



ECON
INNOVATIVE:ENGINEERS.SURVEYORS.PLANNERS

The mission of ECON is to provide our global clients with the highest quality engineering, design and management services that are innovative, affordable, and sustainable.





Legoland Florida
Winter Haven

introduction●

ECON is a multi-disciplined planning, engineering and environmental service provider that can offer energy efficiency solutions that are practical and profitable

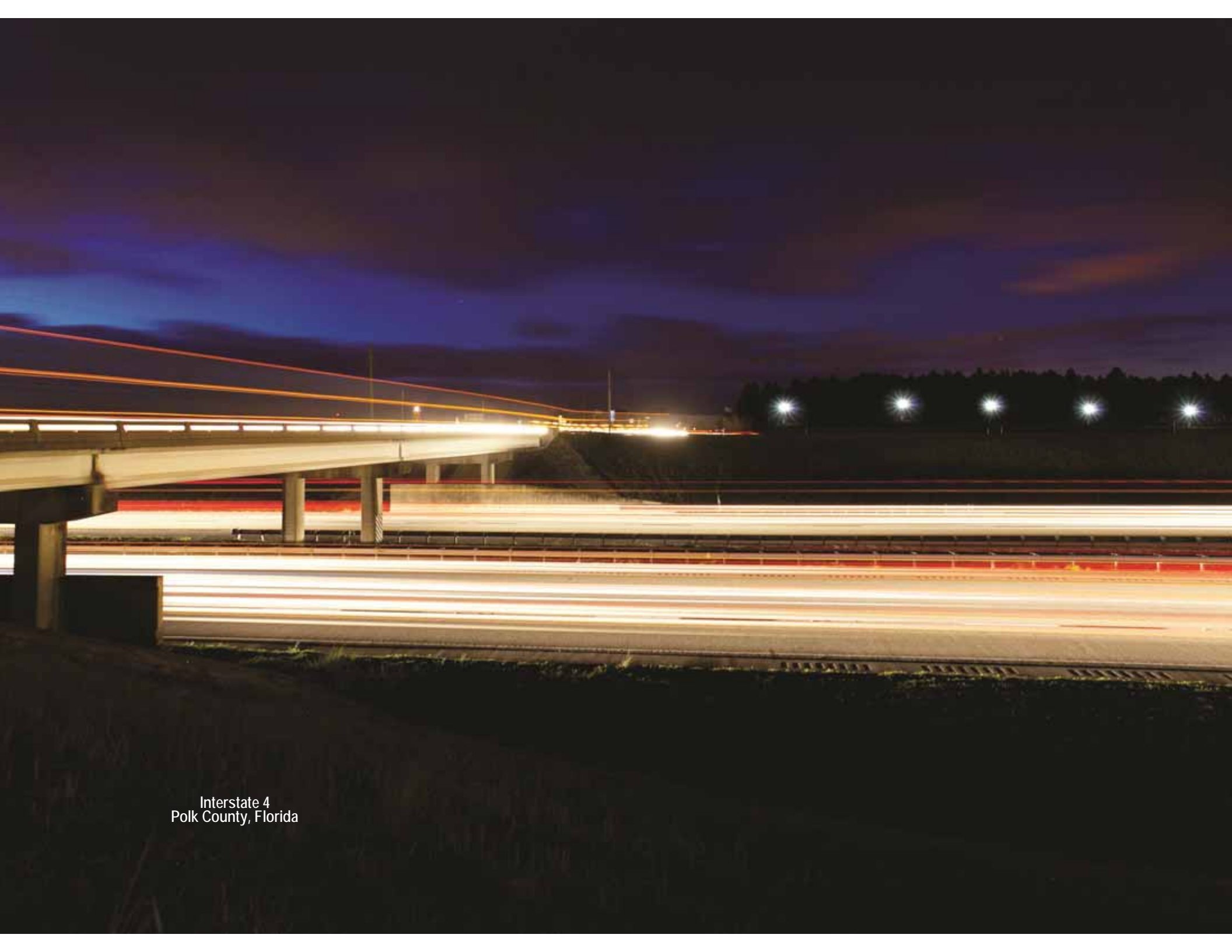
ECON is a multi-disciplined surveying, civil engineering and planning service provider whose principle team has for more than three decades created better living and working environments and endeavored to strike the ideal balance of professionalism, innovation and reliability.

Our capabilities include the following:

- Site Development Services including Conceptual Planning and Feasibility Studies
- Sustainable Building Approaches and Renewable Energy Generation
- Urban Planning and Design
- Hotel and Theme Park Planning and Design
- Civil Engineering for Public and Private Infrastructure Design and Construction
- Stormwater Management and Erosion Control Design, Permitting and Monitoring
- Transportation Planning and Roadway Design
- Utilities, Water and Wastewater Design and Planning

- Environmental Services, Wetlands Delineation, Mitigation, Monitoring, and Conservation
- Structural/Mechanical/Electrical Engineering
- Environmental Permitting
- Simple to Complex Residential, Commercial and Industrial Developments
- Surveying and GIS Based Mapping

The capacity to offer such a full range of services in a single team has proven advantageous to our clients, enabling ECON to become a market leader in building collaborative relationships, both across sectors and internationally. The breadth of our client base has included all levels of government (federal, state, county, city, special assessment districts), corporations, consulting engineers, real estate developers, architects, surveyors, attorneys, realtors, lenders and appraisers.



Interstate 4
Polk County, Florida

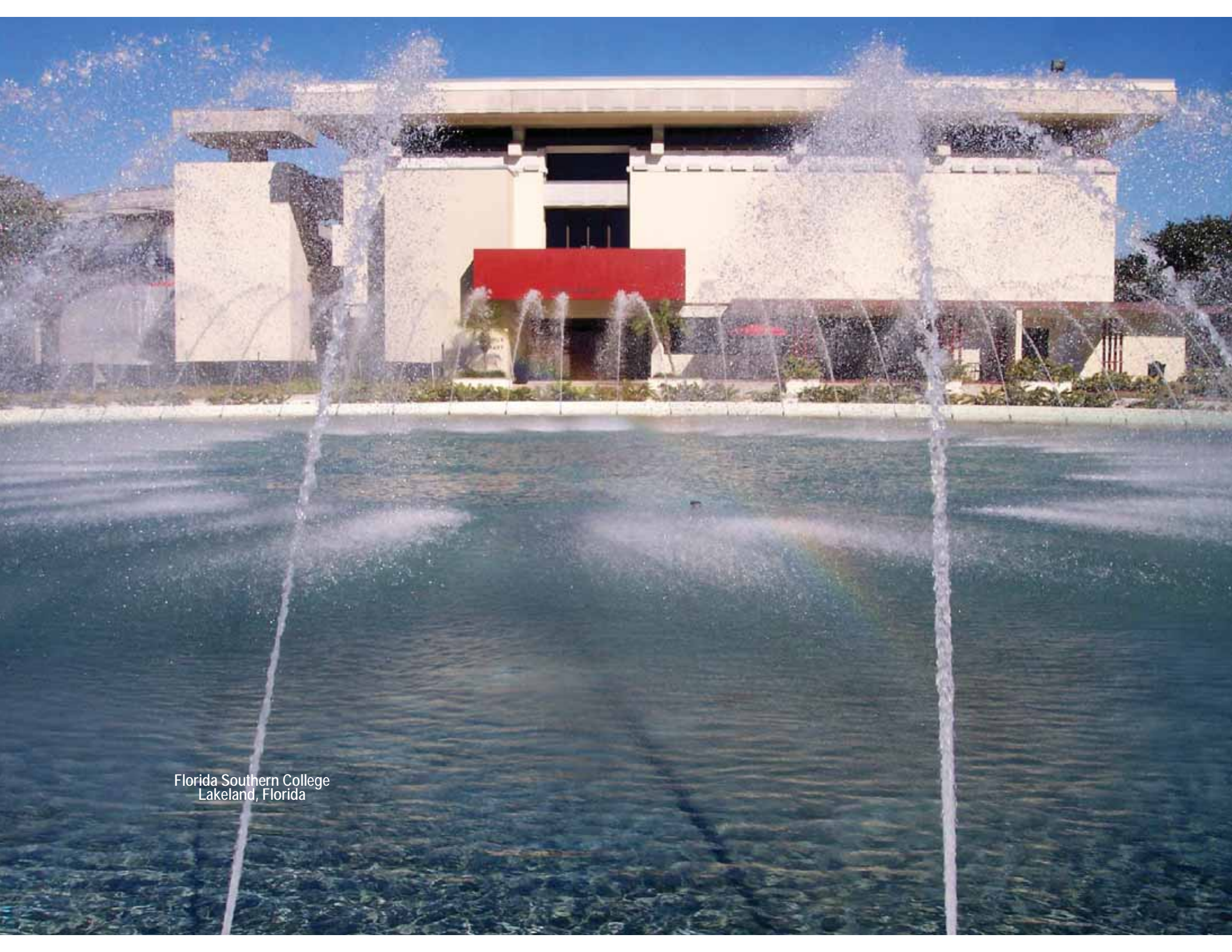
about

ECON was created in April of 2010 as a result of a merger of McVay-Wood Engineering, LLC and Southeastern Carbon Solutions, LLC. McVay-Wood has been providing land planning, engineering services, land surveying, transportation planning, environmental permitting and infrastructure design for over 30 years while Southeastern Carbon Solutions has excelled in the fields of renewable energy, solid waste management, agricultural biogas capture and utilization, sustainable forestry, biomass to energy and energy efficiency retrofitting.

We at **ECON** maintain that in today's evolving marketplace for technical services, the fields of engineering and environmental management can no longer be viewed as separate service categories. Sustainable development, ecological stewardship and proactive energy approaches are now all fundamental to implementing effective long term engineering solutions.

In addition to our engineering and technical services, **ECON** provides full spectrum project management, team oversight , grant writing and strategic financial services aimed at successful origination and implementation of projects both in the US and abroad. By relying on relationships and local knowledge derived from years of tangible experience and development efforts on the ground, **ECON** can offer consulting, planning, capital procurement and team building services for almost any size development or infrastructure project, with international experience in Asia, South America and the Caribbean. Our linguistic capabilities also include:

Spanish
Portuguese
Chinese



Florida Southern College
Lakeland, Florida

key members

As CEO, **John C. McVay Jr. PLS** is responsible for the Oversight of ECON's operations and works closely with the President, to ensure ECON's standards of excellence are met at every level of a project. Mr. McVay has over four decades of experience and thirty five years as a partner and business manager. He is an accomplished executive with a history of success leading strategic efforts and projects at the local, regional and international level. In addition, Mr. McVay has extensive knowledge in marketing, strategic planning, surveying, construction layout, supervision, zoning presentations, land planning, design and governmental permitting.



John C. McVay, Jr. PLS CEO
cell:863.712.9932 jmcvay@econsouth.com

Mr. McVay is a licensed Professional Surveyor & Mapper (License #4003) as well as a Registered Real Estate Broker in the State of Florida.

As President, **Thomas (Trae) Holland, MA, LEED Green Associate**, is responsible for Client Communications and Public Relations, Project Management, Company Policy and Private Sector Marketing. In addition he directs ECON's efforts in Sustainability Management, including renewable energy, environmental project origination, sustainable finance initiatives, team aggregation and research. As a LEED Green Associate, Mr. Holland also manages ECON's services in the areas of bioremediation; energy efficiency in construction, sustainable forestry, waste management and biogas utilization.



Thomas E. Holland, MA,  President
cell:863.660.7102 tholland@econsouth.com

Mr. Holland holds a Bachelor's of Science degree in Mathematics from Davidson College and a Masters in International Relations from Bilgi University in Istanbul, Turkey. He has also worked and lived in Europe, Asia and South America.



City Hall
Auburndale, Florida

key members



William R. Hockensmith, PE Vice President
cell:863.712.9937 whockensmith@econsouth.com

William Hockensmith, PE has been part of the ECON team since 1996. He currently serves as an Engineering Project Manager and Vice President. His focus includes site design, traffic impact analyses, impact fee studies, signalization warrant and design. Mr. Hockensmith previous experience includes the Florida Department of Transportation (five years), and eleven years with other regional firms.

Mr. Hockensmith holds a Bachelor's of Science degree in Civil Engineering from the University of Florida. He is registered Professional Engineer in the State of Florida (License #35540) and is also registered in Georgia, South Carolina, North Carolina, Mississippi and Alabama.



Kenneth W. Thompson, PSM Vice President
cell:863.712.2110 kthompson@econsouth.com

Kenneth Thompson, PSM has served as a Director of Surveying and Vice President for ECON since 2003. He is charged with scheduling of field crews, client contact, bid and contract preparation, project research, employee training and motivation, Computer Aided Drafting. In addition, Mr. Thompson is responsible for deed and land title research on ALTA / ACSM Land Title Surveys.

Mr. Thompson is registered as a Professional Surveyor & Mapper in the State of Florida (License #4080) and has over 37 years of experience in all aspects of Land Surveying and Mapping. He was a County Surveyor with Polk County for 9 years. In addition, Mr. Thompson is a sixth generation Floridian and a fifth generation Polk County native.



Southern Dunes
Haines City, Florida

associate members

Jim Verplanck, AICP is a charter member of the American Institute of Certified Planners, nationally certified as an Urban Planner by that organization. Jim retired from the City of Lakeland after 30 years of service, as the Director of Community Development. He has extensive board experience as Chairman of the Lakeland Transportation-Airport Committee, a member of the Lakeland Community Development Committee and several Municipal Boards & Committees in and around the City of Lakeland Florida. His work background includes: urban planning, community redevelopment, local politics and expert witness testimony.

Mr. Verplanck's previous experience includes: Director of Community Development, City of Lakeland (30 years), City Commissioner, City of Lakeland (9 years), Mayor Pro-Tem City of Lakeland (4 years)



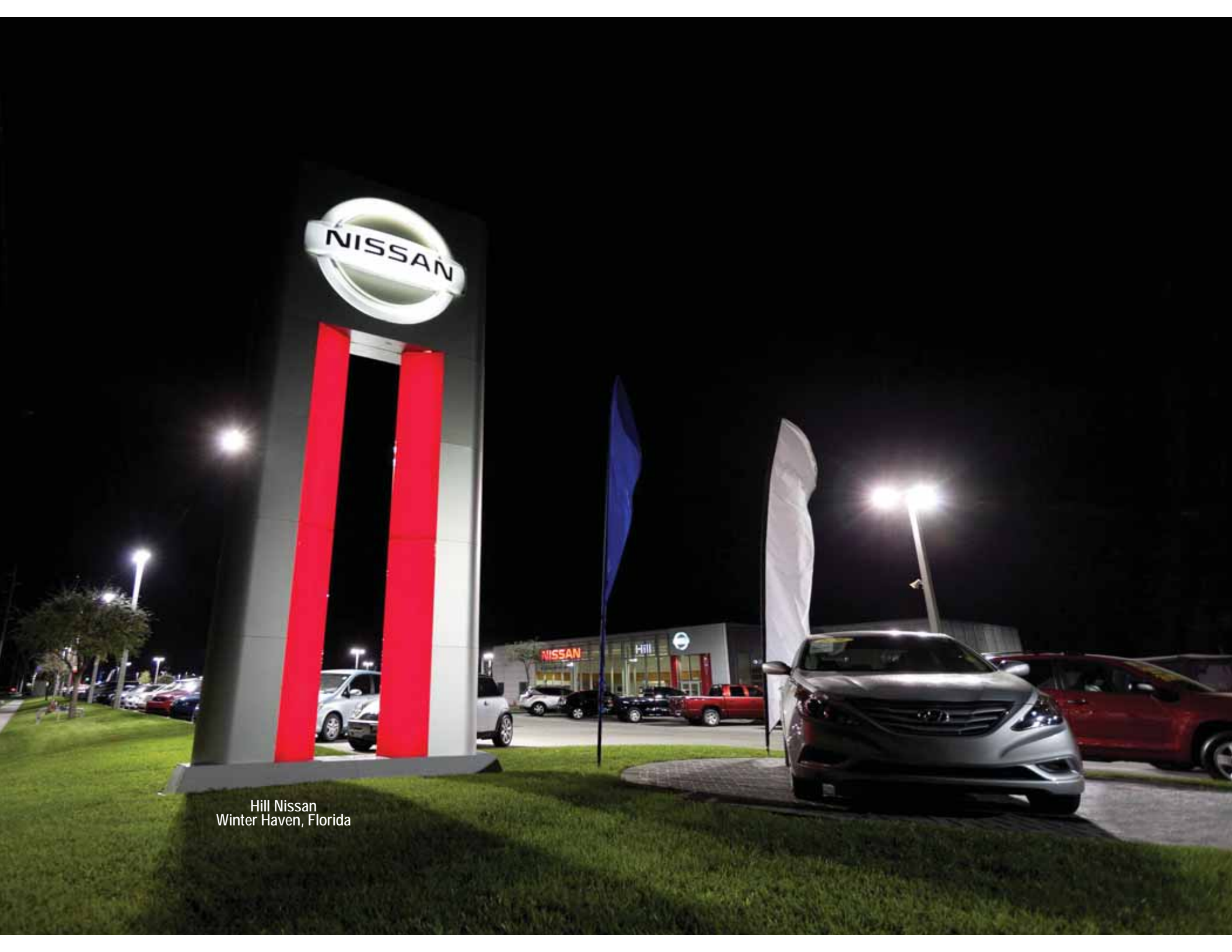
Jim Verplanck Master Planner
cell:863.899.4782 jverplanck@aol.com



Daniel Magro, PE
cell:407.491.0163 dmagro@yahoo.com

Daniel Magro, PE has over 10 years of experience in the civil and environmental engineering of water, reclaimed water, and wastewater projects providing preliminary planning, detailed design, permitting and inspection services. Mr. Magro has been responsible for many large scale municipal water and wastewater projects, overseeing efforts in electrical engineering, structural engineering, instrumentation, and geotechnical engineering. His experience also extends to the management and design of industrial wastewater treatment plant projects for the food and beverage industry in the Central American and Caribbean territories.

Mr. Magro is originally from Caracas, Venezuela, and his studies were all completed in the United States of America. He holds a Bachelor of Science Degree in Chemical Engineering from the Florida Institute of Technology in Melbourne, Florida, and a Master of Science Degree in Environmental Engineering from the University of Central Florida, Orlando, Florida. Mr. Magro is a Professional Engineer licensed in the State of Florida, and is a member of the Florida Engineering Society and Rotary International.



Hill Nissan
Winter Haven, Florida

sample clients

- Penske Trucking
- Watson Clinic
- Lakeland Regional Medical Center
- Holiday Inn
- Hill Nissan
- Volvo Rentals
- Long Runn Group (Shanghai, China)
- Chapters Health System
- Emerald Health Care
- Salvation Army
- Lakeland Toyota



Cindy Hummel Tennis Complex
Auburndale, Florida

sample clients

- University of South Florida
- Florida Southern College
- Keiser University
- Legoland
- City of Lakeland
- City of Winter Haven
- City of Auburndale
- Tucker Group
- Winn Dixie
- City of Cape Canaveral



Advanced Discount Auto Parts
Auburndale, Florida

sample clients

- Advanced Auto Parts
- Publix
- Family Dollar
- Eaglebrooke Golf & Country Club
- Southern Dunes
- Huntington Hills
- Dollar General
- Ruby Tuesday
- Coca Cola/Minute Maid
- Canco Construction
- Bright House Networks



Coca Cola/Minute Maid Facility
Auburndale, Florida

service areas

ENGINEERING

Infrastructure Planning & Design
Wetland Delineation
Civil & Site Design
Water & Wastewater Systems
Inflow & Infiltration (I&I) Studies
Stormwater Design & Management
Construction Management
Roadway & Intersection Design
Permitting
Bid Documents & Technical Specs.
Traffic Planning and Design
Construction Administration

SURVEYING

Topographic & Boundary Surveys
Right-of-Way Surveys
Expert Witness Testimony
GPS Data Collection
GIS Mapping Service
Existing Conditions Surveys
Construction Layout
ALTA / ACSM Land Title Surveys
Class 1
As-Built Surveys

PLANNING

Community Master Plans
Urban & Community Design
Feasibility Investigation and Analysis
Site Plan Approval
Annexation, Zoning & Land Use
Community Redevelopment
Parks and Recreation Planning

SUSTAINABILITY

Low Impact Development
LEED Certification
Wetlands Mitigation
Environmental Audits
Energy Efficiency Project Management
Waste-to-Energy Technologies
Sustainable Forestry
Recycling
Environmental Commodities

LANDSCAPE

Landscape Concept Plans
Landscape Master Plans
Landscape Cost Analysis
Inspection
Commercial and Retail
Hardscapes
Parks



Colt Creek
Polk County, Florida

land use

ECON provides land use planning and sustainable management services to the public and private sectors. Private sector work includes design and planning consultation for commercial, industrial, residential and mixed use projects. Public sector clients include municipalities and counties for development application reviews, capital improvement projects, parks and recreation and community planning services. With our own Sustainability Department and professionals on staff experienced in employing environmentally sound Best Management Practices, Energy Efficiency

approaches and Renewable Technologies, we are able to offer innovative design solutions for both the present and the future. ECON's staff also understands a project is only feasible if it can be constructed and maintained cost effectively.

ECON provides:

- Conceptual Master Planning
- Land Use Amendments
- Planning & Zoning
- Conditional Use Permits
- Municipal Reviews
- Ordinance Preparation
- Environmental Impact Reports
- Fiscal Impact Studies
- Renewable Energy/Energy Efficiency Interventions
- Sustainable Urban Planning
- Low Impact Development Strategies



Interstate 4 and Polk Parkway
Polk County, Florida

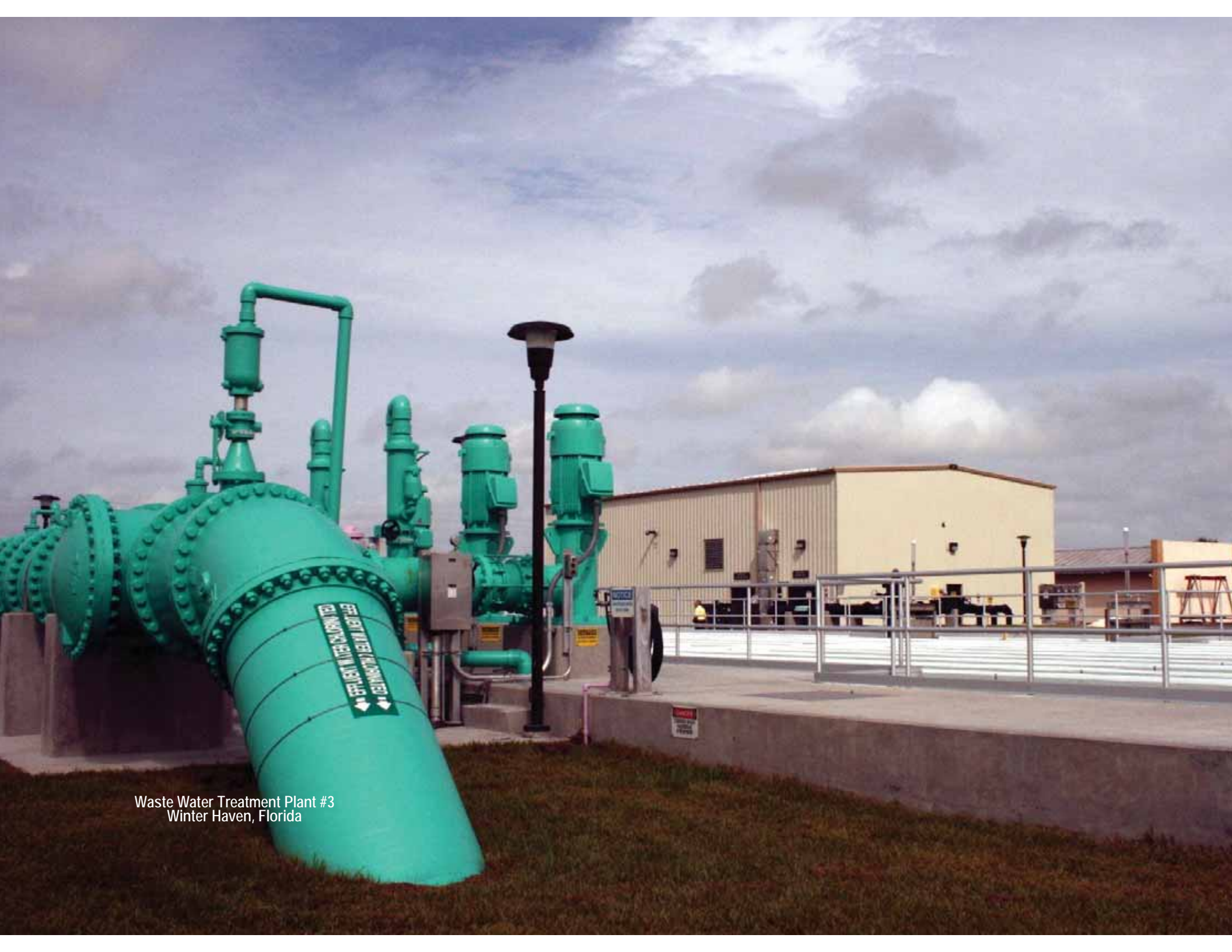
transportation

ECON provides a full-range of transportation planning and traffic engineering services to the public and private sectors. Private sector projects include the retail industry (regional shopping centers, community shopping centers and supermarkets), office/medical office uses, industrial parks and residential developments. Public sector clients include municipalities and counties on development reviews, capital improvement projects and planning studies. We also serve institutional and corporate clients to address their parking and transportation needs.

ECON's team of qualified engineers have been collectively providing transportation engineering solutions for over 35 years, including Roadway Designs, Traffic Designs, Parking Facility Designs, Utility Relocations, Environmental Engineering and Permitting. ECON is prequalified by the Florida Department of Transportation for roadway improvements, signalization and survey. Our experience and capabilities permit ECON to complete all aspects of almost any roadway / highway project.

ECON provides:

- Traffic Impact Studies
- Parking and Circulation Studies
- Traffic Signal Design
- Access Needs Analysis
- Maintenance of Traffic
- Roadway Design
- Intersection Design
- Parking Lot Design



Waste Water Treatment Plant #3
Winter Haven, Florida

infrastructure

ECON has a robust project history and service portfolio in the broad area of infrastructural design and delivery of utilities. In addition to designing new facilities, we also provide condition assessments and diagnostic evaluations to help clients

maximize the capabilities of existing infrastructure. ECON can carry out planning, preliminary engineering design, rehabilitation, relocation, permitting and systems management in the areas of:

- Water Systems; water transmission mains, distribution mains and service lines
- Wastewater Collection and Transmission Systems; sanitary gravity mains, laterals, manholes, pumping stations and force mains
- Reuse Systems; reuse mains
- Stormwater Management Systems; roadway drainage pipes, ditches, canals, and other types of conveyances, storage and treatment ponds, flood management systems



Lake Hancock
Polk County, Florida

permitting

At **ECON**, we pride ourselves on the quality of our work. We have a successful history of bringing projects from concept through the approval and environmental permitting process at the municipal, county and state levels. **ECON** will be your advocates, at the planning board, at the county and at the State level to secure the best possible plan approvals for your project.

Our site plans are designed to incorporate permitting parameters to avoid problems at review times. We have successfully obtained local, county and state permits. At **ECON**, we know we can take your site plan through the difficult permitting phase for stormwater management and environmental permitting and other local, county and state regulatory agency requirements. We especially take pride in our environmental permitting services. Some of our recent permits include:

FEDERAL

Army Corps of Engineers
FEMA
DNR

STATE

FDEP
NPDES
Water Management
Districts
Health Department
FWC

COUNTY/LOCAL

Site Plan Approval
Utilities Permits
Comp Plan Amendments
Use Permits
Water Management Authorities
Variances



Legoland Florida
Winter Haven

case studies

LEGOLAND | WINTER HAVEN, FLORIDA

In transforming the previous Cypress Gardens Theme Park into the LEGOLAND Florida, **ECON** served as the primary Civil Engineering firm for the project. **ECON** had responsibility for analysis of Traffic, the impact of the park on the local roadway network, as well as Parking and Access. **ECON** coordinated communications with the project's architects to ensure effective alignment of their designs with site factors related to parking, access ways and utilities with **ECON** carrying out construction inspections during the building process in order to assure the project is constructed within approved parameters. The project was implemented on a significantly accelerated timeline.

Additionally, **ECON** carried out the design and permitting for stormwater management, sewer lines and domestic water systems, including survey and evaluation of the existing Cypress Gardens utility systems to determine which areas of the Water and Wastewater systems would be utilized in the future Legoland Park and which would require rehabilitation.

ECON worked with park designers to provide utility service to various attractions, restaurants and vendor areas and to meet their wide ranging utility demands, and coordinated with park and attraction designers to modify utility designs (i.e. sanitary collection, lift stations, water and stormwater collection systems) as needed to satisfy an ever-changing park layout during the design-build process. **ECON** was also responsible for permitting and inspection of water and wastewater installations during construction.



Shanghai Yangtze River Bridge
Chongming Island, Shanghai, China

case studies

EAST BAY WATER WORLD CHONGMING ISLAND, SHANGHAI, CHINA

“East Bay Water World” is a mixed use development on approximately 700 acres of land on Chongming Island off the coast of Shanghai, China. The anchor for the project will be an amusement park themed for sea and polar animals’ performances as well as an integrated commercial, hospitality and entertainment space where full and part time residents may live and tourists can play, enjoy vacation, hold conferences and go shopping.

The **ECON** team has been given the responsibility of ensuring that the project is properly planned, designed, approved, constructed and operated once opened to the public. Initially, **ECON** carried out a comprehensive **Data Review** and **Site Analysis**, produced a **Facilities Programs** for the hotels, theme parks and retail outlets, a **Conceptual Land Use Plan**, **Preliminary Theme Park Concept**, as well as a, site specific **Sustainability Strategy** for energy usage, water reuse and ecological preservation. Our team also provided a **Land Use Development Guidelines Chart** and conceptual renderings of building architecture intended to help develop design theme and distribution for final design.

In the second and more advanced stage of work, **ECON’s** team will deliver a **Master Plan Package**, including Illustrative master plan, overall bird’s-eye view perspective, land use plan open space / landscape master plan, indicative building footprints, massing and heights, back of house services, traffic and circulation network, and ground level perspectives illustrating the character of the proposed development. Additionally, East Bay will enjoy the benefits of a final **Environmental Management Sustainability Strategy** that defines best practices and implementation protocols for water management, ecological management, energy management, conservation open space planning, landscape management and carbon emission reduction.



Southern Dunes Golf and Country Club
Haines City, Florida

case studies

Southern Dunes is located in Haines City off of US 27. This 18-hole championship golf course with a multi-million dollar club house also represents a Planned Unit Development with approximately 700 single family and multi-family units, along with a 40 acre commercial center. The commercial center included a Dollar General, national chain grocery store, warehouses and several retail and office buildings.

SOUTHERN DUNES GOLF AND COUNTY CLUB HAINES CITY, FLORIDA

ECON provided engineering and surveying services, but also carried out Project Planning; Traffic Analysis; Traffic Signal Design; Roadway and Subdivision Design; Utility Design; Stormwater Management Design; Traffic, Roadway Utility and Wetlands Mitigation Permitting and Platting.



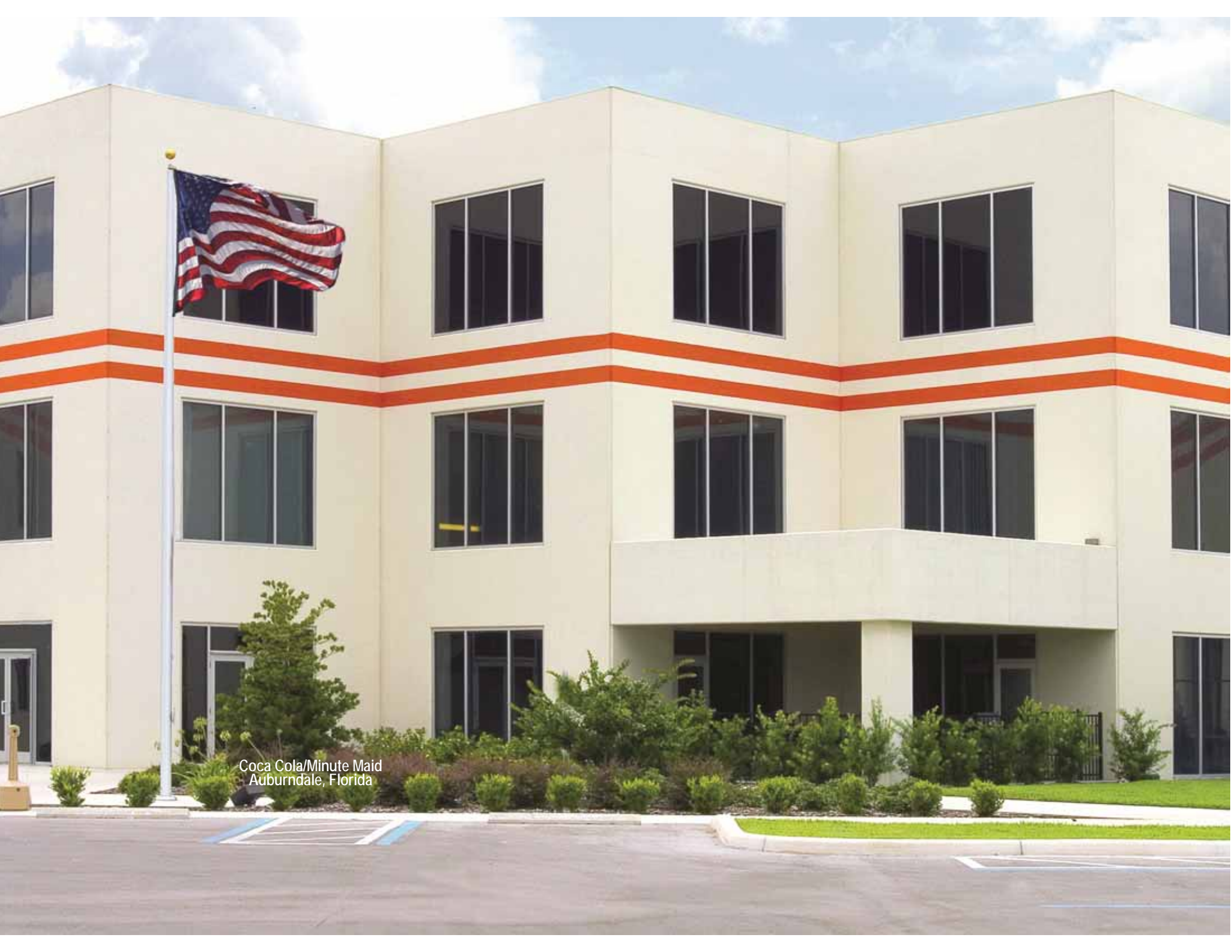
Florida Polytechnic
Lakeland, Florida

case studies

The University of South Florida Polytechnic Master Plan Update (now Florida Polytechnic) required a comprehensive analysis of existing physical conditions and the identification of future infrastructure, transportation and utilities needs to provide a continuing framework for physical campus development over the next ten years for the new Lakeland campus. Acting as both Project Manager and prime author of the Master Plan Update and the supporting Data and Analysis, ECON offered a participatory planning process that incorporated input from University leaders, public entities and community stakeholders.

CAMPUS MASTER PLAN UPDATE UNIVERSITY OF SOUTH FLORIDA POLYTECHNIC LAKELAND, FLORIDA

The update was coordinated with existing campus strategic academic planning, physical development planning, and current efforts to develop a campus wide utilities master plan. The plan update also included developing campus wide site planning and design guidelines based for major functional areas of the campus and reviewed campus transportation facilities for the purpose of developing a future comprehensive Campus Transportation Plan and a Transportation Demand Management plan.



Coca Cola/Minute Maid
Auburndale, Florida

case studies

The Minute Maid Corporation, a division of Coca-Cola, constructed a 620,000 square foot manufacturing facility situated on 60 acres at a cost of \$130 million in Auburndale, Florida. This facility marked Minute Maid's return to Florida after having left the state due to excessively cold weather in the 1980's. Including all phases, this plant contains one million square feet with 300 employees. This project was on an accelerated design, permitting and construction schedule to meet the production deadline for their "Simply Orange" brand.

COCA COLA/MINUTE MAID FACILITY AUBURNDALE, FLORIDA

ECON, as the design and permitting engineer, was responsible for boundary and topographical surveys, local and state site permitting, off-site road improvements, turn lanes, intersection signalization, coordination of utilities and road work between the City of Auburndale, Polk County, Minute Maid and the General Contractor.



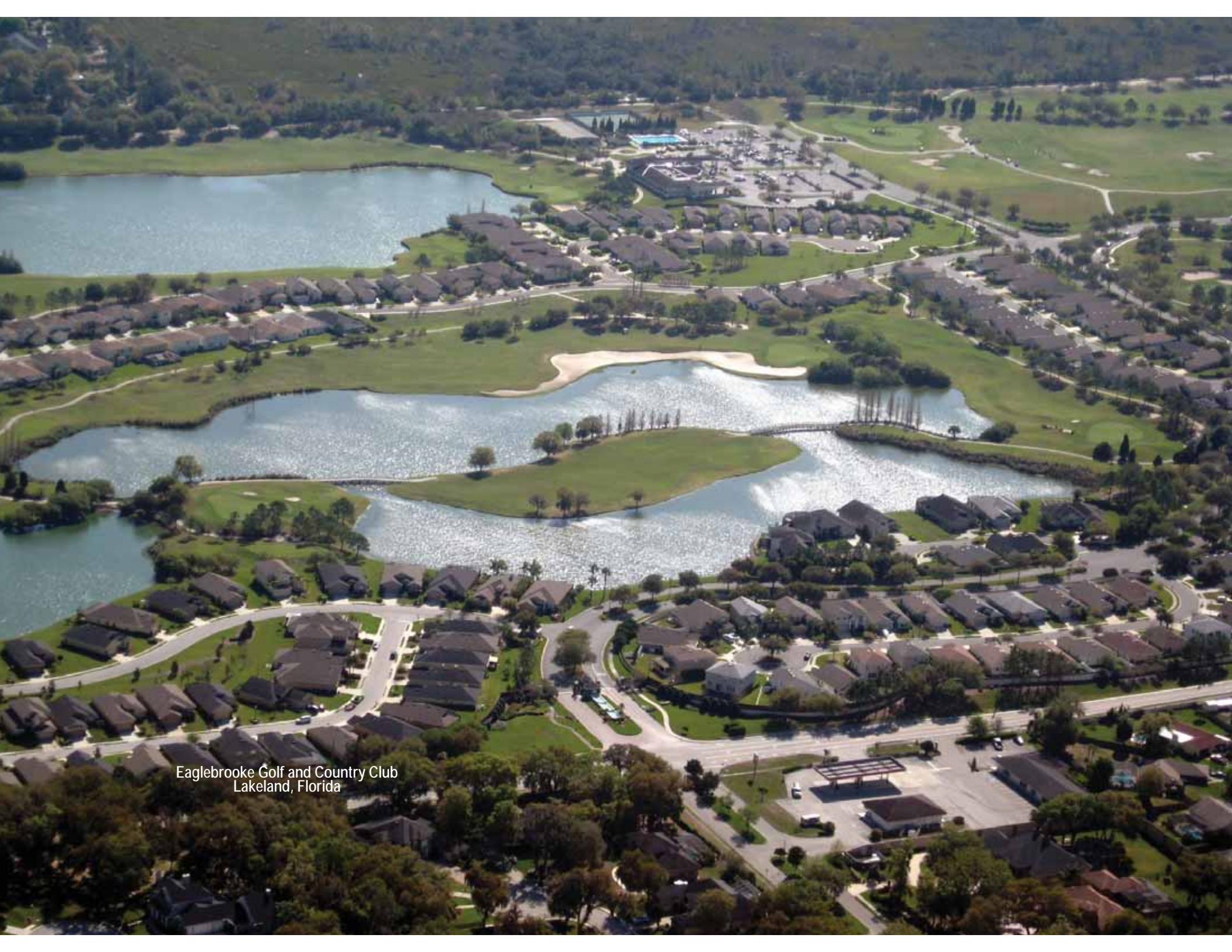
Florida Southern College
Lakeland, Florida

case studies

Florida Southern College is a private college located in Lakeland, Florida. Home of the world's largest single-site collection of Frank Lloyd Wright architecture, the Princeton Review selected Florida Southern's campus as the most beautiful in the country in both 2011 and 2012. The present campus comprises some 64 buildings on 100 acres (405,000 m²) of land with the last few years representing a time of immense growth in infrastructure and architectural expansion. The campus itself is listed on the National Register of Historic Places as a historic district, due to the historical significance of its buildings.

FLORIDA SOUTHERN COLLEGE LAKELAND, FLORIDA

ECON has worked extensively in multiple beautification, engineering, architectural and landscape projects over the years across the campus. **ECON** has served as the engineer of record for several projects across the campus, including the upcoming Dance Studio which is being done in collaboration with Lakeland based Architectural firm, Wallis Murphey Boyington. **ECON** has also been named as a member of the team responsible for future additions and updates to the campus master plan.



Eaglebrooke Golf and Country Club
Lakeland, Florida

case studies

EAGLEBROOKE GOLF AND COUNTY CLUB LAKELAND, FLORIDA

Located in South Lakeland, this 4.5 star golf and country club also includes a PUD with 650 home sites positioned on 410 acres. ECON's team worked with Golf course designer, Ron Garl to optimize and utilize the natural and existing terrain, which consists of rolling hills and man made lakes. The golf course was irrigated with reclaimed water from the Polk County SW Regional Plant. An offsite 12" pressure line was designed and installed along Carter Road which was used to augment a 3 acre lake. Situated on reclaimed phosphate mining land, ECON's provided design for an elaborate storm water management system consisting of 7 large interconnected lakes for retention and attenuation with the final after treatment discharge into the Alafia River Basin.

Additionally, ECON made use of innovative sustainable and conservation oriented strategies in the overall site design which made the preservation of the site's natural beauty one of the most important goals, given that the project lies adjacent to a wildlife preserve and county park; an area where Osprey, Bald Eagles and other vital species hunted and resided. ECON provided services in the areas of master planning, zoning presentations, CDD involvement, roadway and utility design, permitting, wetland mitigation, surveying, and platting for all phases of development.

A photograph of a Penske building in Lakeland, Florida, taken at dusk. The building features a prominent yellow curved section with the word "PENSKE" in large, white, 3D block letters. Below the sign is a glass entrance with a blue horizontal band. The building's facade is a mix of yellow panels and grey stone. To the left, a yellow canopy structure is visible. The sky is a deep blue with scattered clouds, and a bright light source on the left creates a starburst effect. The foreground shows a dark asphalt parking lot with white directional arrows.

PENSKE

Penske
Lakeland, Florida

case studies

ECON's team has for decades partnered with clients to develop well-planned solutions individual projects ranging from retail and corporate office to faith/worship and urban commercial development projects. **ECON's** full spectrum site services involve surveying, environmental, transportation, water and wastewater design, irrigation design and construction administration. This integration ensures consistent project performance and experience throughout all phases of the civil engineering design, from inception of the project to completion of construction.

STAND ALONE COMMERCIAL AND HEALTH CARE SITES VARIOUS REGIONS ACROSS THE SOUTHEASTERN U.S.

ECON's many stand-alone commercial projects in Florida and throughout the south-east have included 250 Dollar Generals and Family Dollars, 300 Advanced Auto Parts stores, along with multiple locations serving Scotty's, Penske, Ruby Tuesday restaurants and Winn Dixie grocery stores. **ECON's** work also includes health care related and assisted living facilities for Jay Care Medical Center, Lakeland Regional Medical Center, Emerald Health Care, Lake Morton Retirement Center and Chapters Health System.



Keiser University
Lakeland, Florida

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