polk County - Davenport, FL	Baseball Fields	New	DESIGN	CONSTRUCTION		
	1,602,136 SF	CM at Risk	2021	2022		
	\$7.4 Million	Arch Civil Struct.				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm
Project Manager. Polk County's Northeast Regional Park in Davenport, Florida (NERP) project consisted of constructing a collegiate-level baseball complex including four full-size synthetic turf baseball fields, new dugouts, backstops, scoreboards, sports field lighting, locker room, concessions building, dog park, expanded parking lot and stormwater management systems. The new facility programming includes the annual all-divisions RussMatt College Baseball Invitational tournament.						
d. Chamberlain High School Stadium Modifications Hillsborough Co. Public Schools Tampa, FL	K12 Sports	Renovation	DESIGN	CONSTRUCTION		
	Field Turf Stadium Bleachers	Design Bid Build	2021	2022		
	\$5.2 Million	Civil				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm
Director of Sports Fields. Osborn Engineering, together with OSPOrts, provided professional design and engineering services for the design, permitting and construction for the replacement of the existing natural turf field with a new synthetic turf system for Chamberlain High School's stadium athletic field. The scope of work involved installation of artificial turf on the football field and design of the track widening to FHSAA eight-lane track, all while coordinating around building renovations and replacement of stadium bleachers by other service providers.						
e. WSFS Bank Sportsplex Philadelphia Union - Chester, PA	Athletics Complex	New Construction	DESIGN	CONSTRUCTION		
	150,000 SF	CM at Risk	2021	2025		
	\$50 Million	Architecture, CSMEPT, FP				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm
Project Manager. OSPOrts has been commissioned by MLS's Philadelphia Union and their Youth Academy to design a new training complex and sportsplex. The sportsplex will feature 7 outdoor fields, including a competition stadium for MLS Next Pro matches. The addition of a full-size indoor field will allow indoor practices and community events. A 40,000-square-foot support building will house various facilities and offices. The complex aims to host youth tournaments and attract visitors to the Chester waterfront beyond MLS match days.						

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
 (Complete one Section E for each key person. Limit one page per person)



16. NAME JONATHAN GOTWALD, PE	17. ROLE IN THIS CONTRACT Engineer of Record I Permitting Lead	18. YEARS EXPERIENCE	
		a. TOTAL 46	b. WITH CURRENT FIRM 6
19. FIRM NAME AND LOCATION (City and State) Osborn Engineering St. Petersburg, FL	20. EDUCATION (Degree and Specialization) MS, University of Florida BS, Civil Engineering - University of Toledo	21. CURRENT PROF REGISTRATION (List Discipline) Professional Engineer (Florida) - 35531	

22. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)



Jonathan's experience includes the site design, permitting, and construction of stormwater management systems, drainage, roadways, structured parking, parking lots, sanitary sewer systems, and water distribution systems. Jonathan has extensive permitting experience with local, regional, state, and federal agencies including FDEP, Florida Water Management Districts, FDOT, Florida Fish and Wildlife Conservation Commission, the US Environmental Protection Agency, and the US Army Corps of Engineers.

23. RELEVANT PROJECTS (Up to a maximum of 5 samples)

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.	
			DESIGN	CONSTRUCTION		
a. New Park Systems (5 Parks) St. Johns County - St. Augustine, FL	Athletics Complex	New Construction				
	+163 Acres	CM at Risk; Design Bid Build	2024	2026 (EST)		
	+\$120 Million	Architecture, CSMEP				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm

Director of Civil Engineering. Master planning and design for St. Johns County's 163-acre, \$123.4M multi-park development. The project spans five locations featuring baseball/softball fields, multipurpose turf facilities, pickleball courts, and community centers. Working alongside Catalyst Design Group, Barth Associates, and CHW, OSPORTS is addressing complex stormwater, wetland, and transportation challenges while delivering tournament-ready athletic venues and recreational spaces to serve diverse community needs.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.	
			DESIGN	CONSTRUCTION		
b. Sprolvs Horizon Sports Park City of Pinellas Park - Pinellas, FL	Athletics Complex	Renovation				
	40 Acres	CM at Risk	2024	2026		
	\$23.5 Million	Arch, CMEPS				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm

Director of Civil Engineering. OSPORTS/Osborn Engineering are working with Sports Facilities Companies (SFC) and Park and Eleazer Construction to renovate a 40-acre youth park in Pinellas Park. The project involves demolishing existing structures to build a new sports park with six little league fields, concession stands, an outdoor bar, maintenance buildings, and parking lots, featuring synthetic turf mimicking MLB and spring training parks.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.	
			DESIGN	CONSTRUCTION		
c. Chamberlain High School Stadium Modifications Hillsborough Co. Public Schools Tampa, FL	K12 Sports	Renovation				
	Field Turf Stadium Bleachers	Design Bid Build	2021	2022		
	\$5.2 Million	Civil				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm

Director of Civil Engineering. Osborn Engineering, together with OSPORTS, provided professional design and engineering services for the design, permitting and construction for the replacement of the existing natural turf field with a new synthetic turf system for Chamberlain High School's stadium athletic field. The scope of work involved installation of artificial turf on the football field and design of the track widening to FHSAA eight-lane track, all while coordinating around building renovations and replacement of stadium bleachers by other service providers.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.	
			DESIGN	CONSTRUCTION		
d. Multiple Field Replacements Manatee County School District Bradenton, FL and Lakewood Ranch, FL	K-12 Track/Field	Renovation				
	11.20 Acres Total	Design Build	2022	2024		
	\$3.6 M Total	Civil Field Design Electrical				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm

Director of Civil Engineering. Osborn Engineering provided design and engineering services for multiple athletic field upgrades within the Manatee County School District. The projects included converting natural grass fields to synthetic turf at Manatee, Palmetto, and Lakewood Ranch High Schools, with improvements to site infrastructure, drainage, and field systems. Key Stakeholders on the projects consisted of representatives from the Manatee County School District.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.	
			DESIGN	CONSTRUCTION		
e. St. Johns County - Hastings Library and Community Center	Community Center/Library	New				
	10,000 SF	Design Bid Build	2023	2025		
	\$165K(Firm Fee)	Civil				
(6) ROLE (BENEFIT / VALUE TO CLIENT)					X	Check if project performed with current firm

Director of Civil Engineering. New 10,000 SF, single-story library and community center on a 0.89 acre site. Osborn provided Civil and Structural Engineering for the project. This facility provides multiple services in this predominantly agricultural part of St. John's County. More than a traditional library, this community center and library features access to telehealth services, Health and Human Services staff, a food pantry, and a sub-dividable community room. The library space can be independently secured giving after-hours access to the community room and HHS offices.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person. Limit one page per person.)

OSPORTS

16. NAME ADAM BARKER, PE	17. ROLE IN THIS CONTRACT Project Engineer I Design Lead	18. YEARS EXPERIENCE	
		a. TOTAL 8	b. WITH CURRENT FIRM 3
19. FIRM NAME AND LOCATION (City and State) OSPORTS Cleveland, OH	20. EDUCATION (Degree and Specialization) BS - Civil Engineering - The Ohio State University	21. CURRENT OH PROF REGISTRATION (List Discipline) Professional Engineer (Ohio) - PE.88176	

22. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)



Adam has almost a decade of commercial site design experience as a project engineer. He has seen numerous projects move from the preliminary due diligence stage of design all the way through construction. Over the course of his time at Speedway/7-11 he has successfully laid out well over 500 locations for potential development and managed over 40 projects that have been built successfully. Project locations spanned from the East coast and Midwest (Carolinas, Tennessee, Florida - just to name a few) all the way to the West coast (New Mexico, Arizona, California). He ensured the success of these projects through efficient communication and coordination with multiple subconsultants and vendors.

23. RELEVANT PROJECTS (Up to a maximum of 5 samples)

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.
			DESIGN	CONSTRUCTION	
a. New Park Systems (5 Parks) St. Johns County - St. Augustine, FL	Athletics Complex	New Construction	DESIGN	CONSTRUCTION	
	+163 Acres	CM at Risk; Design Bid Build	2024	2026 (EST)	
	+\$120 Million	Architecture, CSMEP			

(6) ROLE (BENEFIT / VALUE TO CLIENT) Check if project performed with current firm
 Project Engineer. Master planning and design for St. Johns County's 163-acre, \$123.4M multi-park development. The project spans five locations featuring baseball/softball fields, multipurpose turf facilities, pickleball courts, and community centers. Working alongside Catalyst Design Group, Barth Associates, and CHW, OSSPORTS is addressing complex stormwater, wetland, and transportation challenges while delivering tournament-ready athletic venues and recreational spaces to serve diverse community needs.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.
			DESIGN	CONSTRUCTION	
b. Sprowls Horizon Sports Park City of Pinellas Park - Pinellas, FL	Athletics Complex	Renovation	DESIGN	CONSTRUCTION	
	40 Acres	CM at Risk	2024	2026	
	\$23.5 Million	Arch, CMEPS			

(6) ROLE (BENEFIT / VALUE TO CLIENT) Check if project performed with current firm
 Project Engineer. OSSPORTS/Osborn Engineering are working with Sports Facilities Companies (SFC) and Park and Eleazer Construction to renovate a 40-acre youth park in Pinellas Park. The project involves demolishing existing structures to build a new sports park with six little league fields, concession stands, an outdoor bar, maintenance buildings, and parking lots, featuring synthetic turf mimicking MLB and spring training parks.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.
			DESIGN	CONSTRUCTION	
c. Chain of Lakes Park (Phase II) City of Winter Haven - Winter Haven, FL	Athletics Complex	New	DESIGN	CONSTRUCTION	
		CM at Risk; Design Bid Build	2023	2025	
		Civil I Field Design			

(6) ROLE (BENEFIT / VALUE TO CLIENT) Check if project performed with current firm
 Civil Engineer/Sports Field Designer. Design development, construction documents, and construction administration for the City of Winter Haven, Florida Chain of Lakes Park. OSSPORTS provided design of the baseball field turf surfacing system and the field's base and drainage system design. OSSPORTS coordinated with the site-civil engineer for storm-water quantities, calculations, and tie-out points.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.
			DESIGN	CONSTRUCTION	
d. Multiple Field Replacements Manatee County School District Bradenton, FL and Lakewood Ranch, FL	K-12 Track/Field	Renovation	DESIGN	CONSTRUCTION	
	11.20 Acres Total	Design Build	2022	2024	
	\$3.6 M Total	Civil I Field Design Electrical			

(6) ROLE (BENEFIT / VALUE TO CLIENT) Check if project performed with current firm
 Project Manager. Osborn Engineering provided design and engineering services for multiple athletic field upgrades within the Manatee County School District. The projects included converting natural grass fields to synthetic turf at Manatee, Palmetto, and Lakewood Ranch High Schools, with improvements to site infrastructure, drainage, and field systems. Key Stakeholders on the projects consisted of representatives from the Manatee County School District.

(1) TITLE, CLIENT & LOCATION (City and State)	(2) BUILDING TYPE, SIZE & PROJECT COST / PERFORMANCE	(3) TYPE OF CONSTRUCTION, DELIVERY MODEL & SERVICES	(4) DATE COMPLETED		(5) EXAMPLE PROJECT KEY NO.
			DESIGN	CONSTRUCTION	
e. Parkside Athletic Field Complex City of Westlake - Westlake, OH	Parks and Recreation	New Construction	DESIGN	CONSTRUCTION	
	165,000 SF Turf	Design Bid Build	2023	2025	
	\$5 M	Arch CSMEP Lighting			

(6) ROLE (BENEFIT / VALUE TO CLIENT) Check if project performed with current firm
 Civil Engineer | Sports Field Specialist. Osborn/OSSPORTS designed two synthetic turf soccer fields and supporting facilities at the former Parkside School site in Westlake—the city's first synthetic turf installation. The project included a 165,000-SF field with an alternative infill system to reduce temperatures during the summer months as well as restroom/concession building, parking, playground, pavilion, walking paths, and landscaping to support year-round community and youth sports use.



PROFESSIONAL REGISTRATION



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STEVENSON, ZACHARY

THE NIDY SPORTS CONSTRUCTION COMPANY, INC.
751 GENERAL HUTCHISON PARKWAY
LONGWOOD FL 32750

LICENSE NUMBER: CBC1261000

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/13/2024

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AMERICAN SPORTS BUILDERS ASSOCIATION

*Through Its Certification Board
Has Conferred Upon*

Glen Maurer, CFB-S

The Designation

CERTIFIED FIELD BUILDER



FOR EFFORTS TO RAISE THE PROFESSIONAL STANDARDS OF
FIELD CONSTRUCTION AND FOR HAVING SUCCESSFULLY
FULFILLED THE CONDITIONS OF ELIGIBILITY AND PASSED
THE REQUIRED EXAMINATION

In witness whereof we have set our hands on

this 31st day of December, 2022

Certification expires: December 31, 2025

Executive Director

Certification Chairman



Certificate of Membership

This is to certify that

The Nidy Sports Construction Company, Inc.
Is a Member of the Builder Division
of the

American Sports Builders Association

a nonprofit association, is a national organization for builders, designers, and suppliers of materials for tennis courts, running tracks, synthetic turf fields, indoor and outdoor synthetic sports surfaces. It is recognized as a centralized source for technical information, including construction guidelines.



The membership hereby conferred entitles the above named to use the name and membership mark of the Association on all proper forms, notices, and advertising subject to the conditions set forth in the By-Laws of the Association.

In Witness Whereof, The American Sports Builders Association has caused this certificate to be executed and its seal affixed by the Chairman and Secretary on January 21, 2008.


Secretary


Chairman



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



FBPE
FLORIDA BOARD OF
PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

GOTWALD, JONATHAN J.

1869 76th Pl 1869 76TH PLACE N
ST PETERSBURG FL 33702

LICENSE NUMBER: PE35531

EXPIRATION DATE: FEBRUARY 28, 2027

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License Look Up

12/3/2025 9:11 PM

Daniel Robert Kelbach

License Number	PE.84417
Status	Active
Sub-Status	
Board	Engineers and Surveyors Board
License Type	Professional Engineer
Compact/Multi-State Eligible	
License Issue Date	5/15/19
License Expiration Date	12/31/25
License Effective Date	1/1/24
City	Brunswick
State	OH
Country	United States
Board Action	No

Current date & time: 12/3/2025 9:11 PM

Disclaimer: The Joint Commission and NCQA consider on-line status information as fulfilling the primary source verification requirement for verification of licensure in compliance with their respective credentialing standards.



License Look Up

12/3/2025 9:12 PM

Adam Joseph Barker

License Number	PE.88176
Status	Active
Sub-Status	
Board	Engineers and Surveyors Board
License Type	Professional Engineer
Compact/Multi-State Eligible	
License Issue Date	7/22/22
License Expiration Date	12/31/25
License Effective Date	1/1/24
City	Amherst
State	OH
Country	United States
Board Action	No

Current date & time: **12/3/2025 9:12 PM**

Disclaimer: The Joint Commission and NCQA consider on-line status information as fulfilling the primary source verification requirement for verification of licensure in compliance with their respective credentialing standards.



MCRA FORMS

OFFEROR'S CERTIFICATION

WHEN OFFEROR IS A PARTNERSHIP

IN WITNESS WHEREOF, the Offeror hereto has executed this Proposal Form this 11th day of December, 2025.

THE NIDY SPORTS CONSTRUCTION CO LLC
Printed Name of Partnership

By: [Signature]
Signature of General or Managing Partner

ZACH STEVENSON
Printed Name of partner

751 General Hutchison Pkwy.
Business Address

Longwood FL 32750
City/State/Zip

407-330-9466
Business Phone Number

FL
State of Registration

Jonathan Papp
Witness
Ben Fleming
Witness

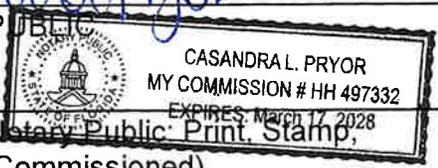
State of FLORIDA

County of SEMINOLE

The foregoing instrument was acknowledged before me this 11th day of December, 2025, by ZACH STEVENSON (Name), PRESIDENT (Title) of THE NIDY SPORTS CONSTRUCTION CO LLC (Name of Company) who is personally known to me by means of x physical presence or _____ online notarization or who has produced as identification and who did (did not) take an oath.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC



(Name of Notary Public, Print, Stamp, or type as Commissioned)

OFFEROR'S
QUALIFICATION STATEMENT

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

SUBMITTED TO: City of Margate (Purchasing Division)

ADDRESS: 5790 Margate Boulevard
Margate, Florida 33063

CIRCLE ONE

SUBMITTED BY: THE NIDY SPORTS CONSTRUCTION CO LLC Corporation
NAME: ZACH STEVENSON Partnership
ADDRESS: 751 General Hutchison Pkwy. Longwood FL 32750 Individual
PRINCIPAL OFFICE: Longwood FL Other

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business. (Attach corporate documents from the State of Florida (sunbiz.org) to this statement.) See attached for company documents.

The correct name of the Offeror is: THE NIDY SPORTS CONSTRUCTION CO LLC

The address of the principal place of business is:

751 General Hutchison Pkwy. Longwood FL 32750

2. If Offeror is a corporation, answer the following:
- a. Date of Incorporation: 2007, Amended status to LLC 2025
 - b. State of Incorporation: OHIO
 - c. President's name: ZACH STEVENSON
 - d. Vice President's name: N/A See attached for company documents.
 - e. Secretary's name: N/A
 - f. Treasurer's name: N/A
 - g. Name and address of Resident Agent: COGENCY GLOBAL INC.
115 N. Calhoun St. Suite #4
Tallahassee FL 32301

If Offeror is an individual or a partnership, answer the following:

a. Date of organization: 2007

b. Name, address and ownership units of all partners:

Matt Savage	751 General Hutchison Pkwy. Longwood, FL 32750
Glen Mauer	same as above
Zach Stevenson	same as above

c. State whether general or limited partnership:

Limited Partnership

4. If Offeror is other than an individual, corporation or partnership, describe the organization and give the name and address of principals: N/A

5. If Offeror is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

N/A

6. How many years has your organization been in business under its present business name? 18 years

a. Under what other former names has your organization operated?

THE NIDY SPORTS CONSTRUCTION CO INC.

7. Indicate registration, license numbers or certificate numbers for the businesses or professions which are the subject of this RFQ. Please attach certificate of competency and/or state registration.

CERTIFIED BUILDING CONTRACTOR: CBC1261000

8. Have you ever failed to complete any work awarded to you? If so, state when, where and why?

No.

THE OFFEROR ACKNOWLEDGES AND UNDERSTANDS THAT THE INFORMATION CONTAINED IN RESPONSE TO THIS QUALIFICATIONS STATEMENT SHALL BE RELIED UPON BY OWNER IN AWARDING THE CONTRACT AND SUCH INFORMATION IS WARRANTED BY OFFEROR TO BE TRUE. THE DISCOVERY OF ANY OMISSION OR MISSTATEMENT THAT MATERIALLY AFFECTS THE OFFEROR'S QUALIFICATIONS TO PERFORM UNDER THE CONTRACT SHALL CAUSE THE OWNER TO REJECT THE PROPOSAL, AND IF AFTER THE AWARD TO CANCEL AND TERMINATE THE AWARD AND/OR CONTRACT.



(Signature)

State of _____
County of SEMINOLE

The foregoing instrument was acknowledged before me this 11th day of December, 2025, by ZACH STEVENSON, who is personally known to me by means of physical presence or online notarization or who has produced as identification and who did (did not) take an oath.

WITNESS my hand and official seal.



NOTARY PUBLIC



(Name of Notary Public: Print, Stamp, or Type as Commissioned)

DRUG-FREE WORKPLACE PROGRAM FORM MCRA RFQ NO. 2026-01

In accordance with Section 287.087, State of Florida Statutes, preference shall be given to businesses with Drug-free Workplace Programs. Whenever two or more bids which are equal with respect to price, quality and service are received for the procurement of commodities or contractual service, a bid received from a business that certifies that it has implemented a Drug-free Workplace Program shall be given preference in the award process. In the event that none of the tied vendors have a Drug-free Workplace program in effect the Margate Community Redevelopment Agency (MCRA) reserves the right to make final Decisions in the MCRA's best interest. In order to have a Drug-free Workplace Program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the Workplace, the business's policy of maintaining a drug-free Workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States of any State, for a violation occurring in the Workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is convicted.
6. Make a good faith effort to continue to maintain a drug-free Workplace through implementation. If bidder's company has a Drug-free Workplace Program, so certify below:

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

SIGNATURE OF BIDDER:



DATE: 12/11/25

COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT

Bidder certifies that all material, equipment, etc. contained in this bid meets all O.S.H.A. requirements. Bidder further certifies that if he/she is the successful bidder, and the material, equipment, etc., delivered is subsequently found to be deficient in any O.S.H.A. requirement in effect on date of delivery, all costs necessary to bring the material, equipment, etc. into compliance with the aforementioned requirements shall be borne by the bidder.

OCCUPATIONAL HEALTH AND SAFETY - SAFETY DATA SHEET REQUIRED:

In compliance with Chapter 442, Florida Statutes, any item delivered from a contract resulting from this bid must be accompanied by a SAFETY DATA SHEET (SDS). The SDS must include the following information:

- A. The chemical name and the common name of the toxic substance.
- B. The hazards or other risks in the use of the toxic substances, including:
 - 1. The potential for fire, explosion, corrosivity and reactivity;
 - 2. The known acute and chronic health effects of risks from exposure, including the medical conditions which are generally recognized as being aggravated by exposure to the toxic substance; and
 - 3. The primary routes of entry and symptoms of overexposure.
- C. The proper precautions, handling practices, necessary personal protective equipment, and other safety precautions in the use of or exposure to the toxic substances, including appropriate emergency treatment in case of overexposure.
- D. The emergency procedure for spills, fire, disposal and first aid.
- E. A description in lay terms of the known specific potential health risks posed by the toxic substances intended to alert any person reading this information.
- F. The year and month, if available, that the information was compiled and the name, address and emergency telephone number of the manufacturer responsible for preparing the information.

SIGNATURE: _____

DATE: 12/11/25

NON-COLLUSIVE AFFIDAVIT FOR MCRA RFQ NO. 2026-01

State of FLORIDA)

County of SEMINOLE)

ZACH STEVENSON being first duly sworn, deposes and says that:

He/she is the PRESIDENT, (Owner, Partner, Officer, Representative or Agent) of The Nidy Sports Construction Co LLC, the Offeror that has submitted the attached Proposal;

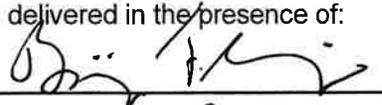
He/she is fully informed regarding the preparation and contents of the attached Proposal and of all pertinent circumstances regarding such Proposal;

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

Neither the said Offeror nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Offeror, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Offeror, firm, or person to fix the price or prices in the attached Proposal or of any other Offeror, or to fix any overhead, profit, or cost elements of the Proposal price or the Proposal price of any other Offeror, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;

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

Signed, sealed and delivered in the presence of:

Ben Fleming 
Witness

Jonathan Papp 
Witness

By 

ZACH STEVENSON
Printed Name

PRESIDENT
Title

ACKNOWLEDGMENT
NON-COLLUSIVE AFFIDAVIT FOR MCRA RFQ NO. 2026-01

State of Florida
County of SEMINOLE

On this the 11th day of December, 2025, before me, the undersigned Notary Public of the State of Florida, personally appeared ZACH STEVENSON and
(Name(s) of individual(s) who appeared before notary)

whose name(s) is/are Subscribed to within the instrument, and he/she/they acknowledge that he/she/they executed it.

WITNESS my hand
and official seal.

NOTARY PUBLIC
SEAL OF OFFICE:

Casandra Pryor
NOTARY PUBLIC, STATE OF FLORIDA
CASANDRA L. PRYOR
MY COMMISSION # HH 497332
EXPIRES: March 17, 2028

(Name of Notary Public: Print, Stamp, or
Type as Commissioned)

- Personally known to me, or
- Produced identification:

(Type of Identification Produced)

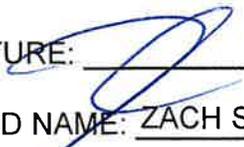
- DID take an oath, or DID NOT take an oath

Scrutinized Company Certification

I hereby swear or affirm that as of the date below this company is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes I further affirm that:

- 1 This company is not participating in a boycott of Israel such that it is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- 2 This Company does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Sudan or a government created project involving oil related, mineral extraction, or power generation activities, or
 - b. Have a material business relationship involving the supply of military equipment, or
 - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - d. Have been complicit in the genocidal campaign in Darfur.
- 3 This Company does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
- 4 This Company is not engaged in business operations in Cuba or Syria.

VENDOR/COMPANY NAME: THE NIDY SPORTS CONSTRUCTION CO LLC

SIGNATURE:  _____

PRINTED NAME: ZACH STEVENSON

TITLE: PRESIDENT DATE: 12/11/25

The scrutinized company list is maintained by the State Board of Administration and available at

<http://www.sbafla.com/>

**CITY OF MARGATE
E-VERIFY FORM**

Project Name:	MARGATE ARTIFICIAL TURF FIELDS
Project No.:	RFQ 2026-01

ACKNOWLEDGEMENT

Definitions:

“Contractor” means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

“Subcontractor” means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

- All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- All persons (including subvendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security’s E-Verify System during the term of the contract is a condition of the contract with the City of Margate; and
- Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination and shall be liable for any additional costs incurred by the City as a result of the termination.

COMPANY CONTACT INFORMATION

Company Name:	THE NIDY SPORTS CONSTRUCTION CO LLC
Authorized Signature:	
Print Name:	ZACH STEVENSON
Title:	PRESIDENT
Date:	12/11/25
Phone:	407-205-3778
Email:	jpapp@nidycorpany.com
Website:	WWW.NIDYSPORTS.COM

Affidavit Attesting to Noncoercive Conduct for Labor or Services

Nongovernment Entity name: THE NIDY SPORTS CONSTRUCTION CO LLC ("Vendor")
Vendor FEIN: 26-1284761
Address: 751 General Hutchison Pkwy.
City: Longwood State: FL Zip: 32750
Phone number: 407-205-3778 Email Address: jpapp@nidycountry.com

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By:

Authorized Signature: _____

Print Name and Title: Zach Stevenson, President

Date: 12/11/2025

AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the City may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the City which would grant the entity access to an individual's personal identifying information.

1. THE NIDY SPORTS CONSTRUCTION CO LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Jonathan Papp
Witness #1 Print Name: Jonathan Papp
Ben Fleming
Witness #2 Print Name: Ben Fleming

ZACH STEVENSON
Print Name: ZACH STEVENSON
PRESIDENT
Title: PRESIDENT
THE NIDY SPORTS CONSTRUCTION CO LLC
Entity Name: THE NIDY SPORTS CONSTRUCTION CO LLC

OATH OR AFFIRMATION

State of Florida
County of SEMINOLE

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 11TH day of December, 2025, by ZACH STEVENSON (name of person) as PRESIDENT (type of authority) for THE NIDY SPORTS CONSTRUCTION CO LLC (name of party on behalf of whom instrument is executed).

Cassandra Pryor
Notary Public (Print, Stamp, or Type as Commissioned)

- Personally known to me; or
 Produced identification (Type of Identification: _____)
 Did take an oath; or
 Did not take an oath



ACKNOWLEDGEMENT FORM

ADDENDUM NO. 1

RFQ NO. 2026-001

I acknowledge receipt of Addendum No. 1 for RFQ No. 2026-001. This addendum contains two (2) pages. Please include the original of this form in your RFQ submission.

Company Name: THE NIDY SPORTS CONSTRUCTION CO LLC

Address: 751 General Hutchison Pkwy. Longwood FL 32750

Name of Signer ZACH STEVENSON
(please print)

Signature:  _____ Date: 12/16/2025

Telephone: 407-205-3778 Facsimile: n/a

Please fax your completed form to (954) 935-5258 or e-mail to purchase@margatefl.com.

Kelly McGilvray
Kelly McGilvray
Buyer II

Wednesday, December 10, 2025

NOTE: The original of this form must be included with your RFQ submission.

State of Florida

Department of State

I certify from the records of this office that THE NIDY SPORTS CONSTRUCTION COMPANY, LLC is an Ohio limited liability company authorized to transact business in the State of Florida, qualified on January 30, 2025.

The document number of this limited liability company is M25000001481.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025 and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Nineteenth day of May, 2025*




Secretary of State

Tracking Number: 7418178657CU

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

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company

THE NIDY SPORTS CONSTRUCTION COMPANY, LLC

Filing Information

Document Number	M25000001481
FEI/EIN Number	26-1284761
Date Filed	01/30/2025
State	OH
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/28/2025
Event Effective Date	NONE

Principal Address

751 GENERAL HUTCHINSON PARKWAY
LONGWOOD, FL 32750

Changed: 05/23/2025

Mailing Address

751 GENERAL HUTCHINSON PARKWAY
LONGWOOD, FL 32750

Changed: 05/23/2025

Registered Agent Name & Address

COGENCY GLOBAL INC.
115 N. CALHOUN ST., STE. 4
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title CEO

SAVAGE, MATTHEW
751 GENERAL HUTCHINSON PKWY
LONGWOOD, FL 32750

Title COO

MAURER, GLEN
751 GENERAL HUTCHINSON PKWY
LONGWOOD, FL 32750

Title P

STEVENSON, ZACHARY
751 GENERAL HUTCHINSON PKWY
LONGWOOD, FL 32750

Title CFO

EMMENDORFER, KEVIN
751 GENERAL HUTCHINSON PKWY
LONGWOOD, FL 32750

Annual Reports

No Annual Reports Filed

Document Images

[05/28/2025 -- LC Amendment](#) [View image in PDF format](#)

[01/30/2025 -- Foreign Limited](#) [View image in PDF format](#)

August 13, 2025

Re: Nidy Sports Construction Company ("Nidy")

This letter is to advise you that Nidy is a valued surety client of Atlantic Specialty Insurance Company, which is one of the main underwriting companies of the Intact Insurance. Nidy remains in good standing and is afforded surety capacity of \$10,000,000 for a single project and \$40,000,000 in the aggregate.

It is our opinion that Nidy is qualified to perform contracts that fall within this range and their normal scope. This letter is not an assumption of liability, nor is it a bid bond or a performance bond. It is issued only as a bonding reference requested from us by our client. Intact's decision to issue surety bonds on behalf of Nidy will be subject to our standard underwriting including but not limited to acceptance of the financial condition of our client, contract terms and conditions, bonds forms and project financing.

Intact Insurance (TSX: IFC) is A+ rated by A.M. Best with a financial size category of XV and is included in The Department of the Treasury's Listing of Certified Companies.

Sincerely,


John P. Harney, Attorney-in-Fact





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Haley Anderson, Jacquelyn M. Norstrom, Jessica Hernandez, John P. Harney, Josefina Rojo, Matthew Labno, Melissa Heffernan**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

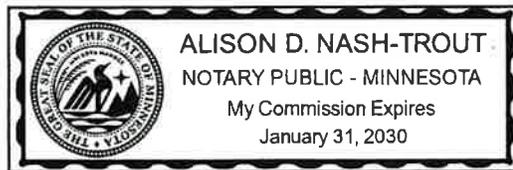
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By 
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

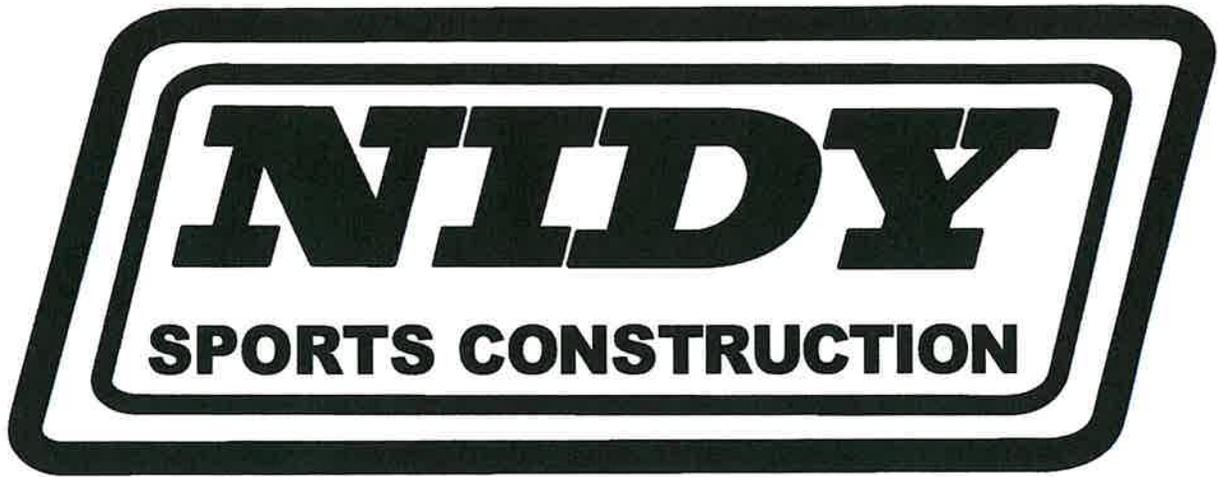
I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 13th day of August, 2025




Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2030



INSURANCE



Bureau of Workers' Compensation

30 W. Spring St.
Columbus, OH 43215

Certificate of Ohio Workers' Compensation

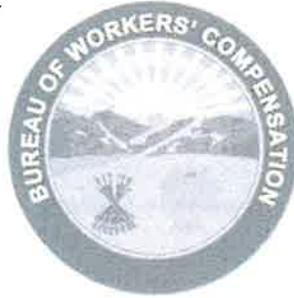
This certifies that the employer listed below participates in the Ohio State Insurance Fund as required by law. Therefore, the employer is entitled to the rights and benefits of the fund for the period specified. This certificate is only valid if premiums and assessments, including installments, are paid by the applicable due date. To verify coverage, visit www.bwc.ohio.gov, or call 1-800-644-6292.

This certificate must be conspicuously posted.

Policy number and employer
00014102

Period Specified Below
07/01/2025 to 07/01/2026

THE OSBORN ENGINEERING COMPANY
1111 SUPERIOR AVE E STE 2100
CLEVELAND OH 44114-2534



www.bwc.ohio.gov
Issued by: BWC

Stephanie McCloud

Administrator/CEO

You can reproduce this certificate as needed.

Ohio Bureau of Workers' Compensation

Required Posting

Section 4123.54 of the Ohio Revised Code requires notice of rebuttable presumption. Rebuttable presumption means an employee may dispute or prove untrue the presumption (or belief) that alcohol, marihuana or a controlled substance not prescribed by the employee's physician is the proximate cause (main reason) of the work-related injury.

The burden of proof is on the employee to prove the presence of alcohol, marihuana or a controlled substance was not the proximate cause of the work-related injury. An employee who tests positive or refuses to submit to chemical testing may be disqualified for compensation and benefits under the Workers' Compensation Act.



Bureau of Workers' Compensation

You must post this language with the Certificate of Ohio Workers' Compensation.