

RESOLUTION RECEIVING AND PRE-QUALIFYING AN ADDITIONAL STATEMENT OF QUALIFICATIONS FOR ARCHITECTURAL/ENGINEERING SERVICES BY F & B ENGINEERING, INC. FOR ASHTABULA COUNTY, EFFECTIVE IMMEDIATELY THROUGH JUNE 22, 2026

WHEREAS, On June 24, 2025, by Resolution No. 2025-295, the Board of Commissioners received and pre-qualified Statements of Qualifications to establish a file of qualified design professionals and to pre-qualify Architectural/Engineering Services for Ashtabula County beginning retroactive to June 23, 2025 through June 22, 2026; and

WHEREAS, the Board determined within the Statement of Qualifications the right to place any subsequently received Qualifications on file and, at their discretion, pre-qualify the firm at a later date; and

WHEREAS, on November 3, 2025, F & B Engineering, Inc. submitted its Statement of Qualifications and this board finds they are a qualified design professional firms and hereby determines to accept the SOQ and pre-qualify F & B Engineering, Inc. for use in future projects; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the Statement of Qualification from F & B Engineering, Inc., as listed above, is received, placed on file and pre-qualified for Architectural/Engineering Services for Ashtabula County, beginning immediately through June 22, 2026.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-492

November 13, 2025

RESOLUTION RECEIVING AND PRE-QUALIFYING AN ADDITIONAL STATEMENT OF QUALIFICATIONS FOR ARCHITECTURAL/ENGINEERING SERVICES BY F & B ENGINEERING, INC. FOR ASHTABULA COUNTY, EFFECTIVE IMMEDIATELY THROUGH JUNE 22, 2026

Upon the motion of Casey R. Kozlowski, seconded by Kathryn L. Whittington.

VOTE:

J.P. Ducro IV

Aye

Casey R. Kozlowski

Aye

Kathryn L. Whittington

Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

**STATEMENT OF QUALIFICATIONS FOR
ARCHITECTURAL/ENGINEERING
PROFESSIONAL SERVICES**

PREPARED FOR:
ASTHABULA COUNTY COMMISSIONERS
25 WEST JEFFERSON STREET
JEFFERSON, OHIO 44047

F & B Engineering, Inc.

Governmental Solutions, Plan Review Services, Inspection Services, & Design Services

STATEMENT OF QUALIFICATIONS

Firm's History

Founded in 2021, F&B Engineering, Inc. (F&B) was established by Dennis Bowman, P.E. and Gerald Flanik with a shared vision of delivering high-quality, practical, and forward-thinking engineering solutions. Drawing from decades of combined experience in engineering consulting, construction project management, and code administration, the founders created a multidisciplinary firm built on technical expertise, integrity, and collaboration. Our engineering specializations include building design and consulting, structural, civil, mechanical, electrical, and plumbing.

Dennis Bowman, P.E. brings extensive experience in engineering design consulting, construction project management of complex construction projects, and building code administration. His background in being related to all sides and aspects of construction has shaped the firm's approach to providing innovative, efficient, and compliant design solutions that meet the highest industry standards.

Gerald Flanik contributes a distinguished career in building code administration and education, engineering design consulting, and the construction industry. Having taught building code-related subjects to professionals around the world, this founder has cultivated a deep understanding of regulatory frameworks and practical construction methodologies, which now serve as a cornerstone of the firm's technical excellence and commitment to public

Since its inception, F&B has grown into a trusted partner for municipalities, architects, developers, and contractors. The firm's multidisciplinary expertise allows it to bridge the gap between design, compliance, and construction—ensuring that every project is executed with precision, accountability, and a focus on lasting value.

Company Contact Information:

F&B Engineering, Inc.

33 Dorset Road

Jefferson, Ohio 44047

440-813-4743

dennis@fbengineeringinc.com

Design Services at F&B include:

Architectural Services

- Design of New & Existing Buildings
- Commercial, Industrial, & Multi-Family Dwellings
- Conceptual Renderings

Building Design & Engineering

- CAD & Drafting Services
- Civil/Site Design
- Structural, HVAC, Plumbing, Electrical Plans & Specifications

Storm Drainage

- Analysis & Design of Drainage Systems
- Stormwater Detention/Retention

Bridge Engineering

- Hydraulic Analysis
- Abutment/ Pier Design
- Superstructure Plans & Specifications

Water Service Distribution

- Analysis & Modeling of Existing/ Proposed Water Distribution Systems
- Distribution Plans & Specifications
- Tower & Storage Tank Design

Sanitary Sewer Systems

- Sanitary Sewer System Analysis
- Lift Station Design
- Sanitary Sewer Expansion Plans and Specifications

Land Development

- Master Planning
- Subdivision Development Plans
- Feasibility Studies

Construction Services

- Project Management and Construction Administration
- Construction Inspection

Key Personnel

Dennis Bowman, P.E. Principal

Education: Bachelor of Science in Civil Engineering – University of Toledo

Professional Certifications:

- Professional Engineer – Ohio
- Master Code Professional – International Code Council
- CBO, RLC, CE Certifications – State of Ohio
- Certified Professional in Sediment and Erosion Control – Envirocert
- Certified Professional in Stormwater Quality– Envirocert
- Certified Professional in Stormwater Inspection – Envirocert

Dennis Bowman is one of the founding partners of F&B. Dennis has experience in all aspects of design and construction which gives him a well-rounded understanding of a project from start to finish. This experience includes fifteen years of engineering experience including design, bidding, inspection, and contract administration, seven years as a construction project manager and estimator for heavy civil construction company, and five years in building code administration.

Gerald Flanik, Principal

Education: Bachelor of Science in Electrical Engineering – Cleveland State University
Bachelor of Science in Mechanical Engineering – Cleveland State University
Bachelor of Science in Civil Engineering Technology – Cleveland State University

Professional Certifications:

- Master Code Professional – International Code Council
- CCO Certification – State of Ohio
- LEED BD+C Accredited Professional
- Certified Floodplain Manager

Gerald Flanik is one of the founding partners of F&B. Previously, Gerald served as the Chief Building Official for Lake County, Ohio for 16 years. Prior to working as a code official, he owned and operated a design build contracting company. Gerald's wide range of disciplines promote essential partnerships with clients in order to provide comprehensive technical business solutions. He holds over 40 various certifications and licenses. Gerald also gives back to the community as a 20 year adjunct faculty instructor at Lakeland College in the Civil and Electrical Engineering Departments.

Thomas Lueders, R.A., Staff Architect

Education: Bachelor of Science in Architecture – Kent State University

Professional Certifications:

- Registered Architect – Ohio

Thomas E. Lueders is a licensed architect in Ohio with nearly four decades of diverse professional experience across governmental, educational, and religious projects. His background includes leadership roles with firms across the United States managing projects for churches, schools, offices, and retail developments. Proficient in AutoCAD and project coordination, he brings a comprehensive understanding of design development, documentation, and client relations.

Lynn Egensperger, P.E., Staff Engineer

Education: Bachelor of Science in Civil Engineering – Ohio University

Professional Certifications:

- Professional Engineer – Ohio and Pennsylvania

Lynn is a professional engineer with over three decades of professional experience across a diverse range of civil engineering related projects including land development, subdivisions, stormwater management, and traffic studies/design, municipal utilities. Previously, Lynn was a founding member of Oxbow Engineering located in Painesville, Ohio where she both prepared

and managed engineering design. She also has ten years of construction management experience with an asphalt paving contractor where she has worked closely with municipal clients and the Ohio Department of Transportation. Lynn was also the first female president of the Cleveland Chapter of the American Society of Civil Engineers and has served as a Village or City Engineer for several municipalities in Lake County.

Government Project Experience

Our key personnel have vast experience working on government projects and government personnel. All key personnel are available to contribute to each project. Our staff has been involved in the design and or construction of hundreds of government projects with 40+ municipalities throughout Ashtabula, Trumbull, Lake, Geauga, and Cuyahoga County. Specific municipalities and projects can be provided upon request.

Outside Consultants (MBE's)

F&B prides itself on being a firm that can complete all standard design-related aspects of a project in-house, which includes architectural, civil, structural, mechanical, electrical, and plumbing. Special project needs such as surveying, geotechnical investigations/analysis, or environmental would be subcontracted as needed. Potential subcontractors would be submitted for review to the County for review and approval prior to the issuance of subcontracts.

General Project Experience

Through the expertise of its key personnel, F&B brings extensive experience across a wide range of project types and delivery methods. The firm has successfully supported projects delivered through design-bid-build, design-build, and construction manager-at-risk (CMAR) approaches, demonstrating adaptability to meet the unique needs of each client and project. F&B's portfolio includes both new construction and comprehensive renovation projects, encompassing interior and exterior building modifications. This breadth of experience allows the firm to effectively manage complex projects from concept through completion, ensuring quality, efficiency, and compliance at every stage.

F&B has established a strong track record of delivering projects with minimal change orders through a comprehensive, three-part approach. First, the firm invests significant effort at the outset of each project to thoroughly assess and understand every component, ensuring potential issues are identified early. Second, F&B's extensive building code expertise enables the development of complete and accurate designs that account for all critical elements, reducing the risk of costly omissions later in the process. Finally, before any project is released for bid, it undergoes a rigorous internal review to verify quality, compliance, and constructability. In the rare event that a change order becomes necessary, F&B works collaboratively with clients and project stakeholders to develop effective solutions that minimize additional costs and maintain project integrity.

Insurance

F&B maintains \$1,000,000/\$2,000,000 of professional liability insurance as well as \$1,000,000/\$2,000,000 of commercial general liability insurance.

References:

Glenn Broska, Mayor

City of Streetsboro
555 Frost Road
Streetsboro, Ohio 44241
330-626-4942 ext. 4105
gbroska@cityofstreetsboro.com

Justin Reed, Chief Building Official

Olmsted Township
7900 Fitch Road
Olmsted Township, Ohio 44138
440-235-4225
jreed@olmstedtownship.org

Ryan Cochran

Union Industrial Contractors
1800 East 21st Street
Ashtabula, Ohio 440
440-998-7871
ryancorchran@uicconstruction.com

John Boczar

Northeast Buildings LLC
PO Box 511
Jefferson, Ohio 44047
440-813-1270
johnboczar@gmail.com

Pasquale Martuccio

Site Development Services
409 Brittany Lane
Jefferson, Ohio 44047
440-576-5065
sitedevelopmentservices@hotmail.com

Steve Ford

Positive Energy Electrical, LLC
156 W. Main Street
Madison, Ohio 44057
440-354-3338
steve@positiveEE.com

Dan Perno, Building Commissioner

City of Highland Heights
5827 Highland Road
Highland Heights, Ohio 44143
440-442-7403 ext. 157
dperno@highlandhts.com

Dan Spada, Chief Building Official

Geauga County
12611 Ravenwood Drive, Suite 360
Chardon, Ohio 44024
440-279-1780
dspada@geauga.oh.gov

Sample Listing of Recent F&B Design Projects:

Denmark Township

- New Township Hall & Community Center, Denmark Twp., Ohio

Olmsted Township

- Township Office Remodel, Olmsted Twp., Ohio
- Usher Park Site Light Lighting and Electrical Distribution, Olmsted Twp., Ohio

Mayfield Village

- New Site Lighting and Electrical Distribution for New Food Truck Park, Mayfield, Ohio

City of Geneva

- Wastewater Treatment Plant Lab and Locker Room Buildout

Zion Lutheran Church

- New Food Pantry Building, Painesville, Ohio

The Grape Escape

- New Patient Services Buildout, Geneva, Ohio

Smolen Engineering, Ltd.

- MEP design for new industrial building in Ashtabula Industrial Park, Ashtabula, Ohio
- MEP design for renovated medical space at University Hospital Complex, Mentor, Ohio

Site Design Services

- Jefferson Rehabilitation and Wellness Office Buildout, Jefferson, Ohio

Rising Sun Properties

- New Council Chambers Buildout and new generators for three (3) City of Ashtabula Office Buildings, Ashtabula, Ohio

Union Industrial Contractors

- New Quality Lab Buildout for Creative Millwork, Ashtabula, Ohio
- Office Renovation Project for Iten Defense, Ashtabula, Ohio.

Clemens Building Company

- New Pizza Roto Site Design, Geneva, Ohio
- MEP design for Deltra Railroad Office Buildout, Ashtabula, Ohio