CITY COUNCIL ZEPHYR PARK CMAR PRESENTATIONS
ZEPHYRHILLS, FLORIDA

Monday, November 10, 2025
3:00 PM

Please join the GoToMeeting
from your computer, tablet or smartphone:
https://meet.goto.com/855960693
or dial in using your phone:
+1 (646) 749-3122- Access Code: 855-960-693
(Please mute your phone unless you wish to speak on a specific item)

Zephyrhills City Hall **Council Chambers**

Call to Order — Council President Charles E. Proctor

Roll Call — City Clerk Ricardo Quiñones

1. WORKSHOP ITEMS
   - 1.1 Staff-Committee Review
     1. 01 - 2025-011 - Eval Committee Recommendations
     2. 02 - 2025-011 - Vendor Reference Analysis
   - 1.2 JE Dunn Construction Presentation
     1. 03 - 2025-011 - JE Dunn - Proposal
     2. 04 - 2025-011 - JE Dunn - Presentation
   - 1.3 Wharton-Smith, Inc. Presentation
     1. 05 - 2025-011 - Wharton Smith - Proposal
     2. 06 - 2025-011 - Wharton Smith - Presentation
   - 1.4 Reeves Young, LLC Presentation
     1. 07 - 2025-011 - Reeves Young - Proposal
     2. 08 - 2025-011 - Reeves Young - Presentation

1.5 Discussion

CITIZEN COMMENTS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**

SOLICITATION 2025-011, CONSTRUCTION MANAGEMENT AT RISK SERVICES
ZEPHYR PARK REHABILITATION
EVALUATION COMMITTEE ANALYSIS AND RECOMMENDATION

ISSUE

City Council is asked to consider the Evaluation Committee's recommendation to award RFQ 2025-011, Construction Management at Risk Services (CMAR) – Zephyr Park Rehabilitation, to Reeves Young, LLC, the highest-ranked and most qualified firm following the competitive selection process.

BACKGROUND

In August 2025, the City of Zephyrhills issued RFQ 2025-011through the City's e-Procurement Portal. The solicitation remained open for approximately one month to allow ample time for qualified firms to respond.

The project seeks to select a CMAR to oversee the rehabilitation and redevelopment of Zephyr Park, a 50-acre community landmark envisioned to become a premier recreational destination for residents and visitors. The scope of work includes new restrooms, a splash pad, trails, pavilions, playgrounds, landscaping, and related infrastructure improvements designed to modernize and expand the park's amenities.

An Evaluation Committee appointed by the City Manager reviewed all proposals submitted and scored each firm according to the evaluation criteria outlined in the solicitation. Following this initial review, the three highest-ranked firms were invited to participate in formal interviews to further assess qualifications, project understanding, and proposed team structure.

The following sections summarize the Evaluation Committee's analysis of each phase, alternatives considered, and the committee's final recommendation for award of RFQ 2025-011.

ANALYSIS

Phase 1 – Evaluation Committee Review of Proposals

The Evaluation Committee conducted a formal review and scoring of all written proposals submitted in response to RFQ 2025-011. This evaluation represented the first phase of the selection process and focused exclusively on each firm's written submittal.

	Ted Beason (Finance)	Gail Hamilton (CRA)	James Lyon (Parks)	Todd Vandeberg (Planning)	Total Score
Wharton-Smith	90	96	93	89	*92.00*
Reeves Young	93	89	88	95	*91.25*
JE Dunn Construction	90	83	91	81	*86.25*
Lema Construction	86	63	85	87	80.25
A.D. Morgan	86	63	84	84	79.25
Trias Construction	81	70	78	77	76.50
Diaz/Fritz Group	86	51	81	84	75.50

A total of seven proposals were received. Each proposal was evaluated based on the criteria established in the solicitation, including firm experience, project team qualifications, past performance, approach to preconstruction services, and overall understanding of the project scope. Evaluation Committee members independently reviewed and scored each submission using identical scoring criteria. Scores were then averaged to determine the aggregate ranking for this phase.

Based on the committee's scoring, Wharton-Smith, Inc. achieved the highest overall average score (92.00), closely followed by Reeves Young, LLC (91.25). Both firms demonstrated extensive CMAR experience and strong familiarity with similar park projects. JE Dunn Construction ranked third (86.25).

These results advanced Wharton-Smith, Reeves Young, and JE Dunn Construction to the interview phase (Phase 2) for further evaluation and consideration.

Phase 2 – Evaluation Committee Interviews

Following completion of the written proposal evaluations, the top three firms—Wharton-Smith, Inc., Reeves Young, LLC, and JE Dunn Construction—were invited to participate in formal interviews with the Evaluation Committee. This phase provided an opportunity for committee members to ask structured questions, assess the proposed project team's communication and problem-solving capabilities, and evaluate each firm's understanding of project goals, approach to preconstruction collaboration, and alignment with the City's priorities for Zephyr Park Rehabilitation.

Committee members independently scored each interview using the criteria published in the RFQ. The individual scores were averaged to determine the total ranking for this phase.

	Ted Beason (Finance)	Gail Hamilton (CRA)	James Lyon (Parks)	Todd Vandeberg (Planning)	Total Score
Reeves Young	95	89	88	96	*92.00*
Wharton-Smith	88	88	81	76	83.25
JE Dunn Construction	89	71	80	75	78.75

Based on the committee's scoring, Reeves Young, LLC achieved the highest overall average score (92.00), reflecting the firm's strong presentation, depth of team experience, and demonstrated understanding of the City's objectives for Zephyr Park. Committee members noted Reeves Young's clear communication, responsiveness to design coordination issues, and practical approach to maintaining schedule and budget control within the CMAR delivery method.

Wharton-Smith, Inc. ranked second (83.25), demonstrating solid qualifications and familiarity with the City's past park projects, while JE Dunn Construction ranked third (78.75).

The results of this phase positioned Reeves Young, LLC as the top-ranked firm overall, combining strong written and interview performance for recommendation to City Council consideration.

ALTERNATIVES

Wharton-Smith, Inc.

Wharton-Smith demonstrated solid qualifications and extensive experience in construction management at risk services for municipal and public-sector clients throughout Florida. The firm has successfully completed numerous park and recreation projects for local governments, bringing a well-established Florida presence and a reputation for reliability and responsiveness. The Evaluation Committee recognized Wharton-Smith's familiarity with state and local permitting processes and its strong network of qualified subcontractors as distinct advantages.

In comparison, Reeves Young presented a more detailed and proactive framework for preconstruction planning, value engineering, and design coordination. While Wharton-Smith's proposal was technically sound and the firm's interview performance was professional, the committee determined that Reeves

Young offered greater emphasis on early-stage cost control, schedule management, and stakeholder communication—factors viewed as critical to the success of the Zephyr Park project. Wharton-Smith ultimately ranked second overall following both phases of evaluation, and the committee expressed confidence in its capability to deliver future municipal projects of similar scope.

JE Dunn Construction

JE Dunn Construction presented a comprehensive and well-prepared proposal, demonstrating extensive experience managing large-scale civic, institutional, and infrastructure projects across the country. The firm's qualifications reflected strong corporate resources, disciplined internal controls, and a proven record of delivering complex projects safely and efficiently. The Evaluation Committee also recognized JE Dunn's professionalism and its history of performance on public-sector projects completed within schedule and budget expectations.

While highly qualified, JE Dunn's approach emphasized large, multi-phase institutional work rather than community-scale park redevelopment. Reeves Young, by contrast, provided a more focused strategy tailored to the character and public-facing aspects of Zephyr Park, including design coordination, stakeholder engagement, and value-engineering initiatives. The committee concluded that Reeves Young's approach offered stronger alignment with the City's project vision and desired level of hands-on leadership. JE Dunn ultimately ranked third overall in the final evaluation and remains a respected firm well-suited for future municipal opportunities.

RECOMMENDATION

Reeves Young, LLC

Based on the results of the competitive evaluation process—including both the written proposal review and interview phase—the Evaluation Committee recommends that City Council approve and award Solicitation 2025-011 to Reeves Young, LLC.

Reeves Young demonstrated exceptional qualifications throughout the selection process, earning the highest overall composite score among all firms evaluated. The committee noted the firm's extensive experience in large-scale park, recreation, and civic improvement projects, including complex site development, amphitheater construction, and water feature integration. The firm's project team showed a clear understanding of the City's objectives for Zephyr Park and outlined a collaborative approach aligned with the City's design consultant, Kimley-Horn & Associates.

Although headquartered in Georgia, Reeves Young maintains an established presence in Florida and is currently managing a major amphitheater project within the state. The committee recognized that, as the firm continues to expand its Florida portfolio, it will likely have added motivation to deliver an exceptional outcome—positioning Zephyr Park as a signature example of its capabilities in this market. This level of commitment is expected to translate into strong attention to quality, schedule, and community impact.

The Zephyr Park Rehabilitation will serve as a cornerstone investment for the City—transforming the park into a regional destination that enhances quality of life, attracts visitors, and supports local economic development. Reeves Young's proven record of performance on complex, high-visibility projects positions the firm to help the City achieve that vision.

SOLICITATION 2025-011, CONSTRUCTION MANAGEMENT AT RISK SERVICES
ZEPHYR PARK REHABILITATION
VENDOR REFERENCE ANALYSIS: REEVES YOUNG

Reference Analysis

As part of the evaluation process for Solicitation 2025-011, the Purchasing Department conducted reference checks for Reeves Young, LLC, the highest-ranked firm following the interview phase. Five project references were successfully contacted, representing a mix of completed and active park, recreation, and facility projects ranging in value from approximately $19 million to $40 million. Two additional references listed in the firm's proposal could not be reached.

Overall Findings

All contacted references described Reeves Young as a professional and responsive construction management firm with a proven record on large municipal and park projects. Ratings across seven performance criteria (i.e., cost control, schedule adherence, workmanship, professionalism and management, communication with client staff, issue resolution, and overall satisfaction) were consistently high, averaging approximately 9.2 out of 10. Several owners reported perfect scores and stated they would hire the firm again.

Project Types and Relevance

References confirmed Reeves Young's successful completion of large-scale public park and recreation projects featuring splash pads, amphitheaters, pavilions, and trail systems, elements comparable to the Zephyr Park scope. Municipal clients emphasized the firm's reliability in estimating, constructability review, and adherence to Guaranteed Maximum Price (GMP) budgets, directly aligning with the City's CMAR delivery requirements.

Local Presence

A current reference for the Mid-Florida Credit Union Amphitheatre Rehabilitation in Tampa (approximately $35 million) verified Reeves Young's active field management presence in the region. This demonstrates the firm's ability to staff the Zephyr Park project locally without incurring additional mobilization costs or schedule impacts.

Consistency and Accountability

Long-term municipal clients reported sustained quality and proactive communication over multi-year engagements. No negative or unsatisfactory comments were received. Minor variations in scoring were attributed to projects still in progress rather than to performance concerns.

Staff Assessment and Recommendation

The reference results validate Reeves Young's qualifications and confirm consistent performance across cost, schedule, and quality management criteria. These outcomes align with the firm's commitments presented during the interview process and support the Evaluation Committee's recommendation to enter contract negotiations for Construction Management at Risk services.

The detailed numerical results and scoring sheets are attached for reference.

REFERENCES

Live Nation

Company seeking reference: Reeves Young

Reference company/organization name: Live Nation

Reference contact name/title: Ted Roberts

Reference phone/email: 678-682-1799, tedroberts@livenation.com

Name of referenced project: Mid-Florida Credit Union Amphitheatre Rehabilitation

Approximate project cost: $35,000,000

Dates of service: 12/2024 - 5/2026

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Criteria	Score (1–10)
Ability to manage cost	10
Ability to maintain project schedule (complete on-time/early)	10
Quality of workmanship	10
Professionalism and ability to manage	10
Ability to communicate with client's staff	10
Ability to resolve issues promptly	8
Overall client satisfaction and comfort level in hiring	10
Total:	**68/70**

City of Atlanta

Company seeking reference: Reeves Young

Reference company/organization name: City of Atlanta

Reference contact name/title: Keith Hicks

Reference phone/email: 404-546-6865

Name of referenced project: Westside Park

Approximate project cost: $19,000,000

Dates of service: 6/2018 – 8/2021

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Criteria	Score (1–10)
Ability to manage cost	10
Ability to maintain project schedule (complete on-time/early)	10
Quality of workmanship	10
Professionalism and ability to manage	10
Ability to communicate with client's staff	10
Ability to resolve issues promptly	10
Overall client satisfaction and comfort level in hiring	10
Total:	70

Walton County

Company seeking reference: Reeves Young

Reference company/organization name: Walton County

Reference contact name/title: John Ward

Reference phone/email: 770-267-1301

Name of referenced project: Grove at Walton County

Approximate project cost: $40,000,000

Dates of service: 3/2024 – 3/2026

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Criteria	**Score (1–10)**
Ability to manage cost	9
Ability to maintain project schedule (complete on-time/early)	8
Quality of workmanship	8
Professionalism and ability to manage	8
Ability to communicate with client's staff	9
Ability to resolve issues promptly	8
Overall client satisfaction and comfort level in hiring	8
Total:	58/70

City of Douglasville

Company seeking reference: Reeves Young

Reference company/organization name: City of Douglasville

Reference contact name/title: Chris Bass

Reference phone/email: 678-449-3064

Name of referenced project: Davis Park

Approximate project cost: $21,000,000

Dates of service: 10/2022 – 8/2024

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Criteria	**Score (1–10)**
Ability to manage cost	9
Ability to maintain project schedule (complete on-time/early)	8
Quality of workmanship	8
Professionalism and ability to manage	8
Ability to communicate with client's staff	9
Ability to resolve issues promptly	9
Overall client satisfaction and comfort level in hiring	10
Total:	61/70

Cherokee County

Company seeking reference: Reeves Young

Reference company/organization name: Cherokee County

Reference contact name/title: Jud Martin

Reference phone/email: 770-547-2831

Name of referenced project: Veterans Park and Community Center

Approximate project cost: $23,000,000

Dates of service: 12/2015 – 11/2022

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Criteria	**Score (1–10)**
Ability to manage cost	9
Ability to maintain project schedule (complete on-time/early)	9
Quality of workmanship	10
Professionalism and ability to manage	9
Ability to communicate with client's staff	10
Ability to resolve issues promptly	10
Overall client satisfaction and comfort level in hiring	9
Total:	66/70



JE DUNN CONSTRUCTION

PROPOSAL FOR
CONSTRUCTION MANAGER AT RISK SERVICES

CITY OF ZEPHYRHILLS
ZEPHYR PARK REHABILITATION

2025-011

SEPTEMBER 19, 2025



Table of Contents

04
Letter of Transmittal

06
Executive Summary

09
Project Understanding

12
Preliminary Schedule & Milestones

15
Approach to Projects and Ability to Furnish Required Services

20
Services - Preconstruction Phase

26
Management Plan - Construction Phase

36
Safety

39
Qualifications and Experience of Proposed Project Team

46
Successful Experience with Similar Projects

58
References

60
Capability Statement

62
Effect of Project Team on Project Responses



LETTER OF TRANSMITTAL

JE DUNN CONSTRUCTION

JE DUNN CONSTRUCTION
5411 SKYCENTER DRIVE, SUITE 200
TAMPA, FL 33607
TEL 813.940.3242
FL CGC062145

www.jedunn.com

September 19, 2025
LORI HILLMAN,
CITY CLERK CITY OF ZEPHYRHILLS
5335 8TH STREET ZEPHYRHILLS, FLORIDA 33542

RE: Request for Qualifications: Construction Management Services:
City of Zephyrhills Zephyr Park

Dear City of Zephyrhills Selection Committee:

As the city of Zephyrhills continues to build facilities to meet the ever growing demand for your residents' needs, JE Dunn stands ready to become an indispensable business partner by providing you with a superior client experience from start to finish. We feel we are uniquely qualified to be that partner and we would like to highlight some key points for you to consider as you review our qualifications:

Preconstruction Done Differently | We believe that **collaboration and early planning are at the heart of project success.** While we do offer some of the most advanced preconstruction tools in the industry, we also understand the importance of getting on site and examining existing conditions to ensure a fully accurate number that you can rely on. With our proprietary estimating platform, Lens, JE Dunn can provide accurate, early estimates as well as real-time pricing feedback throughout design. Jim Cummings and Jenny Sanchez will work alongside the selected design team to provide innovative solutions that maximize your desired scope while working within your budget.

Team Experience | Without question, the biggest differentiator that separates JE Dunn from your other options is the collaborative history of our core project team. The core teammates, Curtis DeLaquil, Mike McNamee, Chris Newton, John Shea, and Jim Cummings, have all worked together on projects across the Tampa Bay Area, including the Clearwater High School renovation project. This core team has worked together delivering multiple public projects, with each and every one **completed ON TIME or EARLY!** This will result in a level of team chemistry that for you means **no surprises and CERTAINTY OF OUTCOME.**

Local Builder, National Resources | Paired with our Local Tampa teammates' noteworthy construction experience, JE Dunn has national resources that focus on building community spaces across the country. These resources will have influence on our local builders to ensure your new facility are constructed to the highest quality. In combination to our national resources, our Preconstruction Director, Jim Cummings, has spent the last 28 years cultivating lasting **relationships with local subcontractors in Florida as well as Pasco County.**

Certainty of Outcome | JE Dunn keeps your purpose in mind throughout the project. Our team has spent, in many cases, their entire careers, building public projects in and around Tampa. **We make construction a pain-free, collaborative, and enjoyable process.** It is our pledge to work with you to provide you with information, options, and guidance so that you can make fully informed decisions. Our experienced team **reduces your risk, greatly lessens surprises, and ensures that this project is completed on time and within the stated budget.**

We look forward to continuing in the selection process. If you have any comments or questions regarding our qualifications or need further information, please contact me at 813.442.2304 or curtis.delaquil@jedunn.com

Regards,

Curtis DeLaquil, Vice President



PROJECT UNDERSTANDING

JE DUNN CONSTRUCTION

Summarize your firm's understanding of the project, overall approach, and key differentiators

Highlight unique qualifications and capabilities without duplicating detailed content from later sections.

JE Dunn Construction, founded in 1924, is the 7th largest domestic general building contractor in the United States with offices in 26 locations. Our vision is to be an indispensable business partner for our clients by first understanding their purpose, goals and customers and then delivering transformational solutions with certainty of results. We maintain a commitment to our clients and their building goals while being true to our guiding principles — the philosophy of our business operation which is both family and employee-owned. JE Dunn's purpose is to enrich lives through inspired people and places.

JE Dunn is committed to living out our purpose and vision while being true to our guiding principles. We enrich lives through our community service work, our development programs for employees, and most importantly through the people who use the buildings we have the privilege of building. We have found that inspired people build inspired places. And these places create and foster inspiration in the communities they serve.

THE BETTER THE RELATIONSHIPS, THE BETTER THE BUILDING – those are the words we live by at JE Dunn. **We believe that the best built construction projects rely on strong client relationships and excellent communication.** That belief has become our philosophy and the very reason that we are a service-oriented, professional quality management firm. **Our clients are strategic partners in building success, and we look forward to building a partnership with the City of Zephyrhills.**

Value, not money, is the time-tested way to make a lasting impression. It's the only way to build a building or a relationship. It's the Dunn way to always give you the best possible quality at the best possible price.

Over 90% of the projects completed by JE Dunn are completed under a Construction Manager at Risk approach. While we are also extremely active in the bid market, the Construction Manager at Risk method is our preferred approach as it provides the greatest opportunity for our staff to work with owners and their design teams to create superior projects. The fact that such a high percentage of our projects are completed under a team approach and that over 80% of our business is with repeat or referral clients clearly demonstrates the leadership and success this approach brings. **We understand the significant benefits and details associated with the Construction Manager at Risk delivery method, and how to maximize value and minimize risk for the Zephyr Park Rehabilitation project.**

The role of Construction Manager is markedly different from that of a General Contractor, and different skills and experiences are required to realize success. If selected as your Construction Manager, we will serve as the City of Zephyrhills's advocate during the entire design and construction process.

The JE Dunn approach is to work collaboratively with the City of Zephyrhills and the design team to verify your program requirements, clearly identify the key elements that will lead to the success of your project and maintain those elements throughout the life of the design and construction process.

We will work closely with the entire team to ensure that all parties are on task by monitoring progress and focusing our efforts on the key milestones as identified early in the planning process.

Clear planning up front will ensure the success of your project by maintaining a focus on consistency of design and diligent management of budgetary parameters. This is our role as your Construction Manager.

JE Dunn has over 41 years of experience working with municipal clients across the country. Our diverse experience working on various types of municipal projects and years of lessons learned from these projects should provide confidence when selecting JE Dunn as your partner on your next project.

By The Numbers

4th
Ranked Construction Builder in the US

$46M
Parks Projects

5M
Square Feet of Public Green Spaces







APPROACH

Our role is to be a total source of information for you, allowing you to make informed decisions, while guaranteeing the cost for the project, and a timely completion. Our goal is to provide the City of Zephyrhills with a facility that fulfills your vision, by maintaining the style and intent of the design team, and delivering a quality project, on time and under budget.

JE Dunn approaches preconstruction and construction by becoming a true integrated partner. From day one, we work closely with the design team and you to provide timely, consistent and accurate feedback on pricing, scheduling, constructability, safety, and quality so that the project stays within the cost limitation and the City of Zephyrhills's goals are met.

This process is much more than simply providing a price and schedule update at specific design milestones. It becomes a true partnership where ideas are exchanged openly, information is processed accurately, and decisions are made timely all in an effort to produce the best plan possible before the first shovel is in the ground.

JE Dunn will work hand in hand with the City of Zephyrhills and the Architect to optimize scope and materials for both phases of this project. Our Project Manager and Superintendent will be involved during preconstruction as this will be a collaborative delivery process. We will start the project with an intense first two weeks of working through the design, constructability and developing a Target Value Delivery model. JE Dunn will help align the design to the allotted budget while prioritizing and coordinating client values and project cost.

JE Dunn understands that our role during preconstruction is to bring real value to the project through:

- Estimating
- Budget-design validation
- Constructability reviews
- Schedule and bid packaging input
- Material and equipment selection variables
- Life cycle cost analysis
- Quality control reviews
- Drawing detail input

COLLABORATIVE PROJECT DELIVERY

We streamline the traditional building process by delivering projects through a Collaborative Project Delivery (CPD) approach, which includes the following collaborative actions:

Team Alignment Sessions: We conduct a Value Proposition Workshop to identify desired outcomes and formulate solutions to eliminate obstacles that could impede progress. This becomes the basis for developing a master schedule that provides a high-level road map to project completion and encompasses all elements of the project and involves all stakeholders.

The project team, along with key stakeholders, will review project goals, milestones, roles and responsibilities, potential roadblocks, and strategies to avoid and mitigate potential issues. Through this process, we develop team cohesion, a project purpose statement, rules of engagement, and a communication plan.



JE Dunn brings recent experience with similar park facilities and understand the nuances associated with building these specific spaces. Below are several key things that we know will be important to ensure the project is completed successfully. Some of these include:

Site Analysis: JE Dunn will conduct a thorough analysis of the site to identify any constraints, such as access, nearby buildings, and utilities, that may affect the project.

Utilities and Infrastructure: JE Dunn will ensure that the new facility has adequate access to water, sewer, and electrical infrastructure, and consider any impacts on existing systems.

Budget: Park Facilities can be a large investment to the community and the culture of the neighborhood, and it is important to ensure that the project is completed within the City of Zephyrhills's available budget. JE Dunn will work closely to establish an accurate initial budget, design to that budget, make value analysis recommendations along the way, then track expenses, and manage costs throughout the project. JE Dunn brings a track record of delivering projects withing +/-2% of our initial DD cost estimates.

Schedule: Parks and recreational facilities include a lot of unique components such as custom playground and park equipment, water features, shade structures, prefabricated restrooms, synthetic turf etc. In today's environment, we are still experiencing unusually long lead times with certain equipment and it is important to procure these items early so it does not affect the overall construction schedule. JE Dunn knows how to navigate these uncertainties during preconstruction to reduce schedule risk to the project and ensure a timely delivery.

Community engagement: Building a park and community is a significant project that may impact the surrounding community. JE Dunn will ensure that there is a plan in place for engaging with the community, addressing any concerns, and keeping everyone informed throughout the project.

Overall, JE Dunn has a clear understanding of the unique requirements and challenges for this project and will work closely with all stakeholders to ensure a successful outcome.



PROJECT UNDERSTANDING

JE DUNN CONSTRUCTION

Provide a narrative describing the project's goals, objectives, constraints, and success factors.

Identify any unique challenges and explain your strategies for addressing them.

JE Dunn has identified goals, objectives, constraints and success factors for the Zephyr Park Rehabilitation project. JE Dunn is confident in our abilities to deliver the intended rehabilitation to Zephyr Park as outlined by the City. We are committed to not only being a transparent, proactive partner for the City of Zephyrhills over the duration of this project, but also serving as a good neighbor to the community surrounding Zephyr Park. To ensure we limit disruptions to the community, we will methodically sequence the work performed at Zephyr Park to keep portions of the Park open while we complete the scope. This strategic sequencing will reduce the impacts on the local community, and allow for continued use of the Park by the City's Parks Department and the members of the surrounding community.

Throughout the construction process, we offer many services, consultations, and guidance on items such as progress monitoring, change order management, labor relations, self-perform work, and ongoing quality control and safety programs. **Of those services five stand out among the rest and will lead your project to ultimate completion and success, Safety, Leadership, Cost Certainty, Quality Assurance and Constant Communication with all key stakeholders**. Please see the following page for an in depth view to these specific services.

Our project management and superintendent staff will lead all aspects of the construction process and coordinate with the design team during the execution of the work. We will lead all aspects of our company's safety culture and will create awareness by demonstrating commitment to an injury-free environment through individual actions and mentoring others. The project team will manage the JE Dunn prestart process, lead and implement buyout, submittals, logistics coordination, confers with risk management to ensure approval and/or bonding requirements for trade partners, and review decisions with project leaders. We will also provide ongoing risk analysis of trade partners throughout the project life cycle as we are aware of the workload in the market and want to ensure the best workforce we can provide is working on your project.

Additional Roles and Responsibilities

CONSTRUCTION SERVICE	GOALS OF SERVICE
Project Staffing	to assure experienced educational construction professionals are assigned to your project and available from day one.
Manage Trade Contractors	to lead & supervise the work of subcontractors from start to completion
Progress Monitoring	to provide actual versus forecast schedule/budget
Project Meetings	to provide proactive planning/problem solving sessions
Monthly Reports	to provide concise information for the City of Zephyrhills and status of the project
Supervision	to provide qualified project staff oversight
MEP Coordination	to provide MEP installation review
Cash-Flow Reports	to project cash outlay requirements
Change Order Management	to limit need for revisions
Submittals	to obtain approvals to meet specifications
Schedule Updates	to always communicate and confirm current status of the project to City of Zephyrhills
Cost Control System	to manage and contain costs within allocated project budget
Quality Control and testing	to validate performance to meet specifications
Accountability System	to audit actual versus budget
Project File	to keep permanent record of program and events
Safety Program	to implement safety standards and maintain a ZERO harm work environment
Labor relations	to maintain proactive resolution of potential issues
Initial system testing	to Verify systems operate as planned
Good Neighbor	to serve the local community without disruption
Active Campus Building	to maintain a safe site

WE ARE ULTIMATELY RESPONSIBLE.

We are in constant pursuit of perfection. These projects will undoubtedly have their own unique challenges; we charge ourselves to provide you with solutions and, more importantly, options.

Once we are selected we will bring all members of the team together to create a **Project Purpose Statement.** This will help align the entire project team's purpose to achieve the project's goals. This simple, but powerful statement will drive our responsibility and accountability to the project and the City of Zephyrhills throughout the lifespan of the project.

That said, **we believe the five most important roles & responsibilities that we have in delivering this project are safety, cost certainty, communication, quality assurance/control and leadership.**

1. SAFETY - WE ARE ULTIMATELY RESPONSIBLE.

JE Dunn lives and breathes a safety culture each and every day. While programs are developed, and manuals are written, it is the culture that drives accountability and delivers results. Safety at JE Dunn is not just for our staff and trade partners, but our community, including the students, the faculty, the teachers and staff.

Our organization's safety culture has resulted in an EMR of 0.35 – we have achieved this by empowering the employees on site, regardless of trade status to "speak up, and listen up" when an unsafe activity is observed. We conduct training during our trade partner orientation and we also maintain regular toolbox talks on site to ensure everyone feels empowered throughout the life of the project.

2. LEADERSHIP

As your construction manager, we are a single source of total responsibility for all project concerns. At our most basic level, our goal is earn the right to have you ask us back again.

No matter how small or large a project, you need good leadership and unblemished accountability in order to stay on schedule and overcome the unexpected adversity that happens on each project. All good leaders start with a plan based on strong values and starting a project on a successful path begins with selecting the right team for the project. Our rationale includes many factors, most notably matching experience and team members.

As your construction manager, we'll collaborate with the design team and the City of Zephyrhills while working closely with trade partners at the onset of preconstruction to develop the budget and schedule in order to guarantee the Project's goals are achieved.

3. COST CERTAINTY

We know that the City has only a finite budget for any of these projects, and we commit to being good stewards of your dollars. Our comprehensive systems and methods ensure costs are controlled and communicated during all phases of the project life cycle. Beginning with our collaborative preconstruction process, all the way through completion of the project, we will treat your money as it were our own.

4. QUALITY ASSURANCE

Continuous improvement and a constantly updated Quality Roadmap keep the quality of our work at a very high level. We bring an established quality control system that applies proven procedures and policies to each phase of the project. Understand the contract requirements and overall expectations – and effectively communicate them in a timely manner in the field with our trade partners. On each of our projects, **we thoroughly evaluate the constructibility of the plans and make recommendations of best practice to be incorporated into the design.** We then inspect routinely to ensure each detail on the project, large and small, are being constructed exactly per plans and specs. **We leave no stone unturned.**

5. COMMUNICATION

Constant communication is paramount to a successful JE Dunn project. We will bring our collaborative culture to your project. As your construction manager **we collaborate with the design team, user groups, equipment vendors, and other project resources throughout the entire process**. And to simplify the communication process, our project manager will serve as a single point of contact throughout the project to ensure that the City of Zephyrhills receives excellent service.

Our vision is to be an **indispensable business partner** for our clients by first understanding their purpose, goals and customers and then delivering transformational solutions with **certainty of results.**

Acknowledge the Optional Community Building and confirm your ability to provide pricing and construction planning for this component, if directed by the City.

Upon request, JE Dunn is capable and willing to provide pricing and construction planning for the Optional Community Building. We are happy to provide tis service at no additional cost to the City of Zephyrhills.



PRELIMINARY SCHEDULE & MILESTONES

JE DUNN CONSTRUCTION

Identify key project milestones such as design reviews, GMP submission, construction start, substantial completion, and final completion.

Indicate anticipated durations and critical dependencies.

If there is one aspect of construction that drives project success, it's the schedule. Our team develops the schedule using past experience on similar projects, input from our trade partners, and Lean construction practices, including the Last Planner System. Working collectively with the entire project team, we establish our schedules with a maximum amount of input. This helps us discover and resolve potential roadblocks earlier and identify efficiencies earlier, allowing nimble planning and delivery adjustments to complete construction on time. Our team will provide an overall project schedule, from the inception of design through the warranty period.

Scheduling During Preconstruction

During the preconstruction phase, scheduling will focus on design documentation, the permitting process, the identification and ordering of long-lead items, any early bid packages, and the ultimate occupancy date. We will review logic, durations, and critical milestone dates with all affected parties.

JE Dunn works collaboratively with the design team to align the project scope so we can establish bid packages to facilitate efficient use of design resources and provide seamless construction.

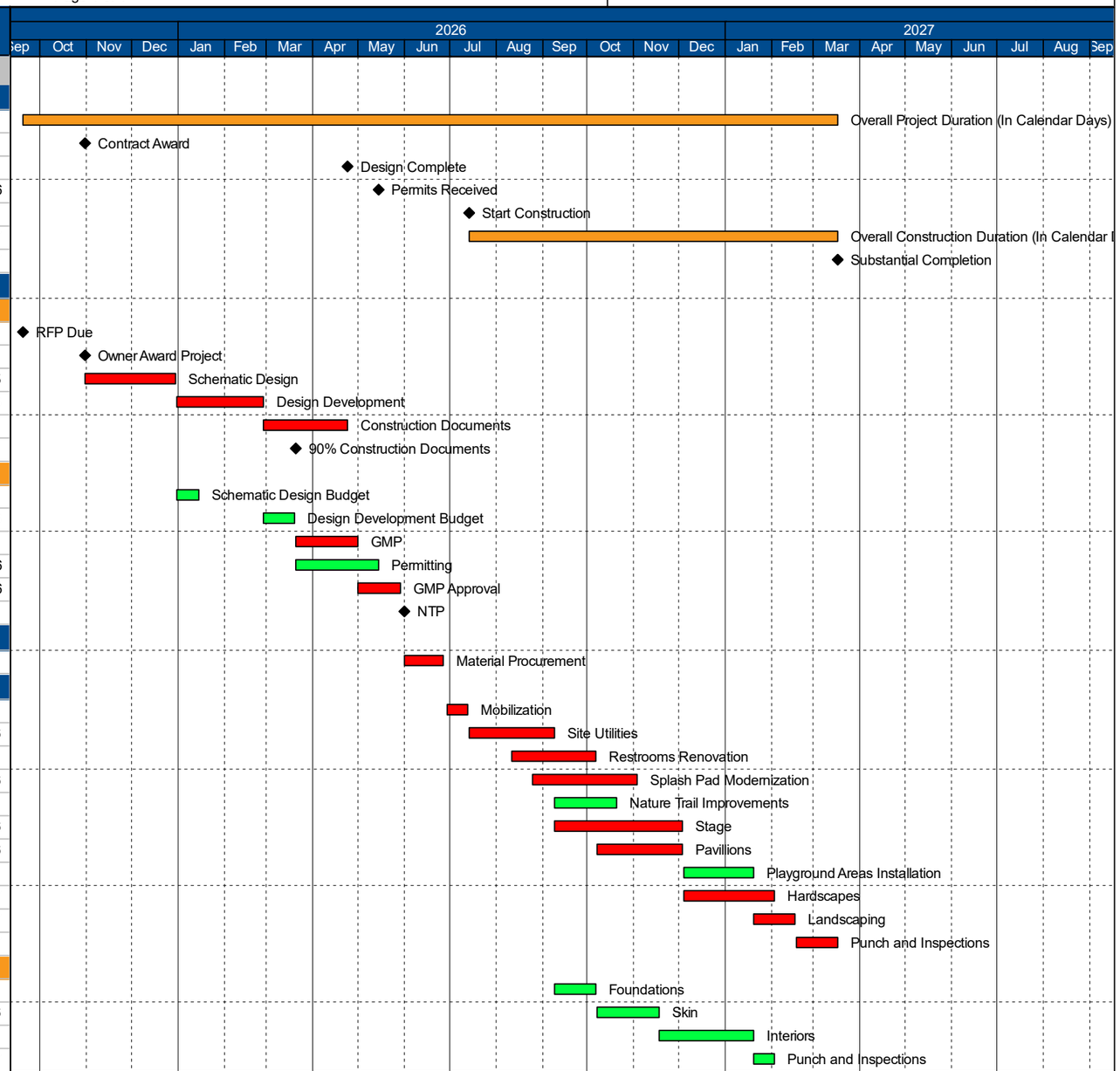
The project schedule will be developed utilizing Primavera P6, an industry-standard critical path method scheduling software, and will be updated and reviewed at progress meetings. We can customize the level of detail a schedule shows to the owner's preference.

Scheduling During Construction

While we continue to update the high-level schedule throughout the project, during construction our area of focus narrows to daily details. This is imperative to properly sequence deliveries, installation of materials, and the various trade partners on site at any given time. We develop the overall logic of the planned progress of work and assign durations to the associated activities. Overall schedule updates will be performed at least monthly.

JE Dunn's conceptual schedule can be found on the pages that follow.

Activity ID	Activity Name	Orig Dur	Start	Finish
Zephyr Park Rehab				
Summary				
SUM-1000	Overall Project Duration (In Calendar Days)	544	19-Sep-25	16-Mar-27
JED-0020	Contract Award	0	31-Oct-25	
JED-0060	Design Complete	0		23-Apr-26
JED-0040	Permits Received	0		14-May-26
JED-0100	Start Construction	0	14-Jul-26	
SUM-2000	Overall Construction Duration (In Calendar Days)	246	14-Jul-26	16-Mar-27
JED-0600	Substantial Completion	0		16-Mar-27
Preconstruction				
Design				
CON-1000	RFP Due	0	19-Sep-25*	
CON-1010	Owner Award Project	0	31-Oct-25*	
CON-1020	Schematic Design	40	31-Oct-25	30-Dec-25
CON-1030	Design Development	40	31-Dec-25	26-Feb-26
CON-1040	Construction Documents	40	27-Feb-26	23-Apr-26
CON-1050	90% Construction Documents	0	20-Mar-26	
Preconstruction				
CON-1070	Schematic Design Budget	10	31-Dec-25	14-Jan-26
CON-1080	Design Development Budget	15	27-Feb-26	19-Mar-26
CON-1060	GMP	30	20-Mar-26	30-Apr-26
CON-1100	Permitting	40	20-Mar-26	14-May-26
CON-1090	GMP Approval	20	01-May-26	29-May-26
CON-1110	NTP	0	01-Jun-26	
Procurement				
CON-1270	Material Procurement	20	01-Jun-26	26-Jun-26
Construction				
CON-1120	Mobilization	10	29-Jun-26	13-Jul-26
CON-1210	Site Utilities	40	14-Jul-26	08-Sep-26
CON-1130	Restrooms Renovation	40	11-Aug-26	06-Oct-26
CON-1140	Splash Pad Modernization	50	25-Aug-26	03-Nov-26
CON-1160	Nature Trail Improvements	30	09-Sep-26	20-Oct-26
CON-1170	Stage	60	09-Sep-26	03-Dec-26
CON-1180	Pavillions	40	07-Oct-26	03-Dec-26
CON-1150	Playground Areas Installation	30	04-Dec-26	19-Jan-27
CON-1190	Hardscapes	40	04-Dec-26	02-Feb-27
CON-1200	Landscaping	20	20-Jan-27	16-Feb-27
CON-1220	Punch and Inspections	20	17-Feb-27	16-Mar-27
Optional Community Building				
CON-1230	Foundations	20	09-Sep-26	06-Oct-26
CON-1240	Skin	30	07-Oct-26	17-Nov-26
CON-1250	Interiors	40	18-Nov-26	19-Jan-27
CON-1260	Punch and Inspections	10	20-Jan-27	02-Feb-27



Remaining Level of Effort
Actual Level of Effort
Actual Work
Critical Remaining Work
Remai...
Milesto...

Run Date: 10-Sep-25

Zephyr Park Rehab
JE Dunn Construction Company
10-Sep-25 Proposal Schedule

JE DUNN® CONSTRUCTION



APPROACH TO PROJECTS AND ABILITY TO FURNISH REQUIRED SERVICES

JE DUNN CONSTRUCTION

Indicate if services listed in the Scope of Work will be provided by your firm or by a subconsultant/contractor. If by a subconsultant/contractor, provide the firm's name and specify the services to be provided.

JE Dunn does not have subcontracting partners to perform the services in this proposal. Our team will develop our bidding and packaging strategies during preconstruction to provide the City of Zephyrhills with the best value. We will work closely to determine the best method and combinations for packaging the scopes of work that will be competitively bid.

Preconstruction

- We will actively solicit trade partner input immediately and continue through construction document budgeting.
- This process provides trade partners a first look at the design and allows the bidding community to provide input on the most cost-effective means and methods associated with their scope of work.

Bid Management

- We will customize work scopes tailored to the trade partner community.
- Early communication and contact with all trade partners will be our priority.
- We will host trade partner recruiting events.
- We will maintain detailed records of bid solicitation, phone calls, and invitations.
- We will maximize the number of bidders for each scope of work.

Once the bid packages have been bid on the open market, we will extensively review each trade partner's bid to identify the most responsible low bidder for each scope. We will present our detailed analysis of each bid package to the City of Zephyrhills for their review and approval. We will recommend an award to the lowest responsible bidder. We will ensure that this process is completed transparently and timely so that JE Dunn can verify the GMP. We will work closely with the City of Zephyrhills to develop scopes of work that will be competitively bid for subcontractor award to execute on site.

Describe your firm's specific abilities relative to the Scope of Services, including relevant project experience for building types and delivery methods such as City Hall, municipal, or similar public building construction, utilizing CM/GC or general contracting for similar projects.

JE Dunn has served as a Construction Manager for over a decade in the greater Tampa Bay area, building numerous substantial and complex projects. Many of these projects covered such diverse building programs as new construction for both single-site and multi-site programs, as well as renovations and additions to existing facilities. We know how to successfully navigate the challenges that arise on occupied campus projects, and we look forward to utilizing these lessons learned with the City of Zephyrhills.

Our experience working locally across numerous numerous counties, including right here in Pasco County has prepared us to deliver a successful Zepyr Park Rehabilitation project to the City of Zephyrhills. The JE Dunn team is adept at navigating the public procurement process, approvals, and contracting structure. We pride ourselves in delivering an exceptional building experience for our main contacts and operations group; as well as our design partners and end users.

Our team's advantage is our fresh perspective and journey of continuous improvement; and your projects will benefit from our team's relentless effort to challenge the status quo and provide you the very best building product.

Over 90% of the projects completed by JE Dunn are completed under a CMAR approach. While we are also extremely active in the bid market, the CMAR method is our preferred approach as it provides the greatest opportunity for our staff to work with owners and their design teams to create superior projects. **The fact that such a high percentage of our projects are completed under a team approach and that over 90% of our business is with repeat or referral clients clearly demonstrates the leadership and success this approach brings.**

JE Dunn maintains a CENTER OF EXCELLENCE which comprises a group of TALENTED professionals DEDICATED to building Construction Manager at Risk facilities.

EXPERTISE IN AN OCCUPIED ENVIRONMENT

There are multiple challenges when sharing an active project site with the end users, such as parking and traffic flow considerations, utility integrations, important site planning and excavation components, and user and visitor safety. We recognize the importance that Zephyr Park holds in the City of Zephyrhills community, as well as the importance of keeping the park operational as we provide renovations.

JE Dunn can provide value through:

- **Experience** — We are one of Tampa Bay's largest builders, completing numerous complex public projects. This experience includes working as partners with local City of Zephyrhills officials and those in surrounding districts. These trusted, valued relationships will be critical to how we approach the phasing and planning.
- **Transparency** — We will provide honest, realistic feedback and solutions to ensure there are no surprises in the plan or schedule when dealing with difficult coordination efforts to ensure the City of Zephyrhills stakeholders and residents are informed and aware.
- **Knowledge** — We have a team who has worked on similar projects that included a tight footprint, an occupied environment and difficult site conditions. Here, we have avoided disruptions to users in that space through coordination and configuration efforts. The lessons learned our team can bring because of this experience will prove invaluable if JE Dunn is selected as your Construction Manager.

SAFETY IS TOP PRIORITY

Safety is more than a process, procedure, and protocol for JE Dunn. It is part of the culture that we live, breathe, and keep at the forefront of our minds at all times. Our goal is to send everyone on our jobsites home to their families in the same shape they came to work. Our safety motto is **EVERYONE. EVERYWHERE. ALL THE TIME.**

Our first priority is the safety of those building, visiting, and utilizing the spaces we are building. We will communicate very clearly throughout the project what our plan is for construction activities, as well as how we will work safely around other people on site. We will have signage posted throughout the jobsite for safe passage and notification of areas that are off limits to the public. Our Superintendents will also have daily discussions with the City's leadership regarding the work plan for each day and week so there are no surprises along the way.

Evidence of our proven approach to Construction Management and relevant recreational facility construction can be found later in this response.

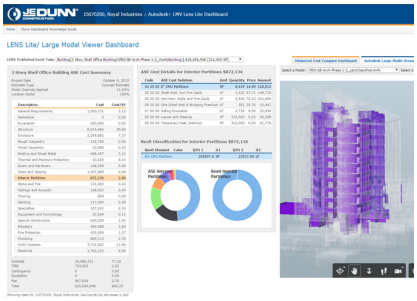
Present any innovative approaches to providing the services or implementing the project.

SOFTWARE & TECHNOLOGY

JE Dunn will implement a wide array of tools and systems to manage design- and construction-related elements of this project and facilitate a streamlined flow of information among all team members and project stakeholders. On the following pages is a sampling of the technology and tools we can use on your projects, which have been weaved in throughout our response.

PROJECT PLANNING

LENS PRECONSTRUCTION: Partnering with the designer from day one allows all team members to understand the cost as it relates to the design during all stages of preconstruction. Using our in-house software, Lens, accelerates decision-making. Instead of a fragmented milestone estimating approach with limited cost insight, JE Dunn uses this tool to provide a collaborative, continuous estimating process. Lens is comprised of four separate modules that work together; Lens Search: company cost history, Lens Aim: detailed estimates, Lens Focus: virtual model with quantification, and Lens View: tracking project progress on a secure, cloud-based dashboard.

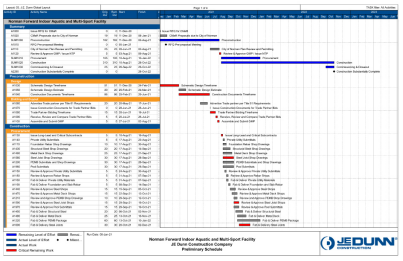


VALUE TO PC: Ability to quickly and accurately price enclosure scenarios, view additional programming options, and facilitate team collaboration.

LASER SCAN: To enhance the use and accuracy of the model, we have in-house capability to use a laser scan. The laser scan creates a BIM document that can be uploaded in the building model to accurately map all interior and exterior conditions. This process is completed in a matter of hours.

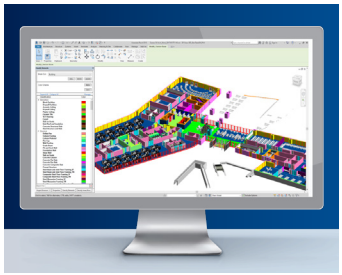
VALUE TO PC: The use of laser scanning provides added value to evaluate existing conditions and greatly reduce potential dimensional concerns. It will also minimize the amount of time we need inside the existing facility to confirm existing conditions.

P6 SCHEDULE: We use Primavera scheduling software, P6, throughout preconstruction and construction to create the schedule and to evaluate actual versus scheduled progress. In addition, the team uses the Last Planner System to develop initial milestones and phasing plans.



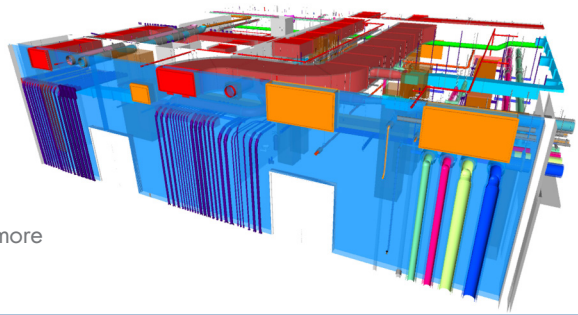
VALUE TO PC: Accurate schedule tracking, accountability and buy-in from all partners, and a schedule that accounts for operations.

PROJECT DASHBOARD: Project-specific website accessible by all members. Here, all project information will be stored and accessed throughout the life of the project to monitor, compare and report outcomes of selected areas. We will provide up-to-date project information to Pasco County and all project stakeholders. At the beginning of the project, we will use this metric-based tool to monitor outcomes and convey real-time project updates.



VALUE TO PC: Enhances communication and eliminates posting errors, time delays, and inaccurate information for the field staff. Streamlined construction process reduces change orders, miscommunication, and construction waste.

BIM EXECUTION PLAN: The execution plan sets expectations for coordinating all building systems, so designers and contractors understand their roles in the modeling process. This is invaluable, as BIM can only work if all parties are modeling accurately.



VALUE TO PC: Cohesive design and construction process from beginning to end. This reduces conflicts in the field, providing you with higher quality construction and a more predictable schedule.

Briefly describe your Quality Assurance/Quality Control (QA/QC) Program.

QUALITY CONTROL PROGRAM

Our commitment to quality is centered on proactive planning and execution from preconstruction through closeout. Led by our dedicated Quality department and project team, we ensure standards are met the first time, minimizing risk and eliminating rework.

Preconstruction Phase

We begin by virtually building the project to identify and resolve issues before construction starts. Our integrated team collaborates with the client and designers to define expectations and ensure constructability.

- Design Coordination & Peer Reviews: We conduct design charrettes and third-party peer reviews for structure, soils, and building envelope to address constructability and incorporate lessons learned.
- Virtual Mock-Ups: Using BIM, we model complex details with input from trade partners to create step-by-step installation guides before construction.
- Page Turns: We hold face-to-face review sessions with the design team, client, and trade partners to resolve all comments.
- Site-Specific Quality Plan (SSQP): We develop a comprehensive plan that outlines all project requirements, codes, and standards.
- Trade Partner Engagement: Through early scope reviews and Autodesk Build training, we ensure trade partners understand project requirements and our quality tracking systems.

Construction Phase

Our focus during construction is on proactive verification and immediate issue resolution, ensuring that installations meet the established quality standards.

- First Work-in-Place Inspections: We conduct continuous observations and testing of all initial installations to confirm adherence to quality expectations.
- Mock-Up Verification Testing: We build and test physical mock-ups of key systems to validate installation procedures and performance before full-scale construction.
- Manufacturer Site Visits: We inspect offsite fabrication facilities for critical building systems to verify they meet contract requirements.
- Real-Time Issue Tracking with Autodesk Build: Our team uses custom checklists on mobile devices to document observations, track issues, and manage quality, safety, and punch list items collaboratively with trade partners.
- Weekly Quality Walks & Audits: The project team and quality personnel conduct weekly site walks to review in-place work. Issues are documented with photos, reviewed with trades, and tracked to resolution using Autodesk Build audits.

Closeout & Commissioning

We ensure a seamless transition to building operations through meticulous closeout procedures and comprehensive owner training.

- Zero Punch Philosophy: Our process begins on day one, tracking and resolving issues as they arise using Autodesk Build. We aim for zero outstanding items at substantial completion by conducting a pre-punch process with a dedicated crew to fix items immediately during the final walk-through.
- MEP & Commissioning: Our in-house MEP experts oversee equipment startup and commissioning, working with the design team and trades to ensure all systems perform as designed.
- Warranty & Post-Occupancy Support: We aim for a 24-hour response time for any warranty issues and conduct a formal 11-month warranty walk-through to ensure continued performance.
- Comprehensive Turnover: We provide full operator training and deliver organized digital closeout documentation, including drawings, warranties, and O&M manuals.

More on JE Dunn's quality control program can be found on page 32.



SERVICES - PRECONSTRUCTION PHASE

JE DUNN CONSTRUCTION

List the services your firm normally provides for construction management or general contractor services.

LIST OF SERVICES

Pre-construction Services:

- Conceptual Estimating
- Budget-design validation
- Constructibility input and reviews
- Schedule and bid packaging input
- Material and equipment selection variables
- Life cycle cost analysis
- Quality control reviews
- Drawing detail input
- Site-Investigations

Construction Services:

- Collaborative Project Delivery
- Target Value Design
- Virtual Design and Construction
- Lean Construction Practices
- Last Planner System
- Commissioning/Closeout/Occupancy
- Permits & Approvals
- Mobilization Planning

Add-Value Services:

- Safety
- Quality Control
- In-House MEP Coordination
- Technology
- Web-based Document sharing
- On-time Delivery
- Sustainability

PRE-CONSTRUCTION APPROACH

JE Dunn approaches preconstruction by becoming a true integrated partner. **From day one, we work closely with the design team and you to provide timely, consistent and accurate feedback on pricing, scheduling, constructability, safety, and quality so that the Zephyr Park Rehabilitation project stays within the cost limitation and the City of Zephyrhills's goals are met.**

This process is much more than simply providing a price and schedule update at specific design milestones. It becomes a true partnership where ideas are exchanged openly, information is processed accurately, and decisions are made timely all in an effort to produce the best plan possible before the first shovel is in the ground.

COLLABORATIVE PROJECT DELIVERY

We streamline the traditional building process by delivering projects through a Collaborative Project Delivery (CPD) approach, which includes the following collaborative actions:

Building a High Performing Team: We conduct a work session, using a tool called the Value Proposition Canvas, to identify desired outcomes and formulate solutions to eliminate obstacles that could impede progress.

This becomes the basis for developing a master schedule that provides a high-level road map to project completion and encompasses all elements of the project and involves all stakeholders.

The project team, City of Zephyrhills, along with key stakeholders, will review project goals, milestones, roles and responsibilities, potential roadblocks, and strategies to avoid and mitigate potential issues. Through this process, we develop team cohesion, a project purpose statement, rules of engagement, and a communication plan.

This becomes the basis for developing a master schedule that provides a high-level road map to project completion and encompasses all elements of the project and involves all stakeholders.

WHAT WE'LL DO FOR YOU

Complete Understanding	Initial Cost Model	Evaluate Options	Update Cost Model	Target GMP	Cost Control
Work in partnership with the City of Zephyrhills to understand every aspect of construction, client expectations and concerns.	*Create an initial cost model that captures all available information about the project and accounts for the cost of items that are not yet fully defined.*	*Work with the team to complete cost studies that evaluate the cost of design options, from various interior finishes to mechanical and electrical systems.*	*Update the cost model as the design evolves, confirming design details and eliminating assumptions.*	*At the conclusion of Design Development, establish a target GMP that provides you with a firm cost for construction.*	*Provide effective cost budgeting, forecasting, and control during the construction so that the project remains within budget.*

Each one of these steps encompasses a wide range of activities and draws upon expertise from across our team – not only our estimating specialists, but also our project managers, field superintendents, mechanical and electrical specialists, 3D imaging team, quality control, sustainability experts and schedulers.

Graphic Master Schedule (GMS): The issues and opportunities identified using the Value Proposition Canvas will guide the creation of a Graphic Master Schedule —a visual tool for communicating the delivery process with stakeholders.

It will identify and highlight stakeholder interaction, process requirements, key start/finish milestone dates, deliverables, long lead items, and decision-making deadlines.

This collaborative process will identify all relevant issues from the entire project team so that we are all thinking about schedule priorities from day one. It also helps sets the stage for our baseline P6 schedule.

PRECONSTRUCTION

Crucial to the success of Collaborative Project Delivery is our ability to deliver all elements of the building's program within budget. JE Dunn will put together the initial cost model that includes detailed scopes of work.

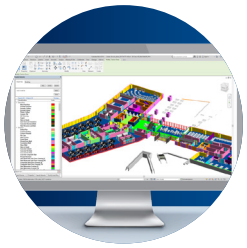
Our estimating team works hand-in-hand with the design team and uses tools that support transparency, real-time feedback, and cost history to help accurately define the design in terms of cost. This is the value and advantage we bring to this project during preconstruction. **Our team will use these key tools to bring you the most accurate project program budget.**

Lens

JE Dunn's approach to ensuring continuous alignment of scope and budget during preconstruction combines decades of cost history from hundreds to thousands of projects with proprietary technology that was developed in-house.

Lens, comprised of four separate modules that work together, is JE Dunn's estimating tool that allows us to link our conceptual estimating program with the project's 3D Revit model.

With Lens, changes made to the design are reflected in the cost model, which allows the team to avoid misalignment between scope and budget. Interaction with the City of Zephyrhills and the design team will be through both formal meetings and informal communications. From those discussions, we will continue to revise and update the estimate, taking into account cost driver information, such as schedule and constructability review input.



LENS: DELIVERING COST CERTAINTY

LENS search™

Find similar project data in our cost history library to use as a budgetary frame of reference.

In Search, we can find similar commercial projects from our cost history library, compare estimates and adjust costs to inflation and geographic area. This gives the City of Zephyrhills real construction cost data on this project type and size.

LENS aim™

Create a detailed, evolving cost estimate from concept to completion.

In Aim, we have the ability to create early conceptual estimates based on preliminary information from Pasco County. As an example, we can plug-in and compare structure types and understand the budget implications of each.

LENS focus™

Build a virtual model & view the project with quantification & budgeting directly linked to BIM.

In Focus, we utilize the design team's Revit model to share a color-coded visual representation of project cost. The design team can make changes in the model and we can update the estimate within hours instead of days or weeks, saving valuable time.

LENS view™

Track project progress and watch your vision come to life in a secure, cloud-based dashboard.

In View, the model and estimate are integrated into a dashboard so that all stakeholders can view the current design and estimate. The areas of cost can be isolated (skin, MEP, etc.) so that the City can understand where budget is being spent.

Define "value engineering" and provide two examples where it was successfully applied on previous projects.

TARGET VALUE DELIVERY (TVD)

The Target Value Delivery (TVD) approach is focused on controlling cost and maximizing scope used throughout the project to assure that we are meeting the operational needs of the project and delivering within the budget.

After early design criteria and schematics are established, we will identify target values for the various components of the project that meet the project objectives and budget. All team decisions must be made to align with these target values.

TVD virtually eliminates the need for value engineering because the team is working toward the target budget, maximizing the funds available through a continuous alignment process.

Trade Partner Involvement

Our relationships with trade partners are based on mutual respect, trust and recognition that they are critical to the success of our projects. Because we value our trade partners, we have strong, reliable relationships that allow JE Dunn to receive current market feedback that validate our historic costs, allow us to make updates in real time, and maintain a robust estimating process even when markets fluctuate. As well, our portfolio of work in Pasco County and surrounding Tampa Bay Area allows us to share current information we are learning from our trade partners with our other JE Dunn project teams in real time.

Our open book policy of sharing and reviewing trade partner proposals during preconstruction ensures that you receive the benefit of the best pricing for each scope of work.

We receive competitive pricing from several trade partners in each critical trade, starting with our initial estimate through the GMP estimate. Our trade partners work with the project team to evaluate the best systems for the addition while keeping the competitive spirit of price-based competition alive.

After receiving proposals from our trade partners, we would like to explore the possibility of engaging and onboarding some of the key trades at that time. This could help drive additional savings on the project through their involvement and input, as well as help expedite the procurement of long-lead materials to reduce the overall construction schedule duration.

Involving the trade partners from the beginning creates a sense of accountability for them to maintain each line item budget as the project progresses.

If more money is allotted to one target value (i.e. site paving) during the design process, an equal reduction must be achieved in one or more other target values to maintain budget. We maintain checks and balances on these target values throughout the design process.

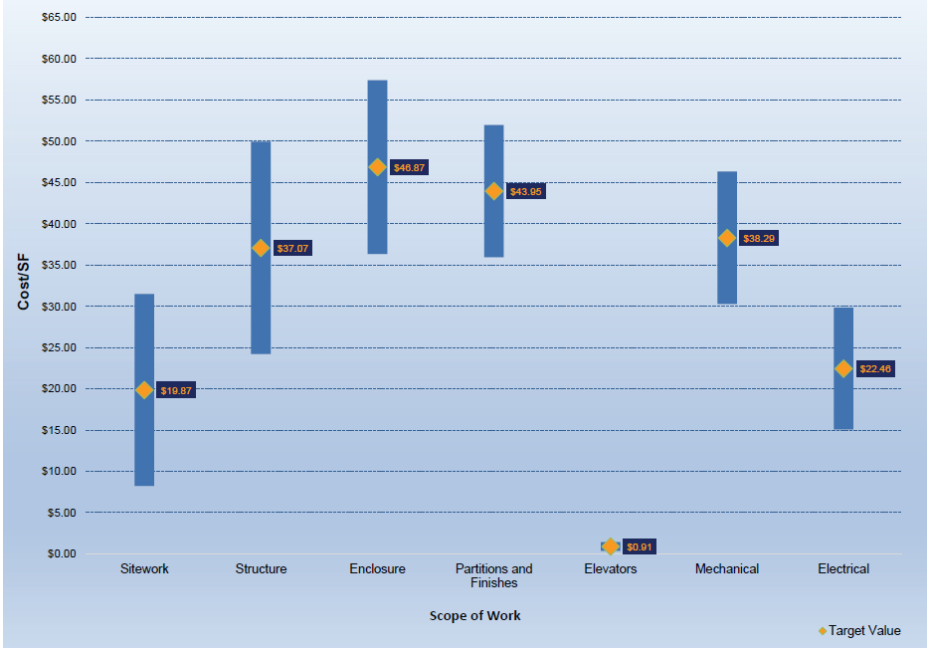
This is not your traditional milestone estimating, which consists of an independent design phase followed by independent contractor estimating. This "silo" approach to design and estimating more often than not leads to a value engineering and re-design preconstruction approach.

Value Management

We have found that working through Target Value Design (TVD) and our Lens tool, a traditional value engineering process can be eliminated. We will utilize a Value Management (VM) process rather than value engineering. The VM process starts with a preliminary conceptual estimate based on historical costs. Working with the design team, we will be able to provide an initial program level estimate to begin working through TVD components, as shared earlier.

During workshops, our team will provide cost values of alternatives being considered as part of the decision-making process. **Utilizing the cost of alternatives (or options) and cross referencing the detailed base estimate will allow the team to understand the dollar value of decisions as they are being made with the overall goal to keep the total project cost in budget.**

The cross-disciplinary groups will be encouraged to identify innovation ideas that will improve the value being delivered on the project. Having completed similar projects, we can look at multiple similar materials or systems that could provide the same effect for less cost or at a degree of increased functionality and compatibility with other materials, systems or equipment. For example, do we finish one of the shell floors now instead of later?



TVD IN ACTION

RICHARD O. JACOBSON TECHNICAL HIGH SCHOOL

During a recent preconstruction effort for the Richard O. Jacobson Technical High School, JE Dunn evaluated the original design of the Veterinary Science Building, which included the exterior wall construction as tilt-up concrete, with interior steel columns, beams and joists, a standing seam roof with clerestory and an attached Barn structure of similar construction. The building Structure and Roof costs were approximately $1,114,000.

Using Target Value Design and understanding that the building shell was approximately $85/SF and other classroom buildings are usually between $41 and $50/SF, we sought to provide options to bring the project back into budget.

The team provided four building structure options for consideration, which provided opportunities for savings between $493,000 and $704,000 and settled on a pre-engineered building structure with structural metal framed walls and stucco veneer to match the other new structures on campus and were able to save $600,000 or $49/SF. Through further reductions in overall building size, we were able to incorporate some architectural canopies at the entry and keep a small clerestory at the roof so that the building would emulate other design elements throughout the campus.









SKYCENTER ONE

Amidst the dynamic challenges of material shortages and market volatility intensified by COVID-19, JE Dunn employed Target Value Design (TVD) principles to navigate the complexities of the SkyCenter One project at Tampa International Airport.

Facing unprecedented material lead times and escalating costs, JE Dunn's preconstruction team strategically released early bid packages for site work, demolition, foundations, structure, and MEPF systems. This proactive approach not only facilitated timely procurement of critical materials but also fostered collaboration with trade partners, securing their early commitment to project goals.

Recognizing the potential for cost savings and schedule efficiency, JE Dunn implemented a groundbreaking change in the project sequencing by advancing the construction timeline of the precast parking deck ahead of the core and shell office building. This innovative shift not only mitigated anticipated market price increases but also reduced parking deck costs by approximately 10%, ensuring alignment with budgetary constraints.

Describe the process your firm will use to obtain a Guaranteed Maximum Price (GMP) and provide bonding for this project.

BUDGET

Our team's involvement in maintaining the budget and controlling costs begin early and occur often. To develop the project program budget, we will work with the City of Zephyrhills, the design team, and all key stakeholders and select trade partners to define the scopes of work and necessary allowances.

Should the design creep over the budget, we use Lens to provide options and alternates with our budgets that provide a path to the targeted GMP. Unit costs are checked for validity against our cost database and with local trade partners.

Our project management software is web-based and can be accessed by all parties at any time through the Dunn Dashboard. **We will report monthly on the status of budgets and contingencies. These reports are reviewed by our project management team to ensure the project is on track.** Please see page 26 for more information about our cost control program.



MANAGEMENT PLAN - CONSTRUCTION PHASE

JE DUNN CONSTRUCTION

Describe your cost management plan for controlling cost on this project within the cost limitation during design and construction.

COST CONTROL

Cost control is critical to any project. Our Preconstruction team, led by Jim Cummings will work throughout the project to ensure the budget stays on track. Alongside Jenny Sanchez, the team will compare and estimate costs based upon JE Dunn's extensive cost history for as well as utilize JE Dunn's software to track and evaluate value options.

By exercising our cost control methods along with our knowledge of the construction market, we are able to control the project finances. **We will work with Pasco County and the design team in defining the initial project budget, contingencies and the scope of work along with the program for that budget.**

Our systems are set up to ensure that all costs are allocated to an appropriate budget account and that all costs are reported and properly recorded. We verify that all owner-initiated changes are fairly priced, and that no supplier or contractor is overpaid. Our system results in timely project close out and prompt final payment.

One of our most important cost control techniques is our aggressive program of change order management. This is done to properly manage costs, ensure economic advantage for the owner and avoid claims and disputes. The program consists of prompt and fair review of any change order request. This review is done quickly so as not to delay the work and to avoid disputes. This review audits: scope of work, pricing methodology, unit pricing of the work, work duplication and impact on other work.

CONCEPTUAL DESIGN

JE Dunn will review the Project Program, A/E Design, County Requirements and Special Requirements to identify major and minor scope items. Using JE Dunn's Proprietary Estimating Software Suite Lens, a comparable project set, of three to ten projects, will be created utilizing Lens Search to review similar past projects completed by JE Dunn in an effort to tabulate the projects and graphically identify Target Values for major features of work utilizing the Uniformat coding system. This Target Value graph and data will be used to compare the specific project data derived from the A/E design as a market comparison.

To the extent possible with scaled drawings provided by the A/E, Quantity Surveys will be performed to verify Program Areas, Overall Gross SF, Site Area, and definable features of work. These quantities will be input into Lens AIM, the Proprietary Estimating module, to generate a detailed estimate of the project utilizing the Uniformat coding system with the Major areas of work broken out onto pages of a workbook including sitework, building, garage, tenant improvement, etc. If there are multiple Buildings, then each building can be broken down separately or collected into one Building category, at the Client's discretion.

Each Major area of work with then be subcategorized as follows:

- **SITEWORK:** GC, Excavation/Grading, Asphalt Paving, Concrete work, Fencing, Specialty Paving, Signage/Striping, Specialties, Utilities, Drainage Systems, Water/Sanitary Utilities, Fire Protection Utilities, Electrical and Landscaping/ Hardscaping, as well as Soft Costs.
- **BUILDING, GARAGE AND TENANT IMPROVEMENT TABS:** GC, Demolition, Excavation/Grading, Structure, Enclosure, Rough Carpentry, Finish Carpentry, Moisture Protection, Roofing, Doors & Hardware, Glazing, Interior Partitions, Stone & Tile, Ceilings & Acoustic, Flooring, Painting, Specialties, Equipment, Furnishings, Special Construction, Elevators, Fire Protection, Mechanical (Plumbing & HVAC), Electrical, Low Voltage Systems, as well as Soft Costs.

A Summary level of the estimate can also be provided in Uniformat to align with each of the Category Tabs above, as well as organized into a List of Potential Bid Packages for establishment of the Baseline to be used for comparison in Future Estimate iterations and updates. The product is a multi-paged, detailed document that will serve as the roadmap for the project and will grow with additional detail as the Design progresses.

Graphical record of the Quantity Surveys can be provided to the Team for review and understanding of the scope included in the Estimate.

A written list of Assumptions and Clarifications will be provided and will be amended at each Future Deliverable as the project becomes more defined by the Design.

A more detailed General Conditions listing will be formulated, using the basic information provided during the RFP phase, as well as any duration updates identified by the Master Project Schedule for review and approval.

A tool entitled the Dunn Dashboard can be created to act as repository for all Estimates and Document Control performed during the Preconstruction Phase Services. The Dashboard is web-based and can be accessed by Project Team members. Data will be organized in a folder structure and all future Estimates can be viewed side-by-side against the original Estimate to evaluate the Cost Certainty which JE Dunn strives.

Describe your change order management plan for managing cost and schedule exposures within the stated limitations

One of our most important cost control techniques is our aggressive program of change order management. We do this to properly manage costs, ensure economic advantage for the owner and avoid claims and disputes. The program consists of prompt and fair review of any change order request. **The review audits: scope of work, work duplication, impact on other work, impact on other trades, and approved markup and overhead.**

Upon receiving a change order request by trade partners, we will conduct several tests to determine if we will approve it or pass it on to the City of Zephyrhills with a recommendation that it be approved and paid. These tests are:

- We first review the change request to see if it, in fact, represents a change from the contract scope. We audit the scope of the requested change, compare it against the original work scope, and also make sure that it does not duplicate work that is already contracted with another vendor. Only when we agree that the requested change does, in fact, represent a valid change from the original scope do we then continue the review process;
- We estimate the cost of the proposed change order and compare with the trade partner's estimate to ensure fair and equitable pricing for the City of Zephyrhills;
- We review the potential impact on other work and impact on other trades;
- We verify that the trade partner pricing is consistent with the approved markup and overhead.

Only if a trade partner submits a change order request that passes these tests and that we believe is warranted do we prepare formal scope changes. Depending on the approval process that we agree on, these are then submitted to Pasco County for approval or processed by our project team. We track and report change order status regularly.

We work diligently during all phases of design and construction to minimize change orders. The Construction Manager at Risk delivery method helps minimize the number of change orders as decisions are made with all parties of the comprehensive team. However, we know there may be change orders based on evolving needs. To manage change orders, we use an integrated documentation process to track them carefully and work hard to negotiate a fair price for each item.

We foster efficiency while navigating the change management process through transparent communication with the owner, utilizing our weekly reports to ensure all parties are aligned. **Additionally, we collaborate and review all changes with the design team.**

To promote total trust and transparency, we require approval prior to proceeding with any additional work, where we customize the approach based on the type of change. This validates all pricing and ensures the City of Zephyrhills receives the best value.

Describe your procurement plan.

PROCUREMENT

Our internal procurement team focuses on three main service areas for clients: General Construction Materials and Supplies; Long-Lead Equipment procurement; and, Supplier Diversity/ Indirect Procurement. These three services are integrated holistically for each project. From initial sourcing of materials and supplies and strategically procuring long-lead items, to continually and deliberately growing our pool of diverse suppliers, our procurement team ensures each project is successful in meeting our clients' goals.

APPROACH

Our procurement process begins on the first day we start work on the project. We have a long-standing reputation for fair treatment of trade partners throughout the bidding and construction process. A reputation that helps us attract the best trade partners to our projects, which results in the best pricing. A strong procurement plan is essential to having the right products delivered to the project at the time they are needed.

During the design process, JE Dunn promotes involvement with local contractors, subs and vendors in Pasco County through public advertising and local bid notification services. Our policy is to pre-qualify trade partners and vendors prior to accepting bids. We want to make sure all bidders meet our required standards of performance, experience and financial integrity to give you a quality project.

During bidding, we identify building systems that can be packaged (mechanical and plumbing packages is one example of a bid package that centralizes control and responsibility). This provides for larger subcontracts, better pricing and better jobsite coordination and management. Preconstruction bidder conferences are held to make sure all bidders are briefed on the project and any questions regarding scheduling, site logistics, document and specification clarifications are answered.

During the planning phase of procurement, we integrate our scheduling efforts starting in preconstruction. We meticulously draft detailed bid packages and analyze material procurement timelines to pinpoint critical path activities. This proactive approach ensures that we prioritize essential items, maintain project milestones, and safeguard the critical path throughout the construction process. By focusing on these key elements early on, we uphold our commitment to delivering projects on time and within budget, while also mitigating risks associated with procurement delays.

Describe your subcontractor management plan including, contract document compliance procedures, project accounting procedures, and issue resolution.

TRADE PARTNER MANAGEMENT

Locally, we have had a strong presence in Florida since1994, with our Tampa office opening in 2015. JE Dunn has performed work in the Pasco County area for more than 10 years. Our experience has allowed us to establish long-standing and trusted working relationships with preferred local trade partners and vendors.

We will develop a trade partner plan, with your involvement, that focuses on leveraging early trade partner involvement. We develop bid packages for early work opportunities to help expedite the schedule and procurement of long-lead items, while maximizing bidder participation through outreach programs and leveraging existing relationships.

Once we receive our trade-partner bid proposals, we conduct a post-bid interview with the most qualified and most competitive bid to ensure their bid proposal reflects the current plans and specifications, reflects the current schedule, and ensures they have adequate workforce to execute the project while maintaining JE Dunn's safety and quality expectations. Our job is to assure the City of Zephyrhills that we are bringing trade partners who offer the best value in terms of price, safety, quality, and production.

We have a detailed approach for prequalifying and selecting trade partners in a step-by-step process outlined below.

1. Developing Bid Package Strategies

- We will develop our bid package strategy with the entire team prior to completion of the construction documents.
- We will tailor bid packages to reflect current market conditions and maximize bid coverage.

2. Generating Trade Partner Interest

- JE Dunn will directly solicit high performing trade partners in our database to encourage them to bid.
- We will directly contact trade partners. Our team will make hundreds of phone calls to ensure high trade partner participation in the bidding process. We will hold pre-bid meetings and meet with trade partners prior to bidding to be sure expectations are met and resources are available as they relate to your project.

3. Trade Partner Prequalification

- JE Dunn's internal prequalification system is used to monitor and prequalify our trade partners. The review includes analysis of financial capacity, past performance, and safety records. Specifically, we look at Dunn & Bradstreet reports, financial statements, vendor payment history, letters of bond-ability, OSHA logs and performance ratings from past JE Dunn projects.

4. Bidding

- JE Dunn will prepare a request for bid (RFB) for all prequalified trade partners.
- The documents will be issued electronically by using JE Dunn's bid solicitation system (SmartBidNet).
- JE Dunn will hold pre-bid conferences to review questions and connect in person with our trade partners.
- Bid documents will include clear and concise scopes of work, phasing plans, schedules, and logistics plans. By providing clearly organized direction to bidders, we reduce their perceived risk and receive more complete and 'better' bids.
- Given the current labor market's capacity, we develop customized scopes of work and package sizes specific to Zephyrhills and the current trade partner availability. This allows multiple trades to bid the job.
- The City of Zephyrhills will be invited to participate in trade partner interviews and award/selection recommendations. We are fully transparent and present our detailed analysis and our recommendation of award to the responsible bidder for each bid package to the City of Zephyrhills for their review and approval.
- A post bid meeting is held with the two lowest responsive bidders to confirm that their bids are complete.

This trade-partner solicitation approach is used on a majority of JE Dunn's projects. We consistently see results regarding the following:

- Maximum opportunity for local trade partners and suppliers to participate in the bidding process
- Maximum opportunity for smaller trade partners and suppliers
- More bidders per scope/package, resulting in better bid numbers
- Elimination of redundant project management costs/effort
- Better leveraging of trade partner expertise during design due to early on-boarding.
- Earlier identification and development of bid packages to procure long-lead materials and supplies for construction.
- Maximize minority trade-partner participation
- Buy-in to culture of behavior regarding quality, safety, and team collaboration

How we market to the bidding community is critical. Items to be concerned with include:

- Maximizing competition
- Understanding labor availability
- Predicting escalation properly
- Trade partner capacity
- Packaging and timing of bid packages
- Local/MBE/WBE/ESB participation

5. Implement a Trade Partner Management Plan into the Bid Documents

JE Dunn holds our trade partners to very high standards for communication, quality, timeliness and safety. Our approach starts by treating our trade partners as valued partners. JE Dunn holds regular meetings with the project managers and foremen of each trade to generate an open dialog, ensuring the work is being performed safely, efficiently, and to the established standards.

Once we have selected our trade partners, some of the core elements of our management approach include the following:

- Set clear expectations of trade partner responsibilities from day one.
- Weekly meetings with our superintendent and all trade partners to review the rolling look-ahead schedule, providing close coordination of sequencing and daily adjustments to work hours and manpower.
- Pull Planning meetings to lay out the day-to-day tasks of each trade partner that creates cohesive and reliable planning amongst all trades to stay on schedule
- Expecting the same "no surprises" approach we take with our clients by establishing expectations, identifying concerns and building trust early in the project

6. Management During Construction

Throughout construction, JE Dunn holds regular coordination meetings to ensure that all project requirements have been met.



THIS PROCESS INCLUDES:

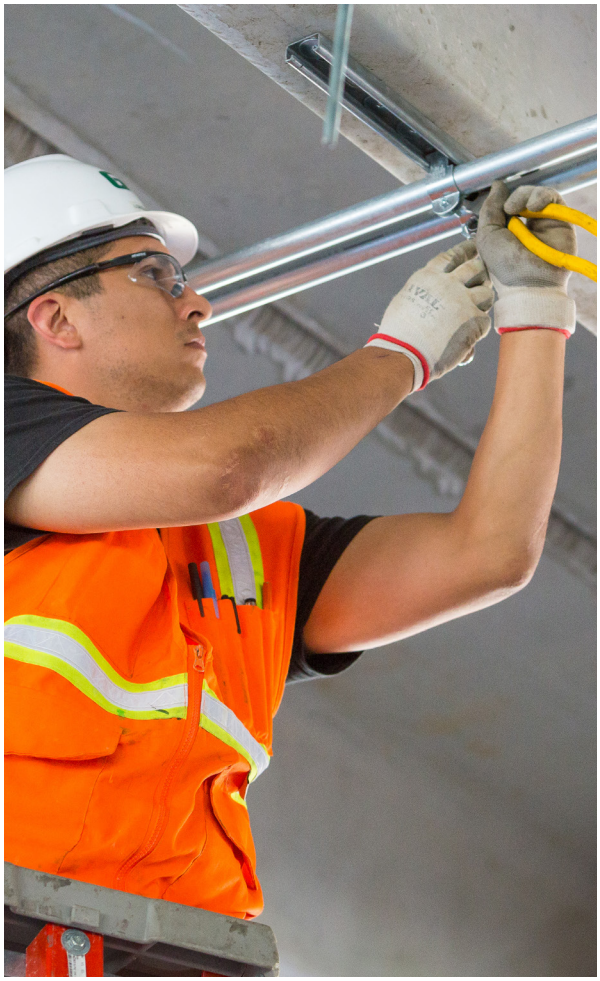
Shop Drawing Review – Once trade partner contracts are approved for fabrication of building systems or elements, each trade contractor generates and submits shop drawings depicting full design details for each building system or element. The project management team reviews the shop drawings and forwards them to the design team for their review and approval.

Trade Contractor Preinstallation Meetings – Prior to trade contractor mobilization for any scope of work, JE Dunn meets with key field and management personnel to review their work. Expectations are established, coordination issues addressed and each aspect of the work confirmed to assure that each trade contractor understands the full scope and quality of the work.

Weekly Progress Meetings – Each trade contractor is required to attend weekly on-site coordination meetings that review project status, coordination issues, upcoming work, schedule, and other items.

Superintendent Oversight – As construction work in the field begins, the site superintendent will assume lead responsibility for assuring each trade contractor complies with the specifications. JE Dunn's superintendent, who is full-time and on-site, will inspect each trade contractor's work to make sure each step in the construction process complies with exact project specifications.





JE DUNN PROGRAMS

As previously mentioned, JE Dunn developed and utilizes a vendor approval process called SMS Prequalification System (SMS) to prequalify potential suppliers and trade partners on a local and national level.

SMS is a communication tool developed to compile and report trade partner and vendor qualification data for purposes of risk underwriting and decision-making support.

SMS collects categorical and numerical data regarding a company's work locations, financial condition, safety metrics, project experience, quality control and more. Completing SMS formalizes the means by which trade partners and vendors demonstrate both a willingness and a desire to work with JE Dunn. Conversely, SMS provides a mechanism for prequalification review.

All prospective trade partners and/or vendors are encouraged to open and maintain company profiles within SMS. An updated SMS enrollment is required by all businesses under consideration for contractual obligations on JE Dunn projects.

Trade partners wishing to contract with JE Dunn will be required to complete the on-line pre-qualification form and submit all requested information and documents prior to bidding, if they are not already registered in the system. Currently, we have over 17,000 trade partners and suppliers in our database. Trade partners update this information annually to ensure it is current and relevant when solicited to bid on a project during preconstruction.

Our project team leverages SMS along with our JE Dunn internal Risk Management Team to facilitate the following reviews prior to selecting/recommending a trade partner to our clients:

- Analyzes financial and other data to assess risk of doing business with a specific trade partner.
- Meets with trade partners and discusses their current financial and performance status.
- Develops and coordinates strategies to mitigate trade partner default risk.
- Communicates with operations teams regarding trade partner selection and overall project risk to prevent and mitigate trade partner financial default.
- Proactively monitors and interprets ongoing financial performance and responds appropriately.

Describe your closeout management plan for this project.

APPROACH

At JE Dunn, we provide you with a smooth transition from construction to operational status. We provide services, which include preparation and review of closeout documents, equipment start-up checklists, timely completion of punch items, owner training, project closeout and an 11-month warranty review to assure the project is performing correctly.

Closeout starts when the construction superintendent, John Shea and all trade partners have notified the project manager that their work is substantially complete and in conformance with the contract documents. The project manager conducts an inspection with the superintendent, trade partner representatives, and the owner's representative. The inspection includes all items as specified in the contract documents, including constructed improvements, installed equipment and systems, records, data and documents. A detailed list of deficiencies is prepared by the project manager and design team, which is submitted to the owner for review.

COMMISSIONING/CLOSEOUT/OCCUPANCY

Commissioning – We will plan commissioning activities in accordance with the City of Zephyrhills system requirements such that they are complete when we turn the building over to the City. Our team will provide system start-up, including developing a series of training sessions and O&M manuals to ensure that all appropriate City of Zephyrhills staff are familiar with the building's systems. We will also assemble and file all guarantees and warranties for future reference. Our goal is zero punchlist at substantial completion.

After we complete the start-up and initial checkout of all items listed in the contract documents, the Commissioning Authority applies appropriate techniques to verify that start-up and initial checkout of all commissioned equipment is successfully completed. The Commissioning Authority will then conduct the remaining Commissioning activities per the Owner's requirements.

Project Close-Out – We will complete the Punchlist, verifying that all liens are released through proof of payment, provide a series of "as-built" drawings, document any changes during construction, and ensure that all contract terms have been met. Our warranty period of 12 months will begin with quarterly walkthroughs of the project, ensuring that our quality control process has been successful, that all building systems are operating at peak capacity, and that guaranteed products are delivering as promised. A final 11-month walk-through will ensure that any outstanding items are completed before the warranty period ends.

Move Management Support – Towards the end of the project, we will supplement the project with additional support – a "Red Zone" team will be put in place, focused on ensuring your move-in and the opening of the Engineering Building goes as smooth as possible. This teams goal is to make sure the entire project crosses the goal line successfully.

SEAMLESS TRANSITION

Our goal is to have a seamless transition from preconstruction to construction to closeout. This begins in preconstruction by involving more than just our estimators. We engage the entire project team early in the process to draw on experience as they are key to the development and analysis of schedules, phasing, site logistics, scopes of work, constructability, and means and methods during construction. Having our superintendents, project managers and integrated project services, like safety and quality control, involved for preliminary pricing efforts significantly improves the flow of work and allows us to discuss project elements with trade partners before construction begins.

Curtis DeLaquil, Chris Newton, John Shea, and Mike McNamee, as well as our preconstruction team, are all involved from the start of preconstruction through the entire duration of construction, closeout and warranty. We do not have a "hand off" at the end of preconstruction to the build team.

CLOSE-OUT

We focus on quality after construction so you are confident your management team can operate the building to its full potential. Turning the building systems on requires a commissioning and start up plan that JE Dunn develops and executes.

The benefit to the City of Zephyrhills is that you will not be kept waiting about warranty concerns because of our turnaround time. And we don't hand you the keys and leave. JE Dunn provides full training and documentation that ensures you'll be able to operate your building.

- **Warranty Set-Up** In the event something does not perform as required, expect a response within 24 hours to address warranty concerns.
- **11-month Warranty Walk** A formal warranty walk-through will be conducted at 11 months after the date of substantial completion. However, if any issues arise prior to the scheduled walk-throughs, our team and the appropriate trade partner(s) will be on-site to resolve the issue.
- **Close Out Training** Close out documentation includes drawings, specifications, warranties, and operations and maintenance manuals that are provided as well-organized digital records. We provide client training to make sure you have the knowledge needed to operate your building.
- **BIM 360 Field Punchlist** Our approach to the punchlist starts before anyone sets foot on the jobsite. We get buy in early and then reinforce it in preinstall and foreman's meetings. We punch out work for each building system as we go. This process identifies issues, minimizes rework and reduces time lost fixing issues at the end.
- **Final BIM 360 Field Audit** JE Dunn ensures all issues are resolved by trade partners and moved into "work complete" status. Our goal is to have zero issues open prior to substantial completion.

Describe your quality assurance plan for this project.

Delivering quality is about doing things right the first time. JE Dunn will carefully plan and execute a quality program for the City of Zephyrhills led by our Quality department in close coordination with the project team.

Planning the program starts during preconstruction, led by Matt Hagan. Once we move into construction, our project team will take the lead in reviewing and managing quality with the continued direction of Matt Hagan. By establishing these roles and beginning early, our team can produce quality results the first time around.

Here's how we plan for quality at all phases of the project.

Preconstruction

We work with the design team and client to define expectations, set goals and answer questions before we start construction.

The benefit to the City of Zephyrhills is that we build your project virtually first, taking away the risk of extensive re-work in the field. Our core team is involved during preconstruction and has input into design and constructability. This ensures they're fully familiar with what is being built and can move fluidly into construction.

- **Design Coordination Meetings/Design Charrettes** are where we verify that all elements of the design are coordinated and that our constructability concerns and lessons-learned are addressed.
- **Peer/Constructability Reviews** (i.e. structural and skin) provide proactive input during design to prevent re-work during construction. Our policy requires third party peer reviews on structure, soils, CMU retaining walls, and cribbing/ shoring. Additional potential third party reviews include seismic, sound, and any other complex or non-typical assemblies. During this time we work with trade partners and manufacturers to develop fully coordinated details. We will also develop the mock-up design if one is not provided.
- **Mock-Up Design** happens prior to in-place construction mock-ups. We develop BIM models of details, with input from the design team and the trade partners, to show exactly how the building components are to be constructed. With this technology, we can provide step-by-step instructions for the trades to ensure that each condition is installed correctly.
- **Page Turns** are where we meet with the design team to review third-party and in-house comments (described above). This is done face-to-face and can include trade partners, client and third party consultants.
- **A Site Specific Quality Plan (SSQP)** is developed for each project to ensure the requirements in the contract documents and applicable codes and standards are identified and followed.
- **BIM 360 Field Training** is provided by JE Dunn to trade partners and focuses on how to input, respond and update information on jobsite observations and issue tracking.
- **Trade Scope Reviews** of plans and specifications help eliminate scope gaps and ensure requirements are met It also allows us to work with the design team and trade partners to select the right materials for the right applications.

Construction

We make sure our self-perform crews and trade partners understand the expectations of their scope and focus on quality throughout construction.

The benefit tot he City of Zephyrhills is that pre-work with mock-ups and testing ensures that key details, such as where differing skin systems meet, are fully coordinated before they're installed on the City of Zephyrhills. Our use of collaborative and real-time technology allows for immediate resolution of quality issues, greatly reducing the risk of errors before enclosing the building.

- **Gather Lessons Learned** JE Dunn continually analyzes quality lessons learned so we can learn from and share with others in the company. Archiving these lessons allow us to better serve your project and future projects.
- **BIM 360 Field Set Up** allows JE Dunn to create custom checklists that can be filled out on an iPad or iPhone, in the field, collecting all the data in one spot and saving time. 360 Field also allows our trade partners to enter items and allows us to track the status of safety, quality, and punch for all trades on site.
- **Manufacturer Site Visits** For critical building systems or products, we will visit the location of fabrication to ensure that offsite assembly and manufacturing facilities meet the quality and performance requirements set forth in the contract documents.
- **Mock-Up Verification Testing** highlights potential problems with installation and allow us to develop solutions early. Mock-ups are completed for all items outlined within the project specifications along with any other potential systems that pose challenges in the field as identified by the team.
- **Building Verification Observations and Testing** is where we conduct continuous observation and periodic testing of the work in place. First work-in-place inspections are used on all activities to ensure established quality expectations are being followed.
- **BIM 360 Field Audit** We begin with the review of open issues and checklists, to make sure items are being closed out in a timely manner and are being brought up to the project team if attention is required.

Team Member	Role and QA/QC Duties	Objectives for Project
Matt Hagan	*Senior Quality Manager | Leads Quality Control program planning.*	*To assure that all facets of the project are installed and performed as designed.* *This objective begins in the preconstruction phase and will continue through construction and close-out.*
Todd Stuart	*MEP Manager | Review all MEP drawings for consistency with the project specifications. Conduct periodic inspections on site to assist field team with strict compliance to the design.*	
Jim Cummings	*Chief Estimator | Review all design drawings for consistency with project specifications.*	
Chris Newton	*Superintendent | Constructability reviews during preconstruction. Quality Control, monitoring testing, preinstallation meetings and mockups during construction.*	

IMPLEMENTING QUALITY STANDARDS

Quality activities are applied at the beginning of a project when quality standards are established with the JE Dunn project team and the City of Zephyrhills. We will ensure that construction is per plans and specs, and the design is constructible as presented.

This includes the following major actions by the project team:

- **Prequalification of Trade Partners** Prequalification is a critical first step to ensuring each scope of work is performed by highly qualified and financially responsible trade partners. All potential trade partners are required to register online on our trade prequalifications system. This is the first step to identifying qualified trade partners for your project.

- **Preinstallation Meetings** These are planning meetings where all team members, including the trade partners, and craftsmen installing the work address their processes and procedures. Typical areas covered are drawing details, specifications, mock-ups, resources required, materials, safety, schedule, and approved submittals and "lessons learned."

- **Mock-Ups** Physical models of complex installations are created so the project team can establish acceptance criteria for the finished product. We also take our mock-ups to the next level by first providing a virtual mock-up. This virtual mock-up allows us to work out the majority of the issues in the virtual world prior to the physical mock-up.

- **Quality Control System** During the execution of the project, a quality control system is followed that ensures that the methods, procedures, and checks are applied to assure established standards are met. This system includes submittal reviews, material verification upon delivery, manufacturer shop visits for critical equipment and components, first in-place work inspections, acceptance testing (where required) and a warranty/maintenance matrix.

- **Quality Walks** Both the project manager and superintendent walk the jobsite daily and are trained to constantly monitor safety and quality. Our quality personnel will be on site as well with the sole purpose of verifying the quality of installation by all trades and to verify submitted products are installed as specified.

- **Punchlist / Pre-Final Inspection** The superintendent will lead the efforts for the punch-out inspection prior to the pre-final inspection performed by the City of Zephyrhills. JE Dunn's BIM 360 proprietary punch list software itemizes punch list items by trade and location. This will allow for a timely issuance of the punch list to all trade partners. Once all items from the pre-final inspections are corrected, we will coordinate with the City of Zephyrhills to schedule the final inspection to verify those repairs and approve the building construction.

  Our aggressive punch list approach ensures that the project will close in a systematic and timely fashion. Our punch list process starts on day one so that by the end of the project there are zero punch list items.

COMPLIANCE

Providing compliant work begins with intensive and focused diligence prior to installation of materials. We will leverage our experienced team and additional trade-specific internal resources to properly plan and review materials to prevent non-compliant work.

However, should non-compliant work be found, it will be photographed and documented with the appropriate party. The non-compliant work will be reviewed to identify the specific issues and inaccuracies. Our team, the design team, and the party performing the installation will convene to agree on corrective actions.

If the sequence and installation are found to be satisfactory and the non-compliant work is due to improper materials or incorrect installation, the non-compliant work will be removed/replaced/re-worked immediately and additional inspections/verifications instituted to prevent the non-compliant work from re-occurring.

If the non-compliant work continues, then our supervision team will discuss preventive measures up to and including removal of personnel or trade partners.



EYES ON QUALITY

Weekly Site Walks are scheduled with the project team and quality personnel to review in-place building components. These reviews are to ensure proper installation according to manufacturer recommendations, quality standards set by the mock-ups, and compliance with the approved submittals and shop drawings.

Any quality issues observed are recorded and published in a weekly field report, complete with photos, which are then reviewed with each trade partner during the weekly superintendent coordination meeting.

In cases of improper installation, the trade partner is contacted and work on the specific building component is stopped until proper quality control procedures are followed with the installation.

Describe your mold prevention plan.

In response to the City of Zephyrhills' concern regarding mold in the proposed Zephyr Park Rehabilitation project, our team has developed a comprehensive Mold Prevention Plan. This plan incorporates proactive measures to diagnose existing conditions, implement remediation strategies if necessary, and establish site-specific quality and moisture intrusion plans.

DIAGNOSIS OF EXISTING CONDITIONS: Prior to commencing any construction, our team will conduct a thorough assessment of the existing building conditions. This includes identifying areas prone to moisture accumulation, such as HVAC systems, plumbing fixtures, and exterior envelope vulnerabilities. By understanding these conditions upfront, we can preemptively address potential mold growth factors.

REMEDIATION PLAN: Should any existing mold or moisture issues be identified during our assessment, we have a detailed remediation plan in place. This plan adheres to industry standards and includes proper containment, removal, and disposal procedures to ensure the safety of both workers and occupants.

SITE-SPECIFIC QUALITY PLAN: For each job site, we develop a tailored Quality Assurance/Quality Control (QA/QC) plan that includes a comprehensive moisture-intrusion management strategy. This involves meticulous planning and implementation of moisture barriers, proper ventilation systems, and regular monitoring to prevent conditions conducive to mold growth.

PROACTIVE PREVENTION EFFORTS: Our approach emphasizes proactive measures to prevent mold issues from arising. This includes rigorous control of the construction environment to manage humidity levels, use of moisture-resistant materials where applicable, and adherence to best practices in building envelope design and construction.

CRISIS MANAGEMENT PLAN:
Despite our preventive efforts, unforeseen circumstances can occur. Therefore, we maintain a crisis management plan that outlines immediate responses in the event of water leaks, flooding, or other moisture-related incidents. This ensures swift action to mitigate potential mold growth and minimize any associated risks.

By integrating these elements into our Mold Prevention Plan, we are committed to delivering the Zephyr Park Rehabilitation project that not only meets the City's functional and aesthetic needs but also prioritizes health and safety through effective mold prevention measures.

For further details, please refer to our comprehensive preconstruction efforts outlined on page 21 of our proposal documentation. We are dedicated to ensuring a mold-free environment that upholds the highest standards of quality and client satisfaction.





SAFETY

JE DUNN CONSTRUCTION

Describe your safety and site logistics plan for projects.

LOGISTICS

JE Dunn will work closely with the City of Zephyrhills Parks Department to develop a collaborative review of the Zephyr Park project site. From this, we will develop and maintain a site logistics plan to ensure, safety, security and coordination are all communicated and well-thought out. This will include significant input from stakeholders to ensure we are putting forward the most efficient plan possible.

SAFETY CULTURE: EVERYONE. EVERYWHERE. ALL THE TIME.

Safety is at the forefront of the culture that we live on every project, day in and day out. We consider it everyone's responsibility to ensure everyone goes home to their families at the end of each day in the same shape that they showed up in that morning.

Employees and trade partners are empowered with the training to recognize hazards, tools to report outcomes and the permission to hold each other accountable.

Anyone on a JE Dunn project site is empowered to stop work upon witnessing any unsafe practice without fear of consequences.

MINIMIZED RISK THROUGH PLANNING

JE Dunn has an obligation to the community, our clients and everyone on our project sites to maintain a hazard-free environment. When risk is minimized, clients benefit via increased savings and a positive public perception of the project.

Project-Specific Safety Planning

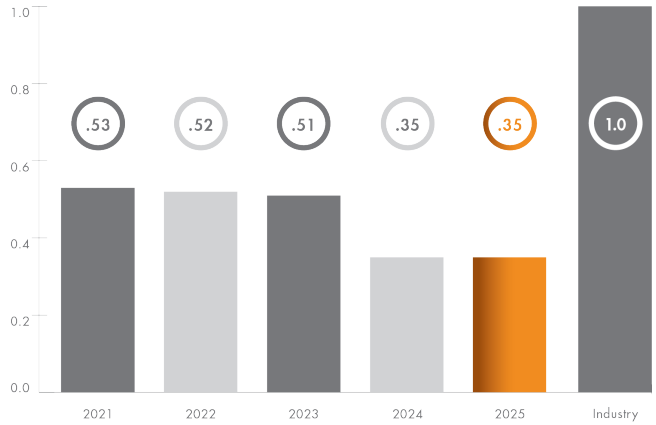
Every project is unique. JE Dunn's Superintendent will lead this effort in the field and will be supported by our Regional Safety Director and Safety Managers. It is also required that all trade partners provide a safety plan as well. Special requirements, logistics, emergency actions and communications plans are always included.

Everyone on site will be held to the project-specific safety plan. Depending on size, scope and complexity of the construction site, JE Dunn will provide as much safety oversight as necessary to set the project up for success.

To make sure we are putting into action our commitment to safety, JE Dunn utilizes a Safety Accountability and Responsibility Matrix to hold our project managers and superintendents accountable for the day-to-day safety of their team. This established set of expectations are regularly evaluated by regional leadership as improvements are developed.

We conduct performance reviews for our superintendents and project managers semi-annually. They are evaluated based on the matrix and how well they demonstrate a safe work environment for their project team, which includes JE Dunn personnel, our trade partners, and City of Zephyrhills.

Current Safety Experience Modification Rate *(EMR)*



The National Council on Compensation Insurance rates general contractors yearly based on their claims cost from on-the-job inquiries. According to the NCCI, the industry average is 1.0, and the lower the modifier, the better the safety record of the contractor.

JE Dunn currently has a .35 Safety Experience Modifcation

Safety Management and Approach

Project safety meetings are held weekly and incorporate safety hand-outs and "toolbox safety training" pertinent to existing conditions.

We also provide continual, off-site safety training to include first aid, CPR, trenching safety, safe crane operation and so on.

All trade partners are required to provide a site-specific, written safety program and attend all weekly safety meetings. They also lead scope-specific safety meetings. This ensures a collaborative safety approach.

The safety culture of our company starts at the top and is supported and communicated throughout our company.

The Safety Director, the Project Manager, and the Project Superintendent are jointly responsible and accountable for your project safety

This accountability system continues through the senior management level

Safety results are measured for each division and Division Managers are responsible for the results

This team approach incorporates safety into the entire construction process.

Job Safety Analyses

Each day starts with all trade partners discussing the day's activities and identifying potential risks through a Job Safety Analysis (JSA). JE Dunn leadership participates in each session and facilitates weekly "all hands" meetings. We hold pre-planning and pre-installation meetings with trade partners prior to working on site to review safety concerns, specific JSAs, and other issues. Each team meeting begins with a safety moment, where the team discusses current activities and risks to be
mindful of.

Safety is employee-driven on our project sites. Everyone has a voice and we promote high participation and involvement through the use of our leading indicators, such as total number of JSAs completed.

JSAs are signed by individual workers and submitted to the JE Dunn team. When walking the site, JE Dunn team members can confirm that trade partners have completed their JSA for that piece of work.

Leadership Through Partnership

Projects are safest when we work together. In addition to closely joining our trade partners, our approach to managing a site is to partner with you, our client. This allows for complete transparency and affords a safety commitment at all levels in a project.

Below is a summary of key safety approaches we take on all projects.

Training

We educate front line workers to equip them with the right knowledge to take on their upcoming tasks. This extends to trade partners as well, as they are also an integral part of our team.

Safety Orientation and Drug Testing

Every worker must attend safety orientation and pass a mandatory drug test prior to beginning work. In this orientation, workers are shown our safety video as well as other project-specific information. Owners may also include pertinent information to be included.

Near-Miss Reporting

JE Dunn promotes the proactive approach of reporting near-miss events on our projects.

Every worker is encouraged to participate in incident prevention by reporting near misses via a QR code posted around the project site, as well as on their cell phones. Near misses are investigated, controls are developed and these events and findings are communicated in weekly safety meetings.

Incident Reviews

In the event of an incident, we meet with the parties involved and conduct a root cause analysis. Once we find the root cause, lessons learned that can prevent future incidents are broadcast to the team and all JE Dunn employees.

Safety Tracking You Can See

With BIM 360 Field, all project stakeholders can see the status of all safety concerns and corrective actions in real-time. When a safety concern is logged, the appropriate party is immediately notified on their mobile device via BIM 360 Field for timely resolution.

Hazards and corrective actions identified are entered into the program for analysis. The data can then be trended in to proactively identify areas of concern before incidents happen.

"Why I Work Safe"



It is our goal that everyone on our projects returns home to their loved ones at the end of each day in the same shape that they arrived that morning.

To personalize and reinforce the safety culture, JE Dunn encourages everyone on our project sites to participate in the "Why I Work Safe" program. Workers may wear badges with photos of loved ones as a constant reminder of why safety truly matters.

Leadership Safety Walks

JE Dunn's leadership team regularly walks project sites to ensure vice presidents are visibly committed and that project executives and general superintendents are actively involved.

These safety walks focus on behaviors, compliance and positive recognition. After a site has been evaluated, a meeting is held to reinforce continuous improvement.

A Safety Champions Award is presented to the most deserving project each quarter.



QUALIFICATIONS & EXPERIENCE OF PROPOSED PROJECT TEAM

JE DUNN CONSTRUCTION

Describe your firm's proposed organization for the construction management team, including the Superintendent, Project Manager, Project Director, Cost Estimator, Project Executive, and other key personnel who will manage the project. Identify the specific individuals for each role.

Provide a resume for each of the above personnel, indicating the percentage of time they will be committed to this project.

On the following pages you will find detailed resumes for the City of Zephyrhills Zephyr Park project's Project Executive, Superintendents, Project Managers, and Cost Estimators.

Identify the individual who will lead your construction team from start to finish and act as the primary point of contact between your firm, the Owner, the Architect, and other consultants.

Project Executive, Curtis DeLaquil will be the primary point of contact for this project.

Provide an organizational chart showing the lines of responsibility and accountability.

This team is comprised of Construction at Risk experts who understand the unique needs of The City of Zephyrhills and are committed to the rehabilitation of Zephyr Park. The team below, backed by the entire JE Dun organization is fluent in the Construction Manager at Risk delivery method and vow to deliver the results the City of Zephyrhills is seeking, while maintaining a focus on the needs of the community.





PRINCIPAL POINT OF CONTACT

Curtis DeLaquil

PROJECT EXECUTIVE LEED AP

Education

BS, Building Construction, University of Florida

Registrations & Training

LEED AP

OSHA 10-Hour

OSHA 30-Hour

21 *years in industry*

20 *years with JE Dunn*

25% *Percentage of time allocated to the project*

Your Project Executive, Curtis, will be your primary point-of-contact. Curtis will be involved in all aspects of the project life cycle. He will lead the development of the project's strategic vision, including the project's scope, schedule and budget with the support of the entire project team. Beginning during preconstruction, Curtis will focus on attaining optimum value from your budget by understanding your goals and leading the collaborative delivery process. Responsibilities during construction involve cost control, schedule management, coordination with all authorities having jurisdiction and consultants, and overall responsibility for leading the JE Dunn team to deliver your project on time and within budget.

RELEVANT EXPERIENCE:

Pinellas County School District Clearwater High School | Clearwater, FL | Clearwater High School's scope of work included the demolition of 17 buildings, the renovation of five two-story buildings and the construction of one new one-story building. These buildings include a new administrative suite with multi-use collaborative space, new cafeteria and media center, science classrooms and labs, general classroom learning suites, and ESE classrooms. In addition, JE Dunn completed the construction of the new football stadium with synthetic turf track.

Hillsborough County Public Schools Tampa Heights Elementary School | Tampa, FL | 51,941 SF; 3-story re-build of historic school following Hurricane Irma. All three floors contain classroom space with a multi-purpose, cafeteria and administrative office spaces on the main floor. Project scope added include a new playground, chiller yard for all mechanical equipment, new sanitary waste and storm water systems, new covered walkway to main entrance, a generator for backup power and new cross fencing added for security.

Florida Department of Law Enforcement Crime Lab, Tampa, FL — Renovations of the 112,000 SF existing building including: security upgrades for visitor and evidence intake lobbies, ADA Restroom upgrades, elevator equipment replacement, parking lot repair and expansion, landscaping and hardscaping replacement, perimeter security upgrades and access control, glazing replacement, HVAC remodeling, new electrical service including switchboard, ATS and emergency power generators.

Pinellas County School District Tarpon Springs High School | Tarpon Springs, FL | This 12,561 square foot new building provides new classroom and teacher work spaces, with rooms for individual and group practice and instruction. The existing multi-purpose room and gymnasium were also fully renovated while the new addition was being constructed. These renovated spaces, in addition to the new space, include upgraded acoustics and state-of-the-art audio/visual technologies. Work on the Tarpon Springs campus also included a covered space for the color guard to

Pinellas County School District Richard O. Jacobson Technical High School | Seminole, FL | A 38,000 SF new building and 17,500 SF of renovations. The new building includes an administration wing, classrooms, labs,restrooms, and multi-purpose/cafeteria space. Renovations to the existing building include the replacement of all ceilings and light fixtures, and new paint. The administrative office area was converted into a laboratory teaching space. The scope also included demolition of four buildings, the addition of a new bus loop and renovation of the front entrance of the school's campus.

Hillsborough County Public Schools | Sligh Middle School | Tampa, FL — The Sligh Middle School project was a 2,074 SF remodel and addition, primarily focused on rejuvenating the school's lobby and parking facilities. Our team executed the installation of a robust support structure, specially designed to accommodate repurposed bleachers sourced from the University of Florida.



Mike McNamee

PROJECT MANAGER

Education

BS, Missouri University of Technology, Civil & Architectural Engineering

Registrations & Training

OSHA 30-Hour

17
years in industry

9
years with JE Dunn

100%
Percentage of time allocated to the project

Your Project Manager, Mike, will coordinate all JE Dunn and trade partner project activities, beginning in preconstruction by leading collaborative efforts with the owner, architect, and key trade partners. Working with the preconstruction team, Mike will conduct constructability reviews to attain optimum value from your budget, as well as support the development of the project's strategic plan. Working with this team's Project Executive, Curtis, and Superintendents, Chris and John, he will monitor project costs, prepare subcontracts, monitor the project schedule, review and approve billings and implement processes and procedures to ensure safety, quality and schedule adherence to deliver the Zephyr Park project on time and within budget.

RELEVANT EXPERIENCE:

Hillsborough County Public Schools Tampa Heights Elementary School | Tampa, FL — 51,941 SF; 3-story re-build of historic school following Hurricane Irma. All three floors contain classroom space with a multi-purpose, cafeteria and administrative office spaces on the main floor. Project scope added include a new playground, chiller yard for all mechanical equipment, new sanitary waste and storm water systems, new covered walkway to main entrance, a generator for backup power and new cross fencing added for security.

Hillsborough County Public Schools | Sligh Middle School | Tampa, FL — The Sligh Middle School project was a 2,074 SF remodel and addition, primarily focused on rejuvenating the school's lobby and parking facilities. Our team executed the installation of a robust support structure, specially designed to accommodate repurposed bleachers sourced from the University of Florida.

Viv Apartments, St. Petersburg, FL — The 1000 1st Avenue Project will be completed with a total duration of 25 months. The scope of work includes (2) 11-story towers over a 4-story podium. The building consists of 4 floors of parking garage with retail areas and a lobby at level 1. The residential portion includes 269 units consisting of studios, one, two, and three-bedroom units with high-end finishes. The building will feature a club room, fitness center, yoga lawn, swimming pool, dog spa, and one skylounge per tower.

Pasco County School District | Hudson Middle School | Hudson, FL — As part of the Penny for Pasco sales tax referendum, JE Dunn renovated 140,000 SF at Hudson Middle School by first demoing existing exterior CMU ADA ramp, floors, windows, ACT, misc. millwork, light fixtures, gym flooring, and bleachers. Our team replaced exterior windows with partial stucco infill, installed new doors and reused salvaged door hardware, installed new flooring, light fixtures, misc. plumbing fixtures, ACT, interior/exterior paint, exterior covered walkway, millwork, new security cameras.

Manatee County Public Schools | King Middle School Renovations | Bradenton, FL — As part of the Continuing Contracts work for the School District of Manatee County, JE Dunn added 150 LF of covered walkways to King Middle School's bus loop and 25 LF of a barrel-vaulted covered walkway at the main entrance. Lighting was also added at both locations. Enabling work performed to do these installations included sidewalk demo, footing and concrete column installation, and pavement striping

Hillsborough County Public Schools | Broward Elementary School | Tampa, FL — As part of Hillsborough County School District's Referendum work, JE Dunn completed the HVAC renovation at Broward Elementary School. The work included HVAC equipment change out and miscellaneous electrical and low voltage system upgrades.



Chris Newton

GENERAL SUPERINTENDENT

Education

BS, Building Construction, Business

Registrations & Training

AED / CPR

Caterpillar Safety Training

OSHA 30-Hour

National Pollutant Discharge Elimination System (NPDES)

27 *years in industry*

25 *years with JE Dunn*

100% *Percentage of time allocated to the project*

Chris will provide overall project oversight and lead the team in delivering a successful project. He is fully versed in safety and compliance standards, both locally and nationally. Chris will be responsible for providing leadership to the onsite team, oversight of trade partner activities, and guiding construction sequencing activities to achieve project success. Through communication, planning, constructability reviews, knowledge and experience Chris will lead the project team to exceed project goals and requirements for safety, quality and budget.

RELEVANT EXPERIENCE:

Pinellas County School District Clearwater High School | Clearwater, FL | Clearwater High School's scope of work included the demolition of 17 buildings, the renovation of five two-story buildings and the construction of one new one-story building. These buildings include a new administrative suite with multi-use collaborative space, new cafeteria and media center, science classrooms and labs, general classroom learning suites, and ESE classrooms. In addition, JE Dunn completed the construction of the new football stadium with synthetic turf track.

Hillsborough County Public Schools Tampa Heights Elementary School | Tampa, FL | 51,941 SF; 3-story re-build of historic school following Hurricane Irma. All three floors contain classroom space with a multi-purpose, cafeteria and administrative office spaces on the main floor. Project scope added include a new playground, chiller yard for all mechanical equipment, new sanitary waste and storm water systems, new covered walkway to main entrance, a generator for backup power and new cross fencing added for security.

Florida Department of Law Enforcement Crime Lab, Tampa, FL — Renovations of the 112,000 SF existing building including: security upgrades for visitor and evidence intake lobbies, ADA Restroom upgrades, elevator equipment replacement, parking lot repair and expansion, landscaping and hardscaping replacement, perimeter security upgrades and access control, glazing replacement, HVAC remodeling, new electrical service including switchboard, ATS and emergency power generators.

Pinellas County School District Tarpon Springs High School | Tarpon Springs, FL | This 12,561 square foot new building provides new classroom and teacher work spaces, with rooms for individual and group practice and instruction. The existing multi-purpose room and gymnasium were also fully renovated while the new addition was being constructed. These renovated spaces, in addition to the new space, include upgraded acoustics and state-of-the-art audio/visual technologies. Work on the Tarpon Springs campus also included a covered space for the color guard to

Pinellas County School District Richard O. Jacobson Technical High School | Seminole, FL | A 38,000 SF new building and 17,500 SF of renovations. The new building includes an administration wing, classrooms, labs,restrooms, and multi-purpose/cafeteria space. Renovations to the existing building include the replacement of all ceilings and light fixtures, and new paint. The administrative office area was converted into a laboratory teaching space. The scope also included demolition of four buildings, the addition of a new bus loop and renovation of the front entrance of the school's campus.

Hillsborough County Public Schools | Sligh Middle School | Tampa, FL — The Sligh Middle School project was a 2,074 SF remodel and addition, primarily focused on rejuvenating the school's lobby and parking facilities. Our team executed the installation of a robust support structure, specially designed to accommodate repurposed bleachers sourced from the University of Florida.



John Shea

SENIOR SUPERINTENDENT

Education

BS, Building Construction, Building Construction

Registrations & Training

AED / CPR

Asbestos Awareness Training

OSHA 30-Hour

26

years in industry

36

years with JE Dunn

100%

Percentage of time allocated to the project

Your Senior Superintendent, John, will be your onsite contact and will be responsible for team management during construction. He will provide oversight to the team and plan all construction sequencing to meet project goals. Utilizing his expertise of lean principles, John will ensure successful planning, collaboration and project execution success. He will serve as your safety advocate, creating safety awareness by demonstrating a commitment to an injury-free environment through actions and mentoring. John will attend all appropriate project meetings and manage trade partners throughout the life of the project to ensure execution of safety, quality and schedule.

RELEVANT EXPERIENCE:

Pinellas County School District Clearwater High School | Clearwater, FL — Clearwater High School's scope of work included the demolition of 17 buildings, the renovation of five two-story buildings and the construction of one new one-story building. These buildings include a new administrative suite with multi-use collaborative space, new cafeteria and media center, science classrooms and labs, general classroom learning suites, and ESE classrooms. In addition, JE Dunn completed the construction of the new football stadium with synthetic turf track.

Hillsborough County Public Schools Tampa Heights Elementary School | Tampa, FL — 51,941 SF; 3-story re-build of historic school following Hurricane Irma. All three floors contain classroom space with a multi-purpose, cafeteria and administrative office spaces on the main floor. Project scope added include a new playground, chiller yard for all mechanical equipment, new sanitary waste and storm water systems, new covered walkway to main entrance, a generator for backup power and new cross fencing added for security.

Hernando County Schools Weeki Wachee High School | Weeki Wachee, FL — The classroom addition at Weeki Wachee project includes a new 30-classroom building. JE Dunn is constructing this new 45,000 square foot, pre-cast classroom building on active campus. Additionally, JE Dunn is building a new central energy plant.

FK Marchman Technical High School | New Port Richey, FL — JE Dunn completed the removal and replacement of 161,340 SF of TPO roofing and 24,570 SF of canopies across the FK Marchman Technical College campus. Due to JE Dunn's resequencing, we were able to deliver this project six months earlier than originally planned.

Savannah Technical College Student Enrichment Center | Savannah, GA — The Student Enrichment Center is a 16,000 SF single-story building, set up as a common area for students to interact with their peers, instructors, tutors, and members of the community. The spaces supporting the Student Enrichment Center common area include small satellite group study rooms, computer labs, classrooms, open office area, faculty offices, reception, restrooms, workrooms, and storage.



Jim Cummings

PRECONSTRUCTION DIRECTOR
LEED AP

Education

BS, Industrial Engineering,

Florida State University

Registrations & Training

LEED AP

OSHA 10-Hour

USACE Construction

American Red Cross First Aid & CPR

28
years in industry

8
years with JE Dunn

35%
Percentage of time allocated to the project

The Director of Preconstruction is your advocate from project conception through construction to ensure that we deliver the maximum value to your project within the planned budget. From implementing a collaborative Target Value Delivery approach to utilizing JE Dunn's preconstruction platform, your Preconstruction Director will provide critical leadership and oversight of the team, process, and tools to achieve your overall vision. Your Preconstruction Director is responsible for delivering an exceptional client experience and ensuring certainty of results.

RELEVANT EXPERIENCE:

Pinellas County School District Clearwater High School | Clearwater, FL | Clearwater High School's scope of work included the demolition of 17 buildings, the renovation of five two-story buildings and the construction of one new one-story building. These buildings include a new administrative suite with multi-use collaborative space, new cafeteria and media center, science classrooms and labs, general classroom learning suites, and ESE classrooms. In addition, JE Dunn completed the construction of the new football stadium with synthetic turf track.

Hillsborough County Public Schools Tampa Heights Elementary School | Tampa, FL | 51,941 SF; 3-story re-build of historic school following Hurricane Irma. All three floors contain classroom space with a multi-purpose, cafeteria and administrative office spaces on the main floor. Project scope added include a new playground, chiller yard for all mechanical equipment, new sanitary waste and storm water systems, new covered walkway to main entrance, a generator for backup power and new cross fencing added for security.

Florida Department of Law Enforcement Crime Lab, Tampa, FL — Renovations of the 112,000 SF existing building including: security upgrades for visitor and evidence intake lobbies, ADA Restroom upgrades, elevator equipment replacement, parking lot repair and expansion, landscaping and hardscaping replacement, perimeter security upgrades and access control, glazing replacement, HVAC remodeling, new electrical service including switchboard, ATS and emergency power generators.

Pinellas County School District Tarpon Springs High School | Tarpon Springs, FL | This 12,561 square foot new building provides new classroom and teacher work spaces, with rooms for individual and group practice and instruction. The existing multi-purpose room and gymnasium were also fully renovated while the new addition was being constructed. These renovated spaces, in addition to the new space, include upgraded acoustics and state-of-the-art audio/visual technologies. Work on the Tarpon Springs campus also included a covered space for the color guard to

Pinellas County School District Richard O. Jacobson Technical High School | Seminole, FL | A 38,000 SF new building and 17,500 SF of renovations. The new building includes an administration wing, classrooms, labs,restrooms, and multi-purpose/cafeteria space. Renovations to the existing building include the replacement of all ceilings and light fixtures, and new paint. The administrative office area was converted into a laboratory teaching space. The scope also included demolition of four buildings, the addition of a new bus loop and renovation of the front entrance of the school's campus.

Hillsborough County Public Schools | Sligh Middle School | Tampa, FL — The Sligh Middle School project was a 2,074 SF remodel and addition, primarily focused on rejuvenating the school's lobby and parking facilities. Our team executed the installation of a robust support structure, specially designed to accommodate repurposed bleachers sourced from the University of Florida.



Jenny Sanchez

PRECONSTRUCTION MANAGER

Education

BS, Architectural Design & Construction, St. Petersburg College

Registrations & Training

Designated Design-Build Professional

28
years in industry

8
years with JE Dunn

35%
Percentage of time allocated to the project

Jenny is your Preconstruction Manager and will lead and manage our team to create value through transformational solutions during the design phase. Utilizing JE Dunn's preconstruction platform, she will provide clear leadership to deliver the project within the planned budget. Initial tasks will include engaging the entire project team to understand your Conditions of Satisfaction and develop a plan to guide the team to a successful project outcome. She primary responsibility includes preparation and presentation of fully transparent cost estimates communicated in a concise and collaborative manner.

RELEVANT EXPERIENCE:

Pinellas County School District Clearwater High School | Clearwater, FL | Clearwater High School's scope of work included the demolition of 17 buildings, the renovation of five two-story buildings and the construction of one new one-story building. These buildings include a new administrative suite with multi-use collaborative space, new cafeteria and media center, science classrooms and labs, general classroom learning suites, and ESE classrooms. In addition, JE Dunn completed the construction of the new football stadium with synthetic turf track. A new central energy plant was also included in the new construction scope.

Florida Department of Law Enforcement Crime Lab, Tampa, FL — Renovations of the 112,000 SF existing building including: security upgrades for visitor and evidence intake lobbies, ADA Restroom upgrades, elevator equipment replacement, parking lot repair and expansion, landscaping and hardscaping replacement, perimeter security upgrades and access control, glazing replacement, HVAC remodeling, new electrical service including switchboard, ATS and emergency power generators.

Raymond James Stadium | Tampa, FL — This project consisted of the construction of new video boards, ribbon boards, suite refurbishments, new team store, hall of fame club expansion, mechanical renovations, and locker room renovations

Brandon High School Renovation | Brandon, FL | 180,000 SF Campus-wide HVAC system upgrades of a historic building including new chiller plant, cooling towers, and air handlers. Additionally, JE Dunn is connecting Building 2 to the upgraded system. Previously, this building was not connected to the existing chilled water.

City of Tampa Police Impound Lot Relocation | Tampa, FL | Design and renovation of an existing 37,000 SF facility to accommodate forensics, evidence, and special operations

Hillsborough County Public Schools, Middle School V V | Wimauma, FL
The project includes a 160,000 SF new build middle school including a track and field, sport courts, gymnasium, and cafetorium. The school is designed for 1,600 middle school students.

Pasco County Schools, Gulf Middle School, New Port Richey, FL
The project includes the demolition of all existing classroom buildings and the construction of a new middle school. The new structure will tie into the school's existing cafeteria and media center spaces. This school is designed for 1,200 students.



SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

JE DUNN CONSTRUCTION

List up to 10 recent projects completed within the past five years that demonstrate your firm's proficiency with similar work.
Include projects with a contract dollar amount of $10,000,000 or more, similar construction type, and similar scope.
Ensure the list reflects both the firm's experience and the proposed project team's experience.
For each project, include: project title, location, description, start date, completion date, owner's name and address, contact person, phone number, and email address.
Indicate whether the project was completed within budget and on time; if not, explain.

Our recent project experience can be found on the following pages.

LOCAL BUILDER, NATIONAL RESOURCES

Locally, we have had a strong presence in Florida since1994, with our Tampa office officially opening in 2015. We have had long-standing relationships with the respective government agencies and are intimately aware of the details of the local trade partner market in Pasco County. We also dedicate our personal time and funds to giving back to the communities in which we live and work, supporting causes that empower the local population/environment in a positive way.

Backed by 26 offices across the nation, JE Dunn employs construction experts who specialize in building over 150 municipal projects, from parks to laboratories, libraries, and fleet facilities. **During the entire timeline of your project, our local Tampa teammates will confer and coordinate with this framework of national experts to ensure your project is a success.**



SLIGH MIDDLE SCHOOL
2,074 SF remodel and addition, including the installation of a structure, specially designed to accommodate repurposed bleachers sourced from the University of Florida.



POINT TO POINT PARK
zero-depth entry pool, lazy river, and splash pad with a pool house containing mechanical pool equipment, public restrooms, ticketing, and concessions.



TIFFANY HILLS SPORTS PARK & AQUATIC CENTER
72-acre athletic complex including ball feeds and an indoor sports facility and family center and a 7-acre aquatic center.

Additionally, JE Dunn provides a very comprehensive set of resources, that when utilized during preconstruction and construction, provide cost savings to you, our client, as well as maintaining aggressive schedules. Nationally, we offer the advantage of shared technology and expertise from coast-to-coast, thus bringing efficiency and vast resources to your project.

WE KNOW PASCO COUNTY

For the past four years, JE Dunn has been a member of the Pasco County Economic Development Council. Here, we have gained valuable knowledge and formed relationships with trade partners, stakeholders, and community organizations in Pasco County. We have dedicated ourselves to be trusted partners in efforts to retain and expand the local workforce in order to grow the Pasco County Community, starting with the spaces and places Pasco County residents live, work, and learn.

We are devoted to growing the vast, diversified business growth and look forward to connecting and constructing Pasco County businesses and buildings together.

JE Dunn is a current Ambassador Level member and 2025 NetFest Event sponsor.



Additionally, JE Dunn has garnered valuable experience and cultivated relationships with Pasco County trade partners, inspectors, and permitting officials. We have utilized this experience in our work with Pasco County School District and the Santander Call Center.

CLEARWATER HIGH SCHOOL ADDITIONS AND RENOVATIONS

Clearwater, FL

JE Dunn was selected by Pinellas County Schools for the Clearwater High School campus-wide Modernization project. With this lead to the demolition of 13 buildings on the campus and a construction plan built around three major phases.

This major modernization project took place on an active campus leaving safety and function for students, faculty and staff at the top of the priority list. Twenty-Five portables were placed on the campus to be used during the school year. Alongside the demolition, renovation work includes utility relocations, interior and exterior paint throughout, the remodeling of the ROTC program, Aerospace program, woodshop classrooms and additional classroom spaces, flex spaces, testing labs outfitted with fume hoods, gas and water lines. In addition, all renovation work will include new floors, ceilings and light fixtures, as well as updated and new HVAC system.

The new construction on the campus includes five two-story buildings and one new one-story building. These buildings include a new administrative suite with multi-use collaborative space, new cafeteria and media center, science classrooms and labs, general classroom learning suites, and ESE classrooms. **In addition, JE Dunn has completed and turned-over the construction of the new Football stadium along with new synthetic turf track and field in order to not affect the athletic departments game schedule.** A new central energy plant was also included in the new construction scope.







PROJECT FACTS:

Start Date/Completion Date: 02/01/2021 - 10/30/2023
project was completed on-time

Owner Name & Address:
Jason Novisk
Pinellas County Schools
noviskj@pcsb.org
727.547.7133

Budget: Initial GMP: $56,798,263
Final Project Cost: $59,634,753
due to Owner Added Scope Changes

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete

PINELLAS COUNTY SCHOOLS TARPON SPRINGS HIGH SCHOOL ADDITION AND RENOVATION

Tarpon Springs, FL

Tarpon Springs High School's Leadership Conservatory for the Arts is a nationally acclaimed, award-winning music and arts program. During the nine months following Summer 2018, JE Dunn coordinated closely with the school to give this program a new home at the front of campus. This 12,261 SF new building provides new classroom and teacher work spaces, with rooms for individual and group practice and instruction.

At the client's request, we also performed a full renovation of the existing auditorium with acoustical wall panels and theatrical lighting upgrades upon completion of the new band and chorus building. **Additionally, the existing multi-purpose room and gymnasium were also fully renovated while the new addition was being constructed**. These renovated spaces, in addition to the new space, include upgraded acoustics and state-of-the-art audio/visual technologies.

Overall, the Tarpon Springs project includes renovations in nine buildings on campus. **Work on the Tarpon Springs campus also included a covered space for the color guard to practice. These outdoor spaces were partially covered with a canopy system. Additionally, JE Dunn completed renovations on the weight room, installation of turf in public areas and a concrete amphitheater.**

All work was performed while the campus was operational.

PROJECT FACTS:

Start Date/Completion Date: 05/25/2018 - 03/31/2020

project was completed on-time

Owner Name & Address:
Linda Balcombe
Pinellas County School District
balcombel@pcsb.org
727.588.6143

Budget: Initial GMP: $13,500,000
Final Cost: $14,900,000

due to Owner Added Scope Changes

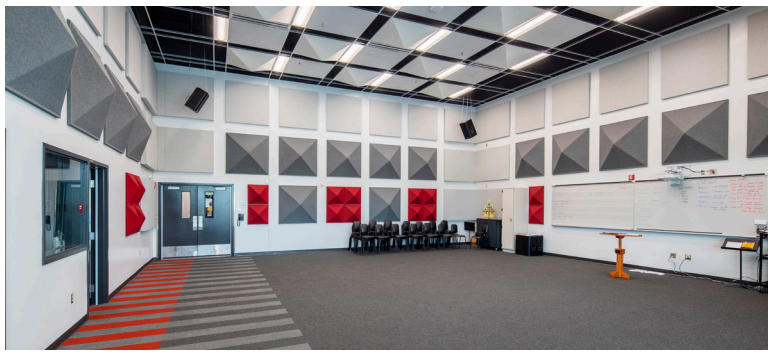
Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete









TAMPA HEIGHTS ELEMENTARY SCHOOL

Tampa, FL

Tampa Heights Elementary School is a historic building that burned in the aftermath of Hurricane Irma.

JE Dunn worked closely with Hillsborough County Schools to provide reconstruction services for a new, three-story 51,941 SF facility. All three floors contain classroom space with a multi-purpose, cafeteria and administrative office spaces on the main floor.

The overall project scope includes completion of the structural bracing for the East Wing and modification of the bracing at the South elevation, demolition of the existing damaged wood framed roof, interior wood framed structural/non-structural walls and floor assemblies, non-impact windows, and the concrete slab on grade at Level 1.

Exterior brick was restored to the greatest extent possible. New windows, roof, three stairwells and additional classrooms were added. The existing kitchen was replaced and a new dining/event space was added adjacent to the kitchen and servery. Additionally, all building plumbing, HVAC and electrical services were replaced and fire sprinklers added to the building.

Additional items added **include a new playground,** chiller yard for all mechanical equipment, new sanitary waste and storm water systems, **new covered walkway to main entrance, a new canopy system,** a generator for backup power and new cross fencing added for security.







PROJECT FACTS:

Start Date/Completion Date: 06/17/2019 - 11/19/2020
completed on schedule

Owner Name & Address:
Chris Farkas
Hillsborough County Schools
christopher.farkas@sdhc.k12.us
813.272.4000

Budget: Initial GMP: $21,200,000
Final Project Cost: $21,200,000
Completed on-budget

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete



FLORIDA DEPARTMENT OF LAW ENFORCEMENT | CRIME LAB

Tampa, FL

PROJECT FACTS:

Start Date/Completion Date: 03/15/2024 - 09/15/2025

This project is currently under construction

Owner Name & Address:
Jay Griffin
Florida Department of Management Services
850.756.4781
jay.griffin@dmf.fl.gov

Budget: Initial GMP: $16,000,000
Current Project Cost: $16,000,000

This project is currently tracking on-budget

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete

Renovations of the 112,000 SF existing building including: security upgrades for visitor and evidence intake lobbies, ADA Restroom upgrades, elevator equipment replacement, parking lot repair and expansion, landscaping and hardscaping replacement, perimeter security upgrades and access control, glazing replacement, HVAC remodeling, new electrical service including switchboard, ATS and emergency power generators.

All work by JE Dunn was completed while the FDLE Crime Lab remianed operational.

WILLISTON WATER WORLD

Williston, ND

The Williston Water World project consisted of an outdoor water park with water features for all ages, including **outdoor pools, slides, zero entry pool, lazy river, and various spaces and support spaces**.

Williston Water World's support building included new restrooms, concession and dining, and spaces for group gatherings.











PROJECT FACTS:

Start Date/Completion Date: 09/11/2023 - 05/30/2025
completed on schedule

Owner Name & Address:
Nick Lippert, Principal Architect
JLG Architects / Williston County Builders
701.770.6413
nlippert@jlgarchitects.com

Budget: Initial GMP: $10,2000,000
Final Project Cost: $10,200,000
Completed on-budget

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete

LENEXA CIVIC CENTER

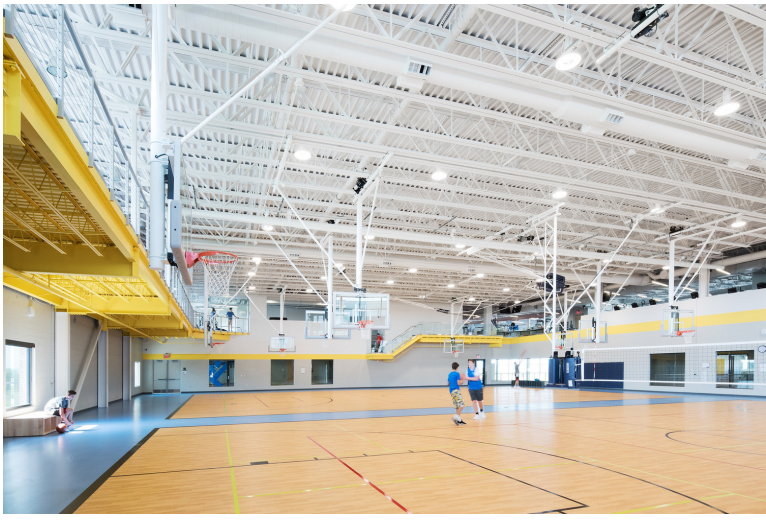
Lenexa, KS

JE Dunn recently completed a 369,000 SF mixed-used Lenexa Civic Center encompassing more than five acres to include new r**ecreation components, civic components and public gathering spaces.** The project resulted in four different public spaces across campus including City Hall with chamber and public market, the recreation center with an aquatic center including **pools, water slides and a lazy river, an outdoor amphitheater** and a 5-story 500-car parking garage. The project conception was citizen-led and has helped Lenexa visualize their dream of starting a new downtown in Lenexa.

The new campus was designed and constructed to achieve LEED Silver for both the City Hall and Rec Center buildings, both buildings achieved LEED Silver. Both buildings have high-efficiency mechanical, electrical, and plumbing systems as well as high-efficiency exterior envelopes creating a sustainable and enjoyable work environment for many years to come.









PROJECT FACTS:

Start Date/Completion Date: 07/27/2015 - 04/27/2017
completed on schedule

Owner Name & Address:
Todd Pelham
City of Lenexa
tpelham@lenexa.com
913.477.7556

Budget: Initial GMP: $66,300,000
Final Project Cost: $66,300,000
Completed on-budget

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete

LA VISTA CENTRAL PARK PAVILION

La Vista, NE

JE Dunn constructed a two-story concession and restroom building for an outdoor music venue in La Vista, NE, including all sitework. The building has a full kitchen and **large gang restrooms for events. The sitework portion of the project includes a boardwalk over an existing lake, two slides, paving, landscape, and earth retention i**mprovements to the entire site.

- This highly visible project was a major part of revitalizing La Vista's Central Park into a **vibrant community space**. The project includes a 7,845 SF, two-story bathroom and concessions building alongside 5 acres of site development.
- The pavilion features a full kitchen and large restrooms for events, while the site improvements include a boardwalk over the lake, slides, and various paving, landscaping, and earth retention updates.
- Our team self-performed the building foundations, slabs, concrete retaining walls, carpentry, exterior building skin, fiber cement siding, an elevated boardwalk deck, and site paving. Additional features include custom handrails, a water fountain feature wall, and security gates.









PROJECT FACTS:

Start Date/Completion Date: 05/09/2022 - 07/09/2023
completed on schedule

Owner Name & Address:
Pat Dowse
City of La Vista, Nebraska
pdowse@cityoflavista.org

Budget: Initial GMP: $17,400,000
Final Project Cost: $17,400,000
Completed on-budget

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete

OMAHA'S HENRY DOORLY ZOO & AQUARIUM

MID-VALLEY

Omaha, NE

JE Dunn Construction recently completed this multi-phase and scope project including a new events center, sting ray beach and primate holding area, as well as remodel/reconfiguration of aviary and flamingo attractions. Some unique aspects of this project include working in operating animal attraction facilities, working with multiple architects to coordinate design of the different facilities, close coordination with several other projects and another contractor while working simultaneously at the zoo.



- This multi-phase project included the development of the Stingray Beach, Event Center, extensive outdoor landscaping and paving, a primate holding area, and the remodel and reconfiguration of the aviary and flamingo attractions.
- **Key challenges included working within active attractions,** collaborating with multiple architects to design the various facilities, and coordinating with several ongoing projects and contractors at the zoo.
- Our self-perform carpentry team played a crucial role, reconstructing a 400-linear-foot elevated structural boardwalk with composite decking.







PROJECT FACTS:

Start Date/Completion Date: 08/15/2019 - 08/15/2020
completed on schedule

Owner Name & Address:
Todd Scholz
Omaha's Henry Doorly Zoo & Aquarium
402738.2097
todd.scholz@omahazoo.com

Budget: Initial GMP: $18,600,000
Final Project Cost: $18,600,000
Completed on-budget

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete

KANSAS CITY URBAN YOUTH ACADEMY

Kansas City, MO

The Kansas City Urban Youth Academy project encompasses an indoor training facility, three state-of-the-art baseball fields, and one softball field, aligning with MLB' initiative to engage more youth in the sport, particularly through the MLB Urban Youth Academy network. Collaborating with the Boys and Girls Clubs of Greater Kansas City, the Academy supports local Reviving Baseball in the Inner Cities (RBI) programs and youth baseball initiatives.

The Academy was developed in two phases:

- Phase I featured **three baseball fields and one softball field** were, equipped with pitching and batting cages, as well as scoreboards.
- Phase II introduced the addition of an **indoor training facility featuring a turf infield, batting cages, pitching mounds, restrooms, locker rooms, offices, classrooms, sports medicine facilities, rehabilitation/weight room areas, and concession facilities.** This was complemented by a new lawn, serving as a communal event space.





PROJECT FACTS:

Start Date/Completion Date: 04/18/2016 - 11/18/2016
completed on schedule

Owner Name & Address:
Patrick Fleischmann
Kansas City Royals
816.504.4040
patrick.fleischmann@royals.com

Budget: Initial GMP: $18,500,000
Final Project Cost: $18,500,000
Completed on-budget

Preconstruction Services: Site Staging and Logistics, Material, Equipment, System Choices and Alternatives, Constructability, Items Affecting Quality and Schedule, Total Cost of Ownership, Cash Flow, Owner-Provided Services, & Bidding Instructions and Front-End Documents and Subcontracting

Commissioning: Cost-Effective design options, MEP Coordination, Ensuring Bids are Received, Thorough, and Complete







REFERENCES

JE DUNN CONSTRUCTION

Include at *least three references for projects of similar size and scope.*
Provide the client name, contact person, title, phone number, and email address for each reference.
Ensure all references are current and authorized to discuss your firm's performance

Steve Williams, Principal
Rowe Architects
813.221.8771
s.williams@rowearchitects.com



Ken Zuker, Senior Associate
Fleischman Garcia Maslowski Architecture
813.767.3536
ken@fgmfla.com



Scott Livernois, Senior Associate
Pinellas County School District
727.547.7133
livernoiss@pcsb.org





CAPABILITY STATEMENT

JE DUNN CONSTRUCTION

Describe your firm's current capacity:

Provide a brief statement of your current workload and available resources.

See chart below for our projected workload.

CURRENT AND PROJECTED WORKLOAD FOR THE TAMPA OFFICE

Client	Project	Location	Cost	Completion Date	Percent Complete
St. Petersburg College	Clearwater Campus Deferred Maintenance	Clearwater, FL	$5,000,000	August 2025	90%
Department of Management Services	FDLE Crime Lab	Tampa, FL	$16,000,000	December 2025	80%
Hillsborough County Public Schools	Hillsborough High School	Tampa, FL	$16,000,000	October 2025	90%
Bellpointe REIT	Viv Apartments	St. Petersburg, FL	$140,600,000	November 2025	90%
Polk County Public Schools	Winter Haven Senior High School	Winter Haven, FL	$1,000,000	November 2025	0%
Hernando County School District	Springstead High School	Spring Hill,FL	$11,000,000	May 2026	25%
Hernando County School District	Weeki Wachee High School	Brooksville, FL	$30,000,000	May 2026	10%
Hillsborough County Public School	Middle School VV	Wimauma, FL	$75,000,000	April 2027	0%
Pasco County School District	Gulf Middle School	New Port Richey, FL	$72,000,000	June 2027	5%

Demonstrate your ability to meet the project schedule and staffing requirements.

JE Dunn has the staff capacity and resources needed to successfully complete this project on schedule, within budget, and with the highest degree of quality. Our Tampa office has over 65 employees and nationally we have over 4,000 experienced construction professionals. This allows us to handle numerous simultaneous projects, while providing each client with individualized and personal service to meet and exceed your expectations. Eighty percent of our workload is from repeat and referral clients, which is a testament to our dedication to complete all projects on time and within budget. **The timing of the Zephyr Park Rehabilitation project aligns perfectly with the proposed team's current committments, allowing them to be involved from Day 1 on this project. The experienced staff listed in this proposal are fully available, ready to go to work and are excited to have this opportunity. We are confident in our capability to deliver the project on schedule and to your complete satisfaction.**



EFFECT OF PROJECT TEAM ON PROJECT RESPONSES

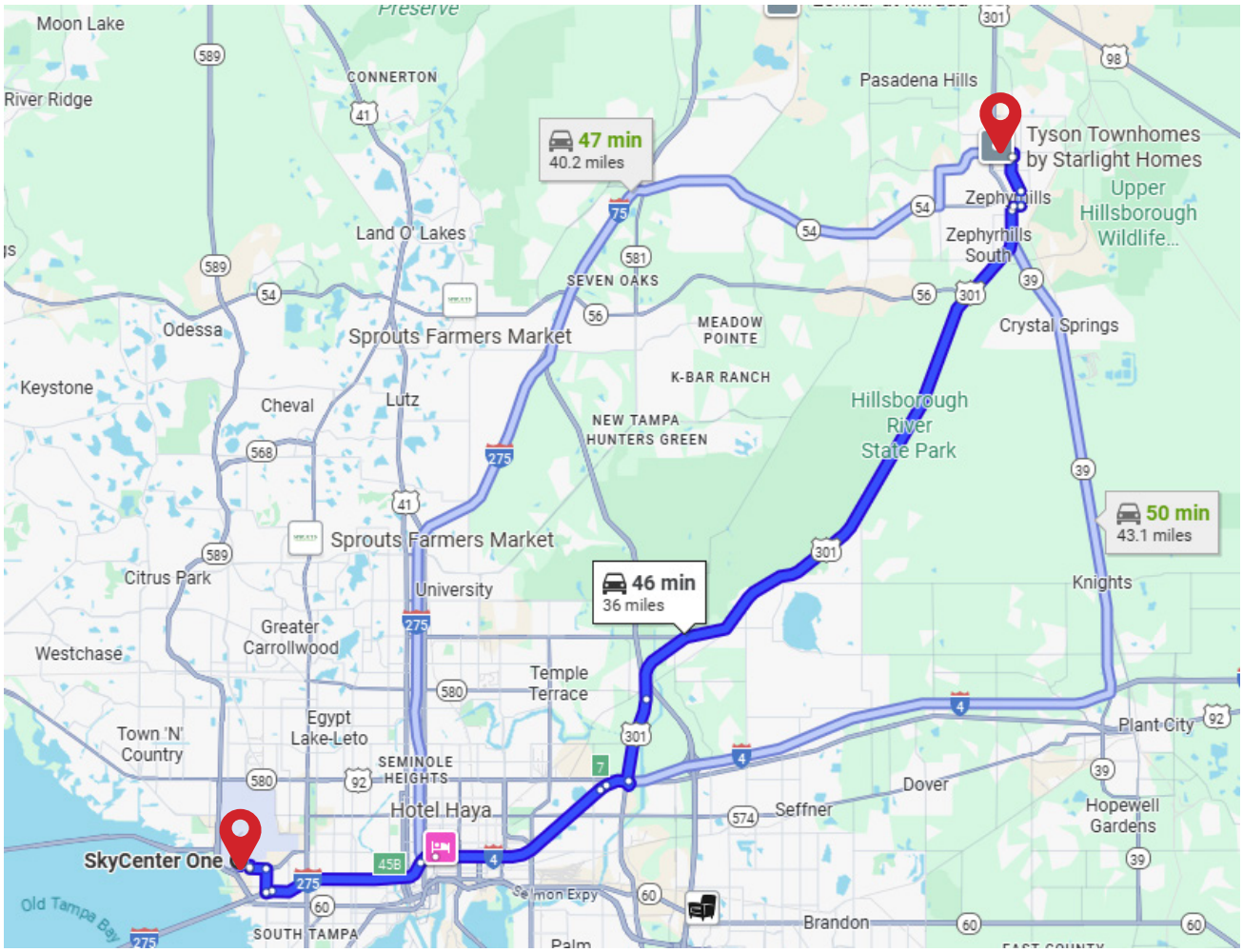
JE DUNN CONSTRUCTION

Identify the location (city/state) where each element of work will be performed, whether by the prime firm or a subconsultant/ contractor, and who in your organizational chart will oversee that work.

Identify the members of the project team and their locations. If key personnel are not stationed locally, describe how they will be successfully integrated into the project team for timely coordination.

Confirm that the project team location will be within the greater Tampa Bay region, within an 80 mile radius of Zephyrhills.

All work will be performed from JE Dunn's Tampa office, located at 3411 SkyCenter Drive, Suite 200, Tampa, FL, 33609. All teammates on the proposed Zephyr Park Rehabilitation project team are local, working out of JE Dun's Tampa office, a mere 46 minutes from Zephyr Park.





JE DUNN CONSTRUCTION

JE Dunn Construction Response

Pricing unsealed at Sep 19, 2025 10:00 AM

CONTACT INFORMATION

Company
JE Dunn Construction

Email
curtis.delaquil@jedunn.com

Contact
Curtis DeLaquil

Address
5411 SkyCenter Drive
Suite 200
Tampa, MO 33607

Phone
(813) 940-3248

Website
https://www.jedunn.com/

Submission Date
Sep 19, 2025 9:32 AM (Eastern Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. FEIN Number* ☑ Pass ☐ Fail

Enter FEIN Number

44-0229405

2. LICENSES* ☑ Pass ☐ Fail

Please upload your State of Florida licenses

Florida_General_Contractor_License_(Mike_Bartlett)_exp_8-31-2026_(28).pdf

3. Are you a Parent Company?* ☑ Pass ☐ Fail

Please verify whether you are a Parent Company

No

4. Firm Principal Information* ☑ Pass ☐ Fail

Enter Name/Title/Phone Number of two Principals in the firm.

Curtis DeLaquil, Vice President
813.442.2304

Jake Nellis, Vice President
770.364.0410

5. Present Office Locations and Number of Personnel* ☑ Pass ☐ Fail

Enter Present Office locations, City/State/Number of personnel for each

JE Dunn has 26 offices nationally, with 4,935 employees in total.

All work will be performed from JE Dunn's Tampa office, located at 5411 SkyCenter Drive, Suite 200, Tampa, FL 33609. Our Tampa office currently employs 72 members of staff.

ONE DUNN	2283	2652	4935
MIDWEST Kansas City (KC/Springfield/Des Moines/Iowa City/Wichita) Minneapolis North Dakota (Dickinson/Willison) Omaha	1244	1163	2407
SOUTH CENTRAL Austin Dallas Houston Oklahoma City	265	443	708
WEST Southwest (Phoenix) Northwest (Portland) Rocky Mountain (Denver/ColoSpgs) California (NorCal)	335	387	722
EAST Atlanta Nashville Tampa Charlotte (Raleigh)	439	659	1098

Charleston

6. Request for Qualifications Confirmation* ☑ Pass ☐ Fail

PROJECT IDENTIFICATION NUMBER: 2025-011

PROJECT NAME: Construction Management Services - Zephyr Park Rehabilitation

RFQ DEADLINE: Friday, September 19, 2025, 10:00 am

The undersigned, hereby declares that no person or other persons other than the undersigned are interested in this RFQ, as Principal, and this response to request for qualifications is made without collusion with others; and that we have carefully read and examined the specifications, and with full knowledge of all conditions under which the services herein is contemplated must be furnished, hereby proposed and agree to furnish this service according to the requirements set out in the specifications for said purchase and service.

☑ Confirmed

7. Will you be using subcontractors/consultants?* ☑ Pass ☐ Fail

No

8. Drug Free Workplace* ☑ Pass ☐ Fail

The undersigned vendor, in accordance with Florida Statute 287.087, hereby certifies that the Firm does:

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' 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 the 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 pleas of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or 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 so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

☑ Confirmed

9. Public Entity Crimes* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> *PUBLIC_ENTITY_CRIMES.docx*

JE_Dunn_-_Public_Entity.pdf

10. Non-Collusive Affidavit* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> *NON-COLLUSIVE_AFFIDAVIT.docx*

JE_Dunn_-_Non-Collusive.pdf

11. No Coercion of Labor Affidavit* ☑ Pass ☐ Fail

Please download the below documents, complete, and upload.

> *36641134v1_-_Trafficking_Affidavit.docx*

JE_Dunn_-_Coercion_of_Labor.pdf

12. Foreign Country of Concern Attestation* ☑ Pass ☐ Fail

Please download the below documents, complete, and upload.

> *36994068v1_-_PUR_1355_Foreign_Country_of_Concern_Attestation.docx*

JE_Dunn_-_Foreign_Country_of_Concern.pdf

13. Statement of E-Verify Requirements Compliance* ☑ Pass ☐ Fail

By confirming, I, the duly authorized representative/agent of the firm I am representing for this bid hereinafter referred to as Successful Respondent, by this Affidavit attest to the following:

The Successful Respondent acknowledges that Section 274A of the Immigration and Nationalization Act and other relevant provisions of law prohibit the employment of unauthorized aliens; that the U.S. Department of Homeland Security has established an E-Verify System that allows employers to verify employee eligibility in an efficient manner; and that the Office of the Governor of the State of Florida has issued Executive Order 11-116, encouraging public agencies not under the control of the Governor to include as a provision of contracts for the provision of goods or services a requirement that contractors and subcontractors utilize the E-Verify System to verify employee eligibility. Successful Respondent hereby affirms and agrees that Successful Respondent is in compliance and shall at all times comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens. Successful Respondent shall verify the eligibility of its current and prospective employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Agreement. Successful Respondent shall include in all contracts with subcontractors related to this Agreement a provision requiring the subcontractor to comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens and to verify the employment eligibility of all the subcontractor's current and prospective employees using the U.S. Department of Homeland Security's E-Verify System. The Successful Respondent shall maintain records showing its compliance with the requirements of this paragraph, and shall provide copies of all such records to the City upon request. Failure to comply with any requirement of this paragraph shall constitute a breach of this Agreement for which the City may immediately terminate the Contract without penalty. In the event of such breach or termination, the Successful Respondent shall be liable to the City for any costs incurred by the City as a result of the breach.

IN ACCORDANCE WITH § 837.06, FLA. STAT., SUCCESSFUL RESPONDENT ACKNOWLEDGES THAT WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN § 775.082 OR § 775.083, FLA. STAT.

☑ Confirmed

14. Errors and Omissions* ☑ Pass ☐ Fail

Upon review of this project's plans and construction documents are you aware of any apparent errors or omissions?

No

15. Have you included your Resumes and Organization Chart in your Response* ☑ Pass ☐ Fail

Yes

16. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusions* ☑ Pass ☐ Fail

By clicking confirm, the prospective Vendor certifies:

1. By submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal Department or Agency.
2. Where the Vendor is unable to certify to the above statement, the prospective Vendor shall attach an explanation to this form.

☑ Confirmed

17. AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)* ☑ Pass ☐ Fail

The Contractor will comply with all the requirements imposed by the ADA (42 USC 12012. Et. Seq.) the regulations of the Federal government issued thereunder, and the assurance by the Contractor pursuant thereto

☑ Confirmed

18. AUDITS AND INSPECTIONS* ☑ Pass ☐ Fail

Vendors shall permit State and Federal authorized representative(s) to inspect all work, materials, payrolls, records; and to audit the books, records and accounts pertaining to the Project. Notification to the City's Project Manager will be made by the Vendor if such requests and access is provided.

☑ Confirmed

19. CLEAN AIR ACT & FEDERAL WATER POLLUTION CONTROL ACT* ☑ Pass ☐ Fail

The Contractor will comply with all requirements imposed by the CLEAN AIR ACT, codified as 42 U.S.C. 7401 et seq and the Federal Water Pollution Control Act (Clean Water Act) 33 U.S.C. 1251-1387, the regulations of the Federal government issued thereunder, and the assurance by the Contractor pursuant thereto.

☑ Confirmed

20. COPYRIGHT RESTRICTIONS* ☑ Pass ☐ Fail

No material prepared under this agreement shall be subject to copyright in the United States or any other country.

☑ Confirmed

21. DEPT NOT OBLIGATED TO THIRD PARTIES* ☑ Pass ☐ Fail

The City, State and/or Federal agency shall not be obligated or liable hereunder to any party other than the agency in regards to this Project.

☑ Confirmed

22. DISADVANTAGED BUSINESS ENTERPRISE (DBE) POLICY* ☑ Pass ☐ Fail

DBE Policy: It is the policy of the Department that Disadvantaged Business Enterprises (DBE) as defined in 49 CFR Part 2, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with State and/or Federal funds under this Project.

☑ Confirmed

23. DOMESTIC PREFERENCES* ☑ Pass ☐ Fail

As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase order for work or products under this award.

☑ Confirmed

24. ENVIRONMENTAL REGULATIONS* ☑ Pass ☐ Fail

The Vendor certifies that the Project will be carried out in conformance with all applicable environmental regulations included in the securing of any applicable permits. The Vendor will be solely responsible for any liability in the event of non-compliance with the applicable environmental regulations, including the securing of any applicable permits, and will reimburse the State and/or Federal agency for any loss incurred in connection therewith.

☑ Confirmed

25. EQUAL EMPLOYMENT OPPORTUNITY* ☑ Pass ☐ Fail

Vendor shall not discriminate against any employee or applicant for employment because of race, age, creed, color, sex, or national origin. The Vendor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, age, creed, color, sex, or national origin. Such action shall include, but not be limited to, the following: Employment upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

☑ Confirmed

26. DELEGATES, CONGRESS OR LEGISLATURE MEMBERS* ☑ Pass ☐ Fail

The Vendor shall not permit a member or delegate to the Congress of the United States or the State of Florida Legislature, to any share or part of the Contract or any benefit arising therefrom.

☑ Confirmed

27. INSPECTOR GENERAL COOPERATION* ☑ Pass ☐ Fail

The Vendor agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes for the compliance to conduct reviews and evaluations on financial; compliance, electronic data processing and performance audits of and preparation of audit reports of the findings.

☑ Confirmed

28. RECOVERED MATERIALS PROCUREMENT* ☑ Pass ☐ Fail

40 CFR part 247, Section 6002 for Procurement of Recovered Materials states a non-federal entity that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal act, as amended by the Resource Conversation and Recovery Act.

☑ Confirmed

29. PROHIBITED INTERESTS* ☑ Pass ☐ Fail

“Material interest” means direct or indirect ownership of more than five (5) percent of the total assets of capital stock of any business entity.

The Vendor shall not enter into any subcontract or arrangement in connection with the Project or any property included or planned to be included in the project, with any person or entity who was represented before the Vendor by any person who at the time during the immediately preceding two (2) years was an officer, director or employee of the Vendor.

☑ Confirmed

30. TELECOMMUNICATIONS EQUIPMENT OR SERVICES* ☑ Pass ☐ Fail

The Contractor will comply with all requirements imposed by FAR 85 FR 53126 Defense Department for the use of covered telecommunications equipment or services, or any equipment, system or service that uses covered telecommunications equipment or services. By confirmation of this regulation issued thereunder, and the assurance by the Contractor pursuant thereto

☑ Confirmed

31. RIGHTS AND REMEDIES NOT WAIVED* ☑ Pass ☐ Fail

In no event shall the making any payment to the Vendor via the City constitute or be construed as a waiver by the State and/or Federal agency of any breach of covenant or any default which may then exist, on the part of the Vendor, and the making of such payment by the City while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to the State and/or Federal agency with respect to such breach or default.

☑ Confirmed

32. SEVERABILITY* ☑ Pass ☐ Fail

If any provision of this agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance the remainder would then continue to conform to the terms and requirements of applicable law.

☑ Confirmed

33. CIVIL RIGHTS ACT OF 1964* ☑ Pass ☐ Fail

The Vendor will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964 (42 USC 2000d, et. Seq), the Regulations of the Federal Department of Transportation issued thereunder, and the assurance by the Vendor pursuant thereto

☑ Confirmed

34. CIVIL RIGHTS ACT OF 1968* ☑ Pass ☐ Fail

The Vendor will comply with all the requirements imposed by Title VIII of the Civil Rights Act of 1968, (42 USC 3601, et seq.,) which among other things, prohibits discrimination in employment on the basis of race, color, national origin, creed, sex and age.

☑ Confirmed

35. Addenda* ☑ Pass ☐ Fail

By clicking below you confirm you are aware of all addenda published and have read all questions and responses to this solicitation

☑ Confirmed

36. RFQ Acceptance* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> *ACCEPTANCE.docx*

JE_Dunn_-_Acceptance.pdf

37. RFQ Technical Response* ☑ Pass ☐ Fail

Upload your firm's response package.

JE_Dunn_-_Zepyhr_Park_Rehabilitation.pdf

38. Redacted Bid containing any information deemed confidential?* ☑ Pass ☐ Fail

If your response contains any information deemed confidential, provide an additional redacted version of your response labeled “Redacted”. An electronic copy shall be in Microsoft Word or Adobe – the most recent software version.

No

39. Point of Contact for Solicitation (Name/Email/Phone)* ☑ Pass ☐ Fail

Curtis DeLaquil, Vice President
curtis.delaquil@jedunn.com
813.442.2304

40. Authorized Signatory

40.1. Name and Title of Authorized Signatory* ☑ Pass ☐ Fail

Enter the Name and Title of the Authorized Signatory

Curtis DeLaquil

40.2. By clicking confirm, the authorized signatory is confirming that they are authorized to bind the entity to the contract.*

By clicking confirm the Authorized Signatory is certifying that this Response is made without prior understanding, agreement, connections with any corporation, firm or person submitting a Response for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to all conditions of this Bid/Proposal and certify that I am authorized to sign this Response for the company. In submitting a Response to the City of Zephyrhills, the Responder offers and agrees that if the Response is accepted, the Company ☑ Pass ☐ Fail

will convey, sell, assign or transfer to the City of Zephyrhills all rights, title and interest in and all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Zephyrhills. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Company.

☑ Confirmed

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

BARTLETT, MICHAEL GORDON

J. E. DUNN CONSTRUCTION COMPANY
2555 CUMBERLAND PARKWAY SE
ATLANTA GA 30339

LICENSE NUMBER: CGC062145

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/25/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

PROJECT NUMBER: 2025-011

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Zephyrhills
(print name of the public entity)

by Curtis DeLaquil, Vice President
(print individual's name and title)

for JE Dunn Construction
(print name of entity submitting sworn statement)

whose business address is

5411 SkyCenter Drive, Suite 200, Tampa, FL 33609

and (if applicable) its Federal Employer Identification Number (FEIN) is 44-0229405

(If the entity has no FEIN, include the Social Security Number of the individual

signing this sworn statement: .)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes means:

   1. A predecessor or successor of a person convicted of a public entity crime; or
   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the

legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

X
_____Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

Sworn to and subscribed before me this 19 day of September, 20 25.

Personally known _____

Or Produced identification _____

Notary Public – State of Florida

Janet M. Lee
Comm.: HH 453474
Expires: Oct. 11, 2027
Notary Public - State of Florida

_____
My commission expires _____
(Type of Identification)

_____
(Printed, Typed or stamped commissioned name of notary public)

NON-COLLUSIVE AFFIDAVIT

PROJECT NUMBER: 2025-011

State of Florida
County of Hillsborough

Curtis DeLaquil, being first duly sworn, deposes and says that he/she is

Vice President, the party making the fore-going submittal of qualifications or bid that such
submittal (partner or officer of the Firm, etc)

Or bid is genuine and not collusive or sham; that said Firm has not colluded, conspired, connived or agreed, directly or indirectly, with any Firm or person, to put in a sham response or to refrain from responding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to secure any advantage against the City of Zephyrhills of any person interested in the proposed contract; and that all statements in said response are true.

Officer

JE Dunn Construction *(Company Name)*

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 19 day of September by

(name and title of corporate officer)

of *(Name of Corporation),*

a *(state or place of incorporation)* corporation, on behalf of the corporation. He/she is personally known to me or has produced *(Identification type)* as identification.

(Signature line for notary public)

Janet M. Lee *(Name of notary type, printed or stamped)*

Project Administrator *(Title or rank)*

My commission expires: 10-11-27

Janet M. Lee
Comm.: HH 453474
Expires: Oct. 11, 2027
Notary Public - State of Florida

Serial number, if any HH 453474

Janet M. Lee
Comm.: HH 453474
Expires: Oct. 11, 2027
Notary Public - State of Florida

STATE OF FLORIDA

COUNTY OF Hillsborough

NO COERCION OF LABOR AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared _____, who, after being duly sworn, deposes and states that he/she is an adult person, over the age of 18, competent to testify as to the following matters to which he/she has personal knowledge:

1. My name is Curtis DeLaquil.

2. I am currently the Vice President of JE Dunn Construction.

3. In that capacity, I am authorized to make this attestation.

4. Pursuant to the requirement of Florida Statutes § 787.06(13), my company attests, under penalty of perjury, that it does not use coercion, as defined in Florida Statutes § 787.06(2)(a), for labor or services.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was attested to before me this 19 day of September, 2025 by Curtis DeLaquil, who is [ ] personally known to me or [ ] who has produced _____ as identification, and who did take an oath under penalty of perjury, and who appeared before me at the time of notarization.

Sign: _____

Print: Janet M. Lee

Notary Public-State of Florida

Commission No: HH 453474

Commission Expires: 10-11-27

seal:

Janet M. Lee
Comm.: HH 453474
Expires: Oct. 11, 2027
Notary Public - State of Florida

36641134v1

FOREIGN COUNTRY OF CONCERN ATTESTATION
(PUR 1355)

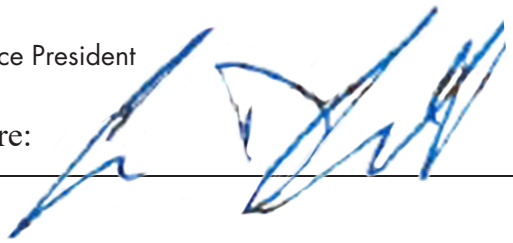
This form must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with a Governmental Entity which would grant the entity access to an individual's Personal Identifying Information. Capitalized terms used herein have the definitions ascribed in Rule 60A-1.020, F.A.C.

JE Dunn Construction is not owned by the government of a Foreign Country of Concern, is not organized under the laws of nor has its Principal Place of Business in a Foreign Country of Concern, and the government of a Foreign Country of Concern does not have a Controlling Interest in the entity.

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

Printed Name: Curtis DeLaquil

Title: Vice President

Signature: 

Date: 09/19/2025

RFP ACCEPTANCE

I acknowledge and understand the requirements set forth in
RFP No: 2025-011

Project Description: Zephyr Park Rehabilitation

Authorized Signature

09/19/2025
Date

Curtis DeLaquil
Printed Name

JE Dunn Construction
Company Name

In witness whereof, the above submitted has hereunto set his signature and affixed his seal this
19 day of September A.D. ~~2024~~ 2025

Janet M. Lee
Comm.: HH 453474
Expires: Oct. 11, 2027
Notary Public - State of Florida

(Seal)

By:

Title: Project Administrator

1



THE CITY OF ZEPHYRHILLS
ZEPHYR PARK REHABILITATION

JE DUNN CONSTRUCTION

MEET OUR EXPERTS



Curtis DeLaquil
Project Executive

YEARS WITH JE DUNN: 21

YEARS OF EXPERIENCE: 21



Jim Cummings
Director of Preconstruction

YEARS WITH JE DUNN: 8

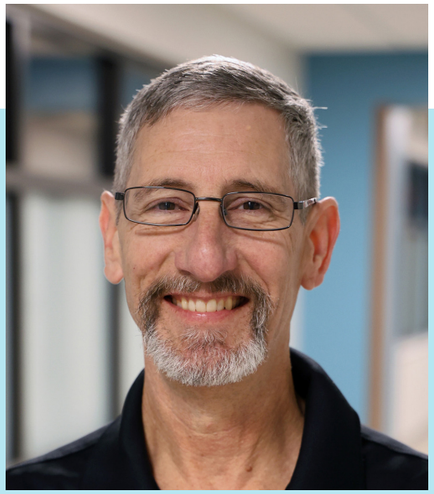
YEARS OF EXPERIENCE: 29



Chris Newton
General Superintendent

YEARS WITH JE DUNN: 24

YEARS OF EXPERIENCE: 27



John Shea
Senior Superintendent

YEARS WITH JE DUNN: 26

YEARS OF EXPERIENCE: 36

ABOUT JE DUNN

$46M
Parks Projects

5M
Square Feet of Public Green Spaces

4th
Ranked Construction Builder in the US

101
Years in Business











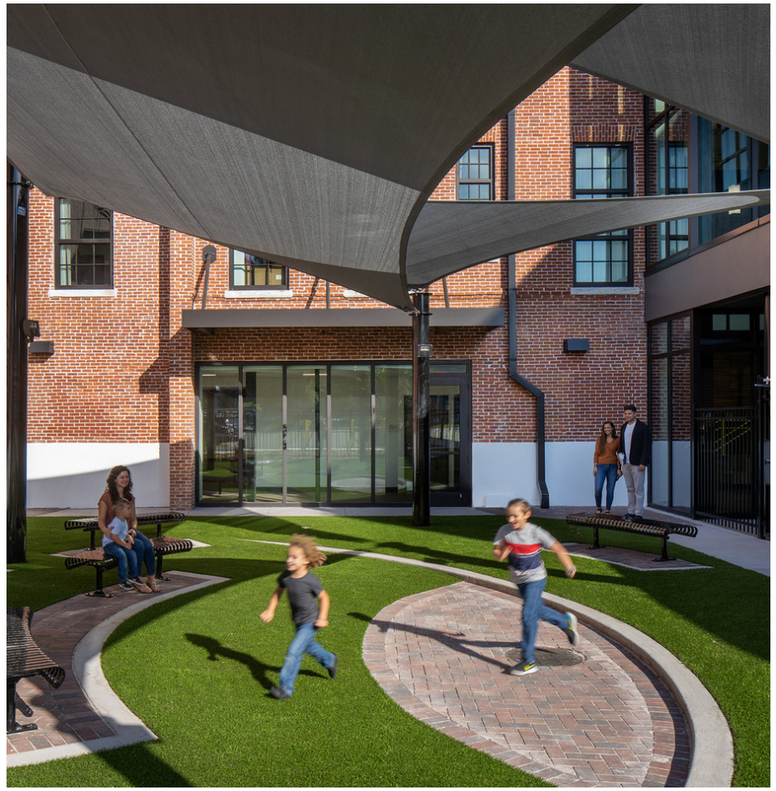
ABOUT JE DUNN TAMPA

$432M
CM @ Risk in FL

29
CM @ Risk Projects in FL

$520M
Projects Built in FL

25
Years of Building in FL









TAMPA BAY BUSINESS JOURNAL
BPtW
BEST PLACES TO WORK

WHY JE DUNN?



MAINTAINING PARK ACCESS & OPERATIONS



PRECONSTRUCTION DONE DIFFERENTLY



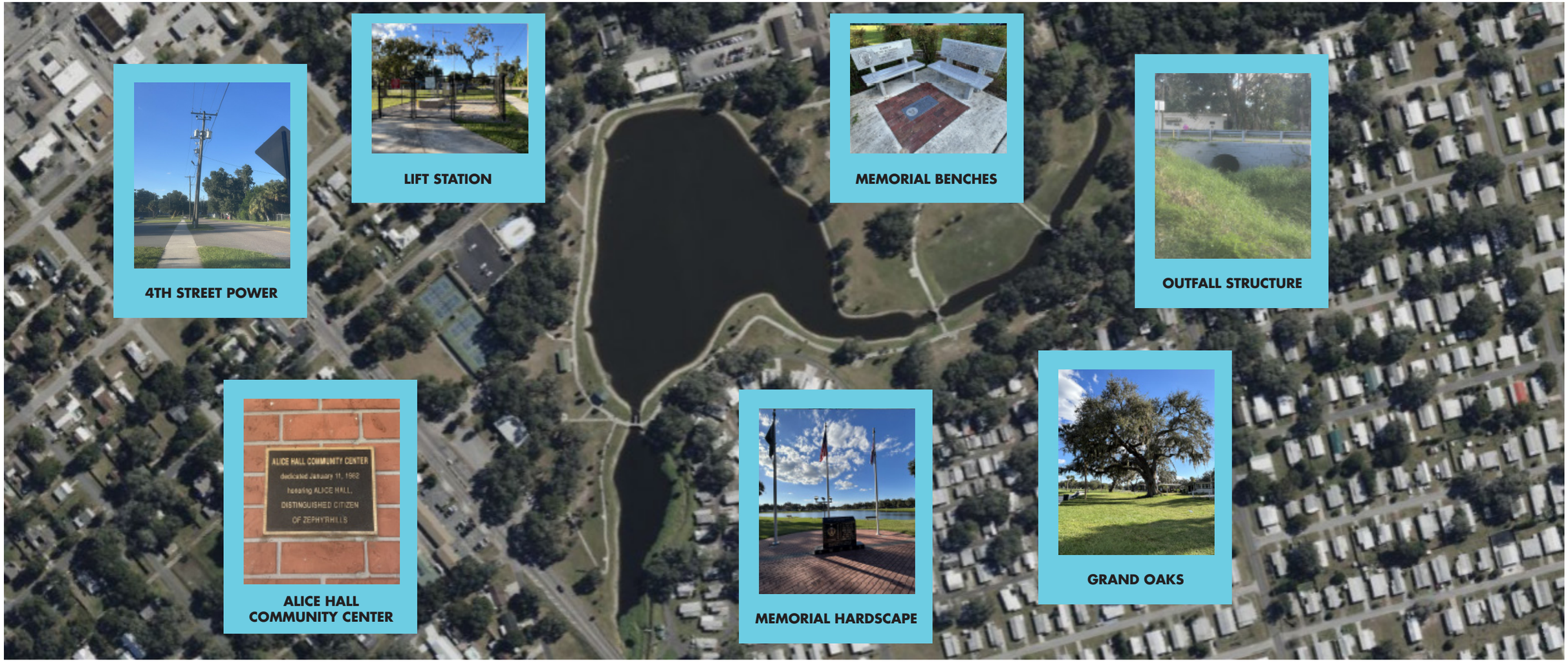
PROVIDING CERTAINTY OF OUTCOMES



MAINTAINING PARK ACCESS & OPERATIONS

MAINTAINING PARK ACCESS & OPERATIONS

EXISTING CONDITIONS



4TH STREET POWER

LIFT STATION

MEMORIAL BENCHES

OUTFALL STRUCTURE

ALICE HALL COMMUNITY CENTER

MEMORIAL HARDSCAPE

GRAND OAKS

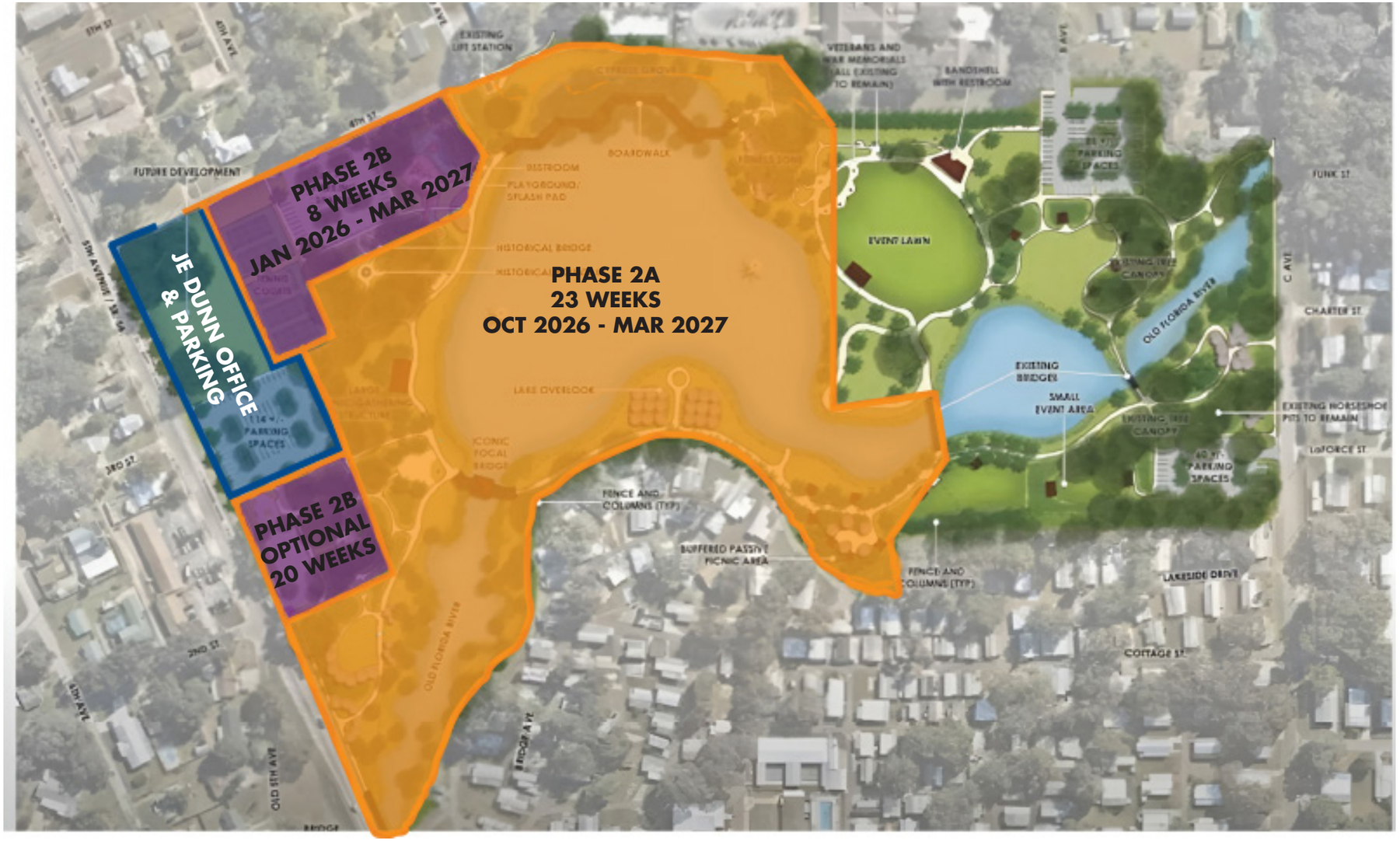
MAINTAINING PARK ACCESS & OPERATIONS

PHASE 1 | JUNE 2026 - OCTOBER 2026



MAINTAINING PARK ACCESS & OPERATIONS

PHASE 2 | OCTOBER 2026 - MARCH 2027



RESPONSES TO QUESTIONS AND PROBLEM SOLVING

RICHARD O JACOBSON TECHNICAL HIGH SCHOOL





MAINTAINING PARK ACCESS & OPERATIONS

TARPON SPRINGS HIGH SCHOOL







RESPONSES TO QUESTIONS AND PROBLEM SOLVING

TAMPA HEIGHTS ELEMENTARY SCHOOL



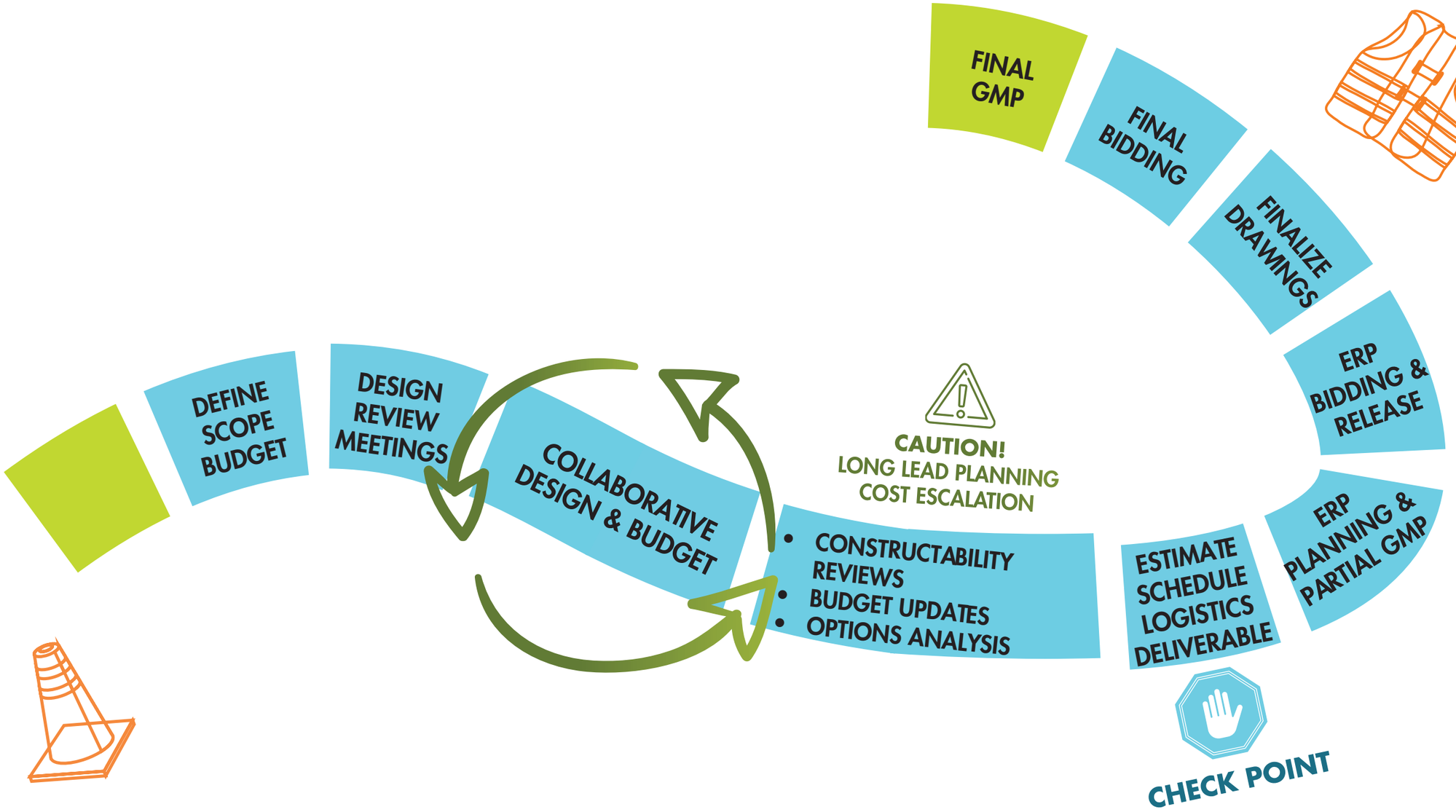






PRECONSTRUCTION DONE DIFFERENTLY

PRECONSTRUCTION DONE DIFFERENTLY



PRECONSTRUCTION DONE DIFFERENTLY

100% CD VOLUME 1 Combined.pdf Markup Summary

Ashlee Hill (21)



Page Index: 13
Page Label: C4.1 - PAVING GRADING, AND DRAINAGE PLAN
Subject: Highlight
Author: Ashlee Hill
Date: 6/6/2025 2:46:56 PM
Status:
Color:
Layer:
Legend:
Space:

[STR: A03]



Page Index: 13
Page Label: C4.1 - PAVING GRADING, AND DRAINAGE PLAN
Subject: Highlight
Author: Ashlee Hill
Date: 6/6/2025 2:48:00 PM
Status:
Color:
Layer:
Legend:
Space:

[STR: A02]



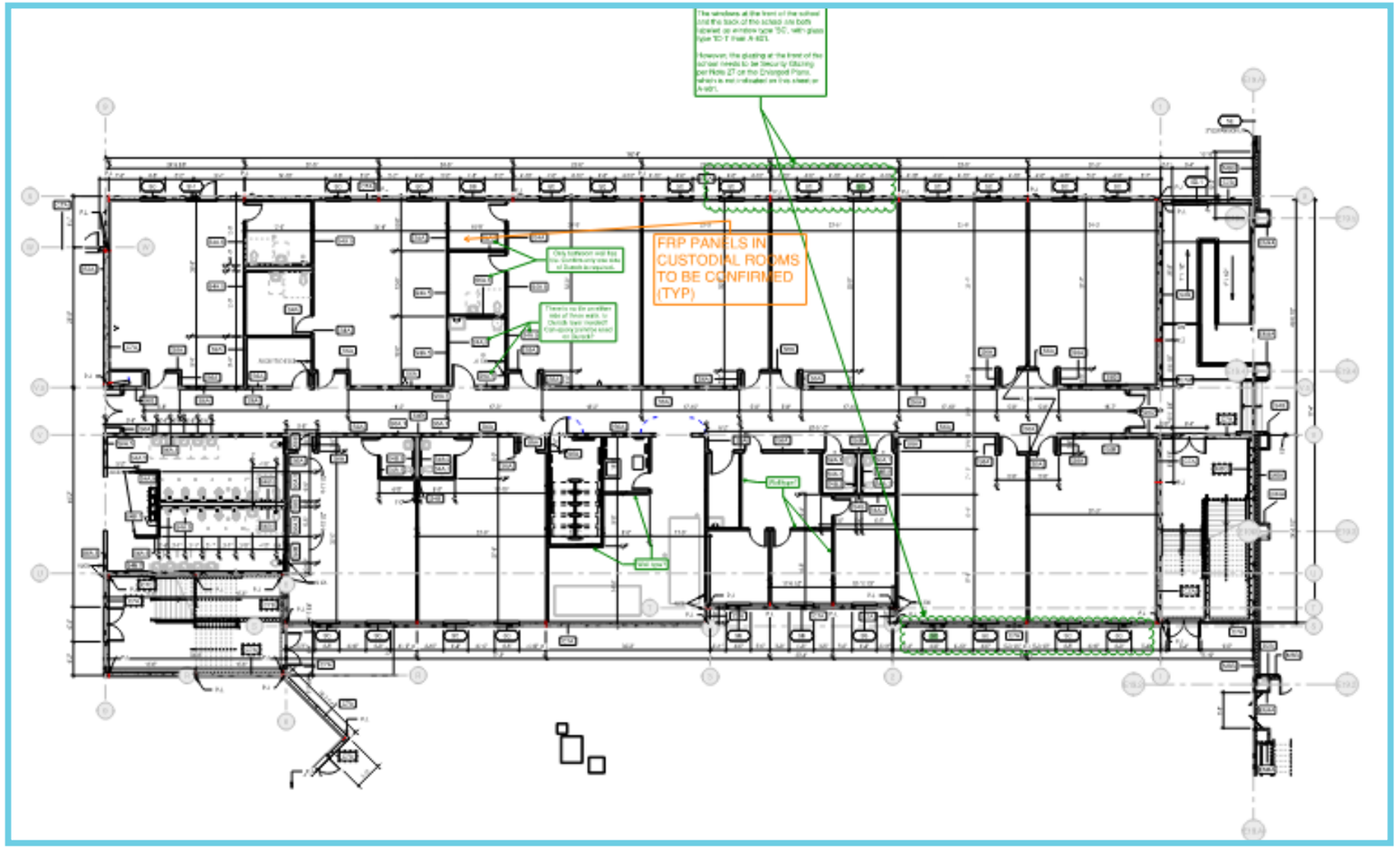
Page Index: 13
Page Label: C4.1 - PAVING GRADING, AND DRAINAGE PLAN
Subject: Highlight
Author: Ashlee Hill
Date: 6/6/2025 2:50:00 PM
Status:
Color:
Layer:
Legend:
Space:

[STR: A04]



Page Index: 13
Page Label: C4.1 - PAVING GRADING, AND DRAINAGE PLAN
Subject: Highlight
Author: Ashlee Hill
Date: 6/6/2025 2:51:14 PM
Status:
Color:
Layer:
Legend:
Space:

[STR: B01]



INTERDISCIPLINARY PLAN REVIEW & COORDINATION

PRECONSTRUCTION DONE DIFFERENTLY

VALUE MANAGEMENT & OPTION ANALYSIS

4-PHASE | 21-MONTH | ACTIVE CAMPUS PROJECT WITHIN A NEIGHBORHOOD

DESIGN DEVELOPMENT
3/14/2025

INTERNAL ESTIMATING TEAM
4 TEAMMATES

TWO EXISTING STRUCTURES

103
COMMENTS

CHECK SET | 90%
05/09/2025

DESIGN TEAM & CM TEAM
30 TEAMMATES

180,000 SF | NEW BUILDINGS

19 ACRES | PLAY FIELDS

STORMWATER MANAGEMENT

100,000 SF | BUILDING DEMOLITION

1,586
COMMENTS

BID SET | 100%
06/19/2025

INTERNAL JE DUNN TEAM
7 TEAMMATES

733
COMMENTS

CONSTRUCTION TO DATE

ON-SITE TEAM

29
COMMENTS

PRECONSTRUCTION DONE DIFFERENTLY

VALUE MANAGEMENT & OPTION ANALYSIS

Winding Waters K8/WWHS CEP Redesign
Brooksville, FL
July 9, 2025
GMP Submittal

Project Summary

Item	Description	Status	Quantity	Unit Price	Cost
	Owner's Total Construction Budget		1	8,544,057	8,544,057
	Total Construction Budget Central Plant				**$8,544,057**
	Owner-Purchased Items (Cost is included in Subtotal Above)				
1	Chiller Equipment - Trane		-1	2,178,224	-2,178,224
2	Electrical Equipment - City Electric		-1	340,246	-340,246
	Subtotal Owner Direct-Purchase Items				**($2,518,470)**
	Subtotal CM Agreement Increase- Amendment #3				**$6,025,587**

Breakdown for Amendment Language Only

Preconstruction Phase Services (SD-DD *1%)	Article 5.1.1 Additional Fee	$96,333
Guaranteed Maximum Price Budget	New Amendment 3 Construction	$5,929,254
Subtotal CM Agreement Increase- Amendment #3		**$6,025,587**

WWHS/WWK8 r3
Weeki Wachee, FL
February 21, 2025
GMP 2 r3

Project Summary
43,455 SF

Item	Description	Status	Quantity	Unit Price	Cost	Cost/SF	Note
					0		
	GMP 2 r2 Base Scope		1	22,636,632	22,636,632		
	GMP 2 Subtotal				**22,636,632**		
	Accepted Scope Options						
1	Delete 2nd Elevator and Elevator Shaft	Accepted	1	-172,889	-172,889		
2	Provide 4x4 Columns for Canopy to Match Existng in lieu of 6x6 Indicated on Drawings	Accepted	1	-11,781	-11,781		
3	Provide Chain Link Fence in lieu of Estate Fencing (Gates Remain as Estate)	Accepted	1	-359,267	-359,267		
4	Delete Generator	Accepted	1	-151,715	-151,715		
5	Delete Lightning Protection System	Rejected	0	-44,089	0		
6	Select JE Dunn Self-Perform for Concrete & Masonry	Rejected	0	-80,846	0		
7	Provide drywall partitions between classrooms 01-111/01-113, 01-110/01-112, 02-101/02-103, 02-110/02-112, and 3-835/3-837 in lieu of operable partitions	Rejected	0	-166,532	0		
8	Change Elevator to Mowrey Non-Proprietary in lieu TKE	Rejected		-101,428	0		
9	Target Value School Grade LVT in lieu of specified 36"x36 LVT	Accepted	1	-297,158	-297,158		
10	School to provide FF&E and Promethean Boards in lieu of including in the GMP	Rejected	0	-1,416,415	0		
	Subtotal Accepted Options				**$0**	**-992,809**	
	Total Project Thru GMP 2 r1 With Accepted Options				**$0**	**21,643,822**	
	Less Amendment 1 Precast Dated 01/14/2025		-1	2,653,870	-2,653,870		
	Total Amendment 2				**$0**	**18,989,952**	

MULTIPLE GMPS & PROCUREMENT OPPORTUNITIES

ACCEPTED OVER 4% OF OPTIONS

PRECONSTRUCTION DONE DIFFERENTLY



20%
JE Dunn's Team Lives in Pasco County

1,217+
Prequalified Trade Partners

LOCAL TRADES REDUCE COST ON PROJECTS

PRECONSTRUCTION DONE DIFFERENTLY

WHAT OUR PARTNERS SAY

Hillsborough County PUBLIC SCHOOLS
Preparing Students for Life

Construction Management Firm: Midpoint Evaluation

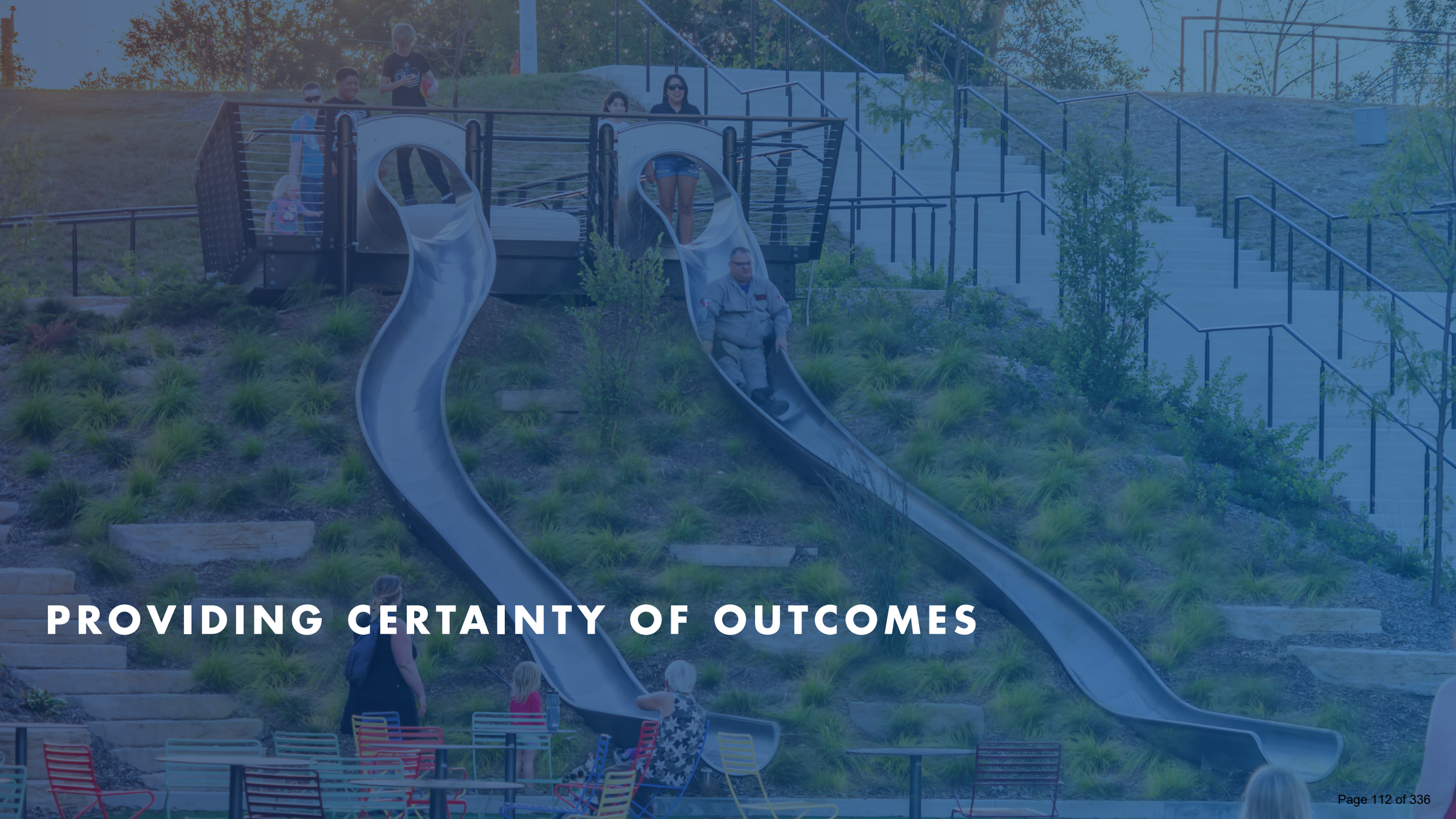
HCPS Evaluator: Lauren Otero **Date:** 9/29/25
Project Name: Middle School VV **Project #:** 100494

Construction Management Firm: JE Dunn Construction
CM Project Manager: Curtis DeLaquil
CM Project Manager Email: curtis.delaquil@jedunn.com

Evaluation at Midpoint	Not Applicable	Needs Improvement	Met Expectations	Exceeded Expectations
1. Provides value in creating a detailed, realistic Schedule based upon project scope	○	○	◉	○
2. Achieves schedule milestone dates as required	○	○	◉	○
3. Provided value in initial Scope/Budget verification process	○	○	◉	○

> **"JE Dunn has done an excellent job through the pre-construction phase of this project. ... Jenny and Jim, led by Curtis, were incredibly thorough throughout this phase of the project and were refreshing to work with."**

Lauren Otero,
General Manager, Construction,
Hillsborough County Public Schools,



PROVIDING CERTAINTY OF OUTCOMES

PROVIDING CERTAINTY OF OUTCOMES

PUBLIC CONSTRUCTION EXPERTS

67

ACTIVE OR COMPLETED FL PROJECTS LAST 10 YEARS



$400M

TOTAL # OF PUBLIC PROJECTS IN FL







29

PUBLIC PROJECTS COMPLETED IN FL





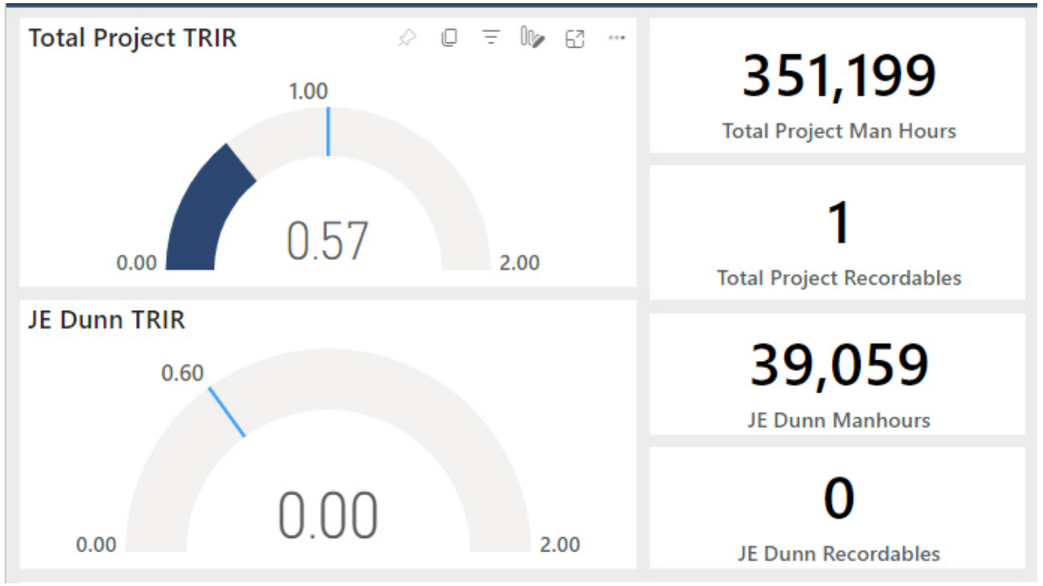
PROVIDING CERTAINTY OF OUTCOMES

JE DUNN | TAMPA

SAFETY

EVERYONE.
EVERYWHERE.
ALL THE TIME.

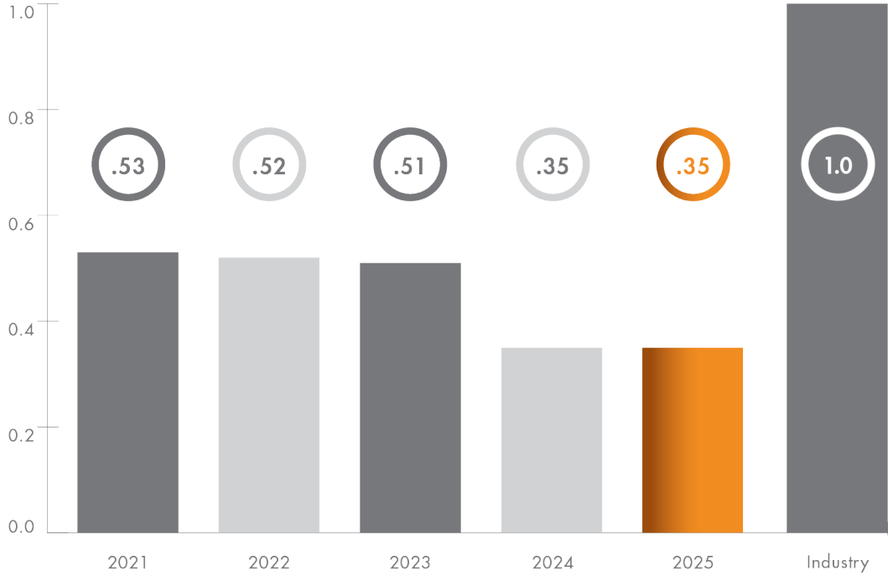




Current Safety Experience Modification Rate *(EMR)*

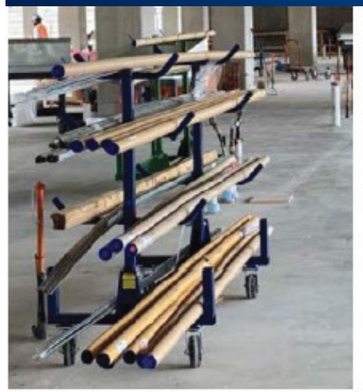
.35 JE Dunn's EMR

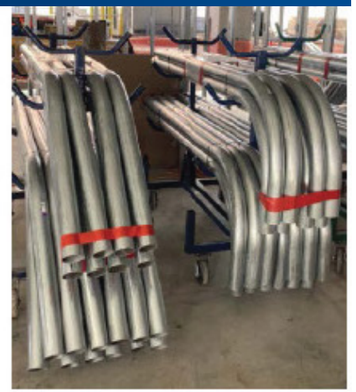
1.0 Industry Average



PROVIDING CERTAINTY OF OUTCOMES

STORED MATERIALS













ENTRY /EGRESS



CLEANLINESS



SITE PERIMETER







PROVIDING CERTAINTY OF OUTCOMES

QUALITY

PROJECT QUALITY PROGRESSION

DOCUMENT REVIEWS

3rd Party Peer Reviews
Constructability Reviews
Material Selection
Trade Partner Buy-Out

SITE-SPECIFIC QUALITY CONTROL PLAN

Goals
Responsibilities
Expectations

SUBMITTALS

Samples
Coordination
Procurement
Trade QC Plan
Manufacturer's Support

PREPARATORY

Pre-installation Meetings
Mock-ups
Site-Specific Training

VERIFICATION

Material Verification
1st work in place
Field Testing
Observations
Documentation
Zero Defects

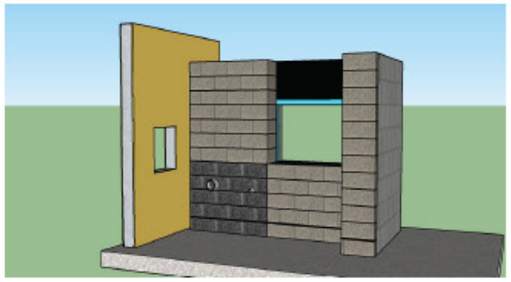
CLOSURE

Issues
Punch
Commissioning
Turnover

OWNER START-UP

Document Turnover
Owner Training
11 Month – Warranty Walk

Precon | Construction | Closure





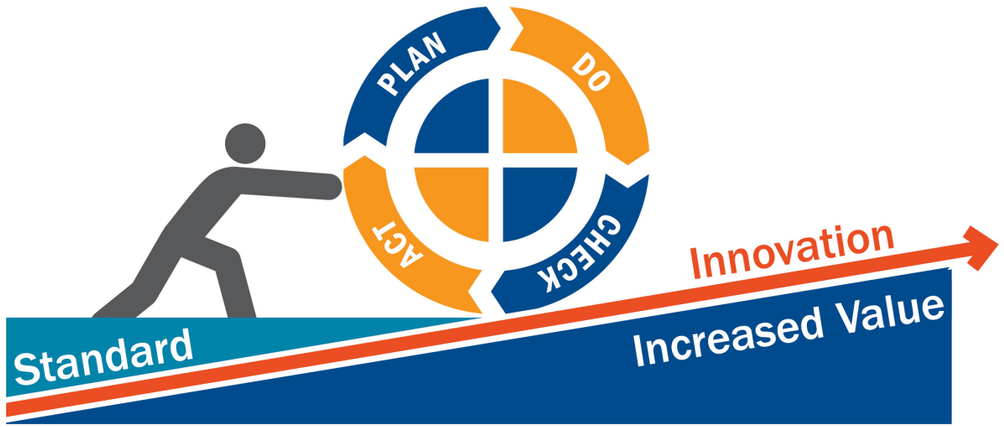




PROVIDING CERTAINTY OF OUTCOMES

WEEKLY WORK PLANS

JE Dunn WWP - Week of February 7, 2022										
Project No.	Total Activities	55	Activities Completed	0	ent Planned Com	0%				
Week Of	7-Feb-22					115	122	113	107	109
Trade Partner	Area	SOW	Floor	Commitment Description	Responsible Party	Mon	Tue	Wed	Thu	Fri
ACSI	1	Electrical	Electrical Rm	Prepping MDF room	Ryan	1	1	1	1	1
ACSI	2	Electrical	Level 1	Pulling Data	Ryan	2	2	2	2	2
All Phase	1	Electrical	Level 1	Punchlist	Sergio	5	5	5	5	5
All Phase	2	Electrical	Level 1	Overhead Rough In	Sergio	2	2	2	2	2
All Phase	2	Electrical	Level 1	Pull Wire	Sergio	2	2	2	2	2
All Phase	2	Electrical	Level 1	In Wall Rough In	Sergio	2	2	2	2	2
All Phase	2	Electrical	Level 1	Making Joints	Sergio	2	2	2	2	2
All Phase	2	Electrical	Level 1	Electrical Room Buildout	Sergio	2	2	2	2	2
All Phase	3	Electrical	Level 1	Punchlist	Sergio	1	1	1	1	1
All Phase	8	Electrical	Level 1	Prep for masonry rough in	Sergio	2	2	2	2	2
All Phase	8	Electrical	Site	Power + Systems	Sergio	2	2	2	2	2
All Phase	9	Electrical	Level 1	Overhead and In wall	Sergio	3	3	3	3	3
All Phase	9	Electrical	Level 1	Pulling wire	Sergio	2	2	2	2	2
All Phase	9	Electrical	Level 1	Electrical Room Buildout	Sergio	2	2	2	2	2
All Phase	2	Electrical	Level 1	In wall inspection	Sergio					1
BCH	1	Plumbing	Level 1	Install Water Heater	Jerry		1	1		
BCH	1	Plumbing	Level 1	Electric Water Cooler	Jerry				1	1
BCH	2	Plumbing	Roof	Set Roof Drains and Cut in VTR's	Jerry	2	2			
BCH	8	Plumbing	Underground	Set Drains	Jerry					1



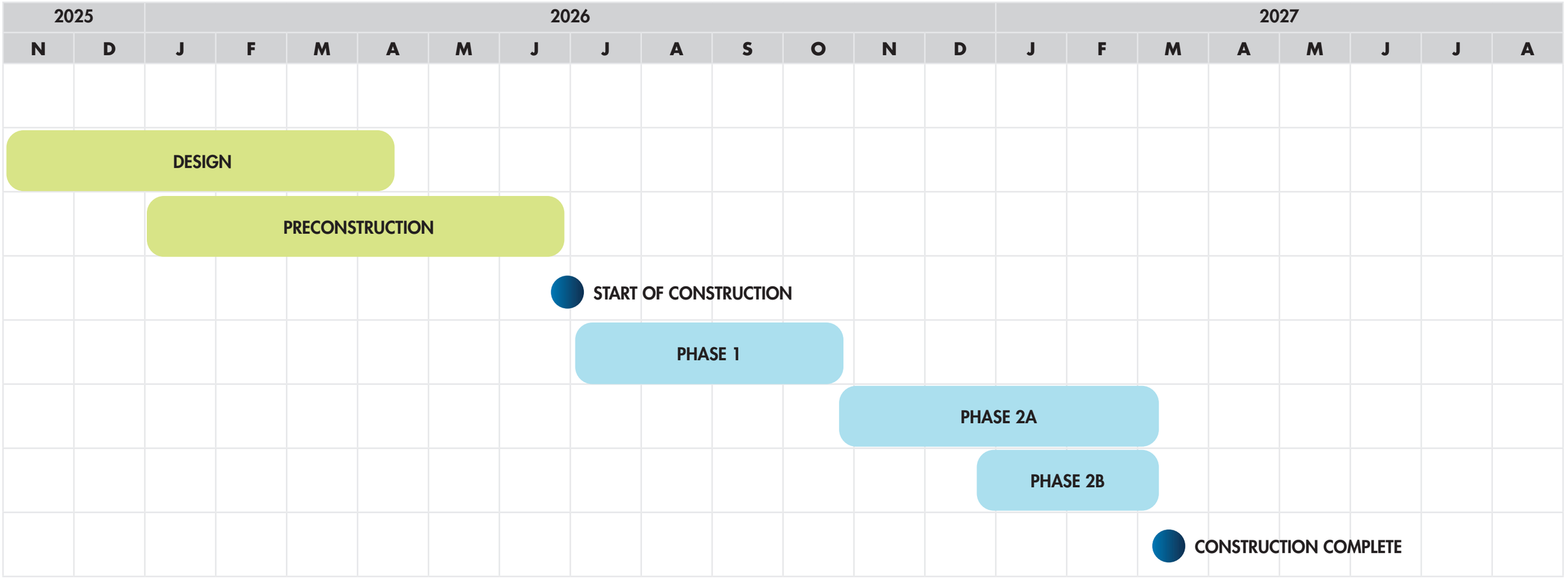
PULL PLANNING



DAILY STAND UPS



PROVIDING CERTAINTY OF OUTCOMES



PROVIDING CERTAINTY OF OUTCOMES

GULF MIDDLE SCHOOL



AUGUST 2025



OCTOBER 2025

WHY JE DUNN?



MAINTAINING PARK ACCESS & OPERATIONS



PRECONSTRUCTION DONE DIFFERENTLY



PROVIDING CERTAINTY OF OUTCOMES


QUESTIONS?


JE DUNN
CONSTRUCTION
WE EXIST TO
ENRICH LIVES
THROUGH INSPIRED
PEOPLE AND PLACES
Building Authentic Partnerships™
JE DUNN
CONSTRUCTION

CONSTRUCTION MANAGEMENT SERVICES

ZEPHYR PARK REHABILITATION

RFQ #2025-011
September 19, 2025



Wharton-Smith, Inc.
CONSTRUCTION GROUP

TABLE OF CONTENTS

Letter of Transmittal..... pg. 2

Executive Summary..... pg. 3

Project Understanding..... pg. 5

Preliminary Schedule & Milestones..... pg. 8

Approach to Projects & Ability to Furnish Required Services..... pg. 9

Services — Preconstruction Phase..... pg. 13

Management Plan — Construction Phase..... pg. 18

Safety..... pg. 22

Qualifications & Experience of Proposed Project Team..... pg. 26

Successful Experience with Similar Projects..... pg. 36

References..... pg. 46

Capability Statement..... pg. 50

Effect of Project Team on Project Responses..... pg. 51

LETTER OF TRANSMITTAL



LETTER OF TRANSMITTAL

Wharton-Smith, Inc.
CONSTRUCTION GROUP

The City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

September 19, 2025

RE: RFQ #2025-011 CONSTRUCTION MANAGEMENT SERVICES — ZEPHYR PARK REHABILITATION

Dear Members of the Selection Committee,
Wharton-Smith is pleased to submit our qualifications for Construction Manager at Risk (CMAR) Services. Our team is genuinely excited about the opportunity to partner with the City of Zephyrhills on your Zephyr Park Rehabilitation project. The Zephyr Park Rehabilitation project shares significant similarities with the Hercules Park project, previously completed by Wharton-Smith. Both projects involve comprehensive park redevelopment with key features including the construction or renovation of playgrounds, splash pads, nature trails, open pavilions, and restrooms. Furthermore, Kimley-Horn, the architect/engineer for Hercules Park, is a key collaborator for the Zephyr Park Rehabilitation project. This existing partnership with both the City and Kimley-Horn means we can hit the ground running, ensuring a smooth and efficient project delivery.

SPECIALIZED EXPERIENCE WITH OCCUPIED PARKS—We understand the importance of keeping park facilities available to the public during construction. Our team is experienced in working within active, occupied parks and is adept at planning for phased delivery, site access, and operational continuity without compromising safety or quality. We treat every public park as a shared space, balancing construction needs with the ongoing enjoyment and safety of its users.

COHESIVE & EXPERIENCED TEAM—Our strength lies not only in our organizational expertise, but also in the quality and consistency of the team we bring to your project. Our proposed project team has worked together extensively on park projects, including Hercules Park, over the past five years—developing a strong internal cohesion, streamlined communication, and shared problem-solving strategies. Our proposed team will bring forward lessons learned on Hercules Park to provide opportunities to reduce cost and expedite schedule on this project. Wharton-Smith has also worked with Kimley-Horn on 19 projects, including Hercules Park, Crest Lake Park, and we are about to begin a Design-Build project at Lake Eola Park in Orlando.

LOCAL COMMITMENT & COMMUNITY FOCUS—With our Director of Operations, Johnny Santos, residing in Pasco County and a fully staffed office in Tampa, we are strategically positioned to support the City of Zephyrhills with responsive, hands-on service. **This community is not just part of our service area, it's home!** We are committed to developing lasting relationships grounded in integrity, transparency, and a shared vision for success.

We look forward to continuing our relationship with the City of Zephyrhills through this project and further demonstrate our qualifications and expertise as your long term community partner.

Thank you for your consideration,

Darin Crafton, COO -Commercial

Johnny Santos, CGC, Director of Operations

750 Monroe Road, Sanford, FL 32771 | Phone: (407) 321-8410 | Fax: (407) 327-6984

AL – 45684 I AR – 02154470720 | FL – CG C1511243 I GA – GCCO 001333 I LA – 52227 I MS – 18232MC I NC – 38755 I SC – G97817 I TN – 62419

EXECUTIVE SUMMARY



2

EXECUTIVE SUMMARY

Summarize your firm's understanding of the project, overall approach, and key differentiators. Highlight unique qualifications and capabilities without duplicating detailed content from later sections.

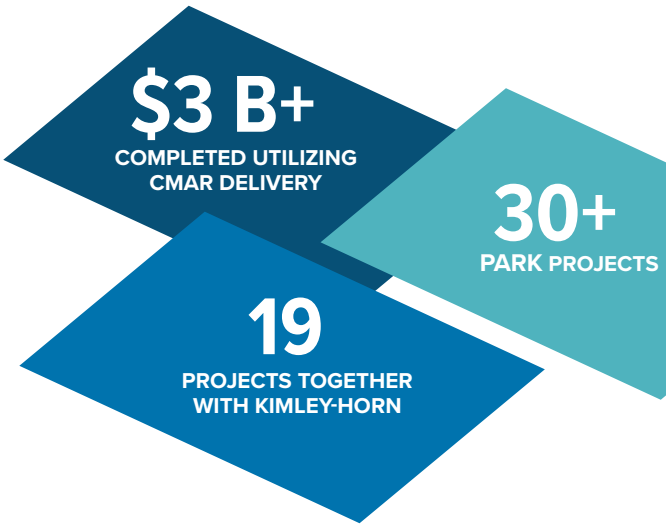
UNDERSTANDING OF THE PROJECT & OVERALL APPROACH

The Zephyr Park Rehabilitation project is a comprehensive redevelopment of approximately 50 acres at Zephyr Park in Zephyrhills, Florida. The project scope includes the construction of new restrooms, a splash pad, multiple playground areas, a nature trail system, a stage, pavilions, landscaping, hardscape, public art, and other recreational amenities. The work will also require upgrades and installation of electrical, mechanical, plumbing, irrigation, sewer, stormwater, and potentially other utilities. We recognize that the Alice Hall Community Center is an existing building within the park that serves as a meeting and event space for the community. This 6,000 SF building may be added to the scope for renovation per further discussion with the City. Our team has already begun taking a detailed look at the existing site and preparing a plan to address the needs of the City as well as to adress identified challenges. We are ready to address these challenges through proactive communication, detailed planning, and a collaborative approach with the City and Kimley-Horn. We are committed to ensuring the Zephyr Park Rehabilitation project achieves its objectives and becomes a source of pride for the community of Zephyrhills.

WHAT SETS US APART

Wharton-Smith brings expertise in Construction Management at Risk services for park redevelopment, with a proven track record of 32 successful park projects since 2007. Our first park project, Zander's Park Improvements for the City of Winter Garden, set the standard for excellence with the complete renovation of an existing park, including new playgrounds, pavilions, restroom facilities, and enhanced infrastructure. Our largest park, the Austin Tindall Regional Park Expansion in Osceola County, transformed 115 acres into a premier sports facility with multi-use fields, a competition standard soccer field, and modern amenities. And most recently, our proposed project team has completed the Hercules Park Improvements project for the City of Zephyrhills. Our extensive experience ensures that we deliver projects that not only meet but exceed community expectations, making us the ideal partner for your park.

EXPERIENCE THAT MATTERS



Additionally, Wharton-Smith and Kimley-Horn have a longstanding history of successful collaboration on CMAR and Design-Build projects, with individual projects reaching up to $180 million. **We have specifically worked on Hercules Park with Kimley-Horn, and we are currently working on Lake Eola Park together as well.** We understand your preferences and how to work as a cohesive team. For this project, we are ready to bring not only our extensive experience with park projects, but also our lessons learned from the City's past project.

A large part of Wharton-Smith's success can be attributed to our ability to self-perform various trade work. In addition to our General Contracting license, we also hold licenses for Plumbing, Mechanical, and Underground Utility and Excavation. Our self-performance capabilities give our clients the added benefit and security of knowing that we have a workforce of over 180 craftsmen available that can perform everything from utility/mechanical/plumbing to concrete, form-work, and general carpentry at a moment's notice. This is especially important for jobs that have fast tracked project schedules or the need for accelerated completion dates. This will prove especially beneficial to the City in this challenging labor market as a safeguard to subcontractor performance. In the event of a failure, we are able to mobilize our own tradesmen quickly and have work performed 24 hours a day as may be necessary to regain the schedule.

EXECUTIVE SUMMARY

TECHNOLOGY RESOURCES

Wharton-Smith uses up-to-date software suites and technology to help manage all aspects of our business. This includes accounting, project management, virtual design/BIM, and security software. Wharton-Smith's project management software, RedTeam, is a one-stop- shop for plans, specifications, addenda, RFIs, submittals, contracts and all other document control materials for our projects.

FIELDLENS BY REDTEAM

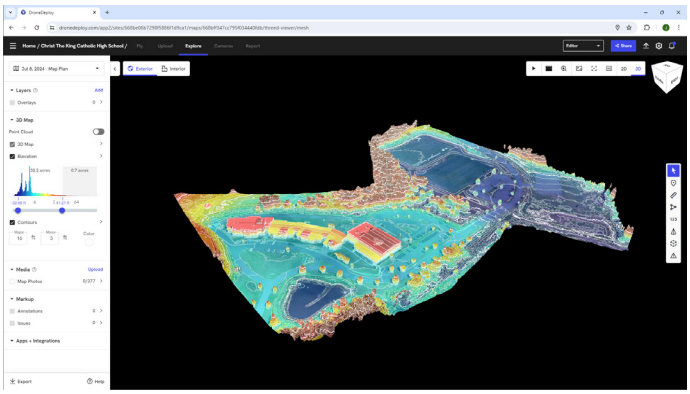
In conjunction with RedTeam Flex, FieldLens is an intuitive construction site management software where subcontractors, trade workers, design team, and Wharton-Smith can collaborate in real-time. This system incorporates the latest construction documents and allows all members to access, review, and coordinate on the fly. All of the RedTeam systems have mobile applications on Apple and Google Play, so they are compatible with all smartphones and portable tablets.

P6 SCHEDULING SOFTWARE

Wharton-Smith utilizes a tried-and-true scheduling software system named Primavera P6. This software tool utilizes the Critical Path Method (CPM) and will generate milestone schedules and fully detailed schedules for use by the project team. These schedules are updated monthly (at a minimum) and these updates will be discussed during recurrent OAC Meetings throughout the project.

QR CODING FOR EQUIPMENT/SYSTEMS

Wharton-Smith utilizes a QR code warranty system for our projects. This provides a digital warranty tracking system, warranty claim tracking, and general documentation for all equipment installed in the building. QR codes will be placed on the equipment and by scanning these codes, maintenance, facility management, and the Fire Department can instantly access important information (operations manuals, warranty information, etc.) This reduces paperwork and improves efficiency.



DRONEDEPLOY MODEL

DRONEDEPLOY

DroneDeploy is a cloud-based drone software system for commercial drones. Your site will be flown by a drone at consistent intervals and the system allows the project team to **verify elevations,** distances, and monitor progress of the work in real time. The system will capture, process, and analyze aerial data to monitor the site construction progress. The system automates drone flights and processes high-resolution imagery, 2D and 3D maps, runs reports, and creates models for the project team to review and assist with decision-making.

ONLINE DOCUMENTATION TOOL

Additional project documentation is available using online documentation tools. Our Superintendent walks the project regularly with a 360-degree camera fixed on his hardhat to visually capture and document the construction in progress at an on-the-ground level creating a lifetime access as-built database. This quality control measure gives the project team assurance that items such as required plumbing fixture blocking, above-ceiling wall penetrations, and firestopping, etc. have been completed per specifications.

Scan the QR Code to see this tool in action.

planswift by ConstructConnect · Bluebeam Revu · OPENSPACE · KPA · REDTEAM · construct connect formerly iSqFt · Trimble · Navisworks · DroneDeploy · Architecture, Engineering & Construction Collection · Revit · Bricsys part of Hexagon



PROJECT UNDERSTANDING

3

PROJECT UNDERSTANDING

Provide a narrative describing the project's goals, objectives, constraints, and success factors. Identify any unique challenges and explain your strategies for addressing them.

Wharton-Smith, Inc. is proud to support the City of Zephyrhills in the development of a high-quality, community-centered project that enhances public space, promotes operational efficiency, and reflects the City's long-term vision. As your trusted Construction Manager at Risk (CMAR), our commitment is to deliver a project that meets and exceeds expectations—through collaboration, transparency, innovation, and exceptional service.

PROJECT GOALS

The primary goal of this project is to provide the City of Zephyrhills with a cost-effective, high value, and community focused facility that is delivered on time, within budget, and with an uncompromising commitment to safety and quality. Wharton-Smith is dedicated to:

- Establishing a **transparent and accountable GMP** that ensures cost clarity and value
- Supporting **design realization** through proactive constructability reviews and value engineering
- Driving early procurement strategies including **Owner Direct Purchase (ODP)** and long-lead material identification
- Utilizing **Critical Path Method (CPM) scheduling** and six-week look-ahead planning for timely delivery
- Upholding **industry-leading safety standards** throughout all phases of construction
- Aligning project execution with the City's broader goals for **community benefit, architectural integrity, and operational sustainability**
- Early identification and mitigation of **previously identified flood areas** with the goal of **raising the park facilities/ features to an 82/83 elevation**

OBJECTIVES

Wharton-Smith's approach is built around comprehensive leadership throughout both preconstruction and construction phases. Key objectives include:

PRECONSTRUCTION PHASE

Partnering & Design Input
- Cost Estimating, Budget Alignment, Constructability Reviews

Value Engineering & Risk Mitigation
- Cost Savings, Long-Lead Procurement, Subcontractor Inclusion

Binding GMP Delivery
- Full Cost Transparency & Surety Backing

Community Engagement
- Maintain happy neighbors throughout the preconstruction/construction processes

CONSTRUCTION PHASE

Subcontractor Procurement & Cost Control
- Competitive Bidding, Contingency Management, Buy Out/ODP Savings

Advanced Technology & Delivery
- In-House VDC Department, Drone Deployment
- Early site elevation mapping

Safety, Quality, & Logistics
- Robust Protocols, Site Coordination, Quality Assurance

Transparent Reporting
- Monthly Updates & Pay Applications

CONSTRAINTS

We recognize several constraints inherent to this project and offer targeted strategies to manage and overcome them:

- **GMP Deadline at 90% Design:** Achieved through ongoing cost modeling and stakeholder coordination
- **Budget & Scope Control:** Managed via early trade engagement, ODP planning, and transparent change processes
- **Schedule Compliance:** Ensured by detailed CPM schedules and production planning milestone tracking
- **Stakeholder Communication:** Centralized through platforms like RedTeam to streamline documentation and decision making
- **Constructability Assurance:** Delivered by our in-house Virtual Design & Construction (VDC) team with deep experience in sequencing and maintainability
- **Procurement Transparency:** Guaranteed through fair and competitive bidding, with preference for qualified local subcontractors when available
- **Quality and Safety Compliance:** Enforced through Wharton-Smith's award-winning programs
- **Community Aspect:** Early engagement with the local community to assist with communications throughout the phases of construction
- **Drainage Mitigation:** Our team is aware and understands the flooding issues inherent to Zephyr Park. Through our experience and relationship with Kimley-Horn, our team will coordinate to mitigate these issues early in the preconstruction process. This preliminary identification will permit an early approach to excavating soils and assist in raising the park facilities above the identified flood elevation of 81.
- **Primary Power Connections:** Coordination with local power company during preconstruction and construction to assist in mitigating any transformer procurement delays.

CHALLENGE	SOLUTION
Concurrent Preconstruction with Evolving Design	Weekly coordination meetings, live cost tracking, and design input to ensure alignment at every milestone
Market Volatility in Labor and Materials	Early trade partner engagement and strategic procurement to lock pricing and availability
Complex Stakeholder Environment	Clear workflows and centralized communication tools to manage expectations and expedite approvals
Zephyr Park Flooding	Building up the elevations of the park facilities above the identified Kimley-Horn flood elevation mark of 81. Additionally, providing the capability to bring the finish floor elevations of the structures between an 82 to 84 elevation.
Vendor/Manufacturer Selection for Key Amenities	Use of historical data and recent experience to select reliable, maintainable, and **serviceable vendors** aligned with Zephyrhills' expectations
Phased Construction Schedule	Staggered work plan allowing partial community access throughout construction
State Inspections	Early and proactive engagement with the Department of Health to establish expectations and streamline approvals for splash pad components and related facilities

PROJECT UNDERSTANDING

Acknowledge the Optional Community Building and confirm your ability to provide pricing and construction planning for this component, if directed by the City.

Wharton-Smith acknowledges the City's consideration of a 6,000 SF Community Building (Alice Hall) within Zephyr Park. Though this is outside the base CMAR scoring criteria, we are fully capable and prepared to support this optional component if directed by the City. We confirm our ability to:

- Provide **detailed pricing and scheduling** for the Community Building
- Integrate constructability feedback and **design cohesion** with the broader park infrastructure
- **Synchronize construction activities** with the base scope to avoid scheduling conflicts
- Offer **cost saving and ODP** options to help maximize the City's investment
- Assist in **evaluating feasibility, timing, and budget impact** to determine if inclusion in the final GMP is viable

It goes without saying; If something good was happening in Zephyrhills, Alice Fryer Hall was involved. Our Wharton-Smith team views the inclusion of Alice Hall as an opportunity to enhance further the community's use of Zephyr Park, aligning with our philosophy of delivering projects that serve both immediate and long-term public needs. With over four decades of experience in CMAR project delivery—including recent successful outcomes such as Hercules Park—Wharton-Smith brings proven expertise, collaborative leadership, and a deep commitment to public service. We understand the importance of stakeholder trust, financial stewardship, and creating spaces that bring long-term value to the community. We are honored to be considered for this project and fully prepared to support the City of Zephyrhills as your **Construction Manager of Choice**—from concept to closeout, and beyond.



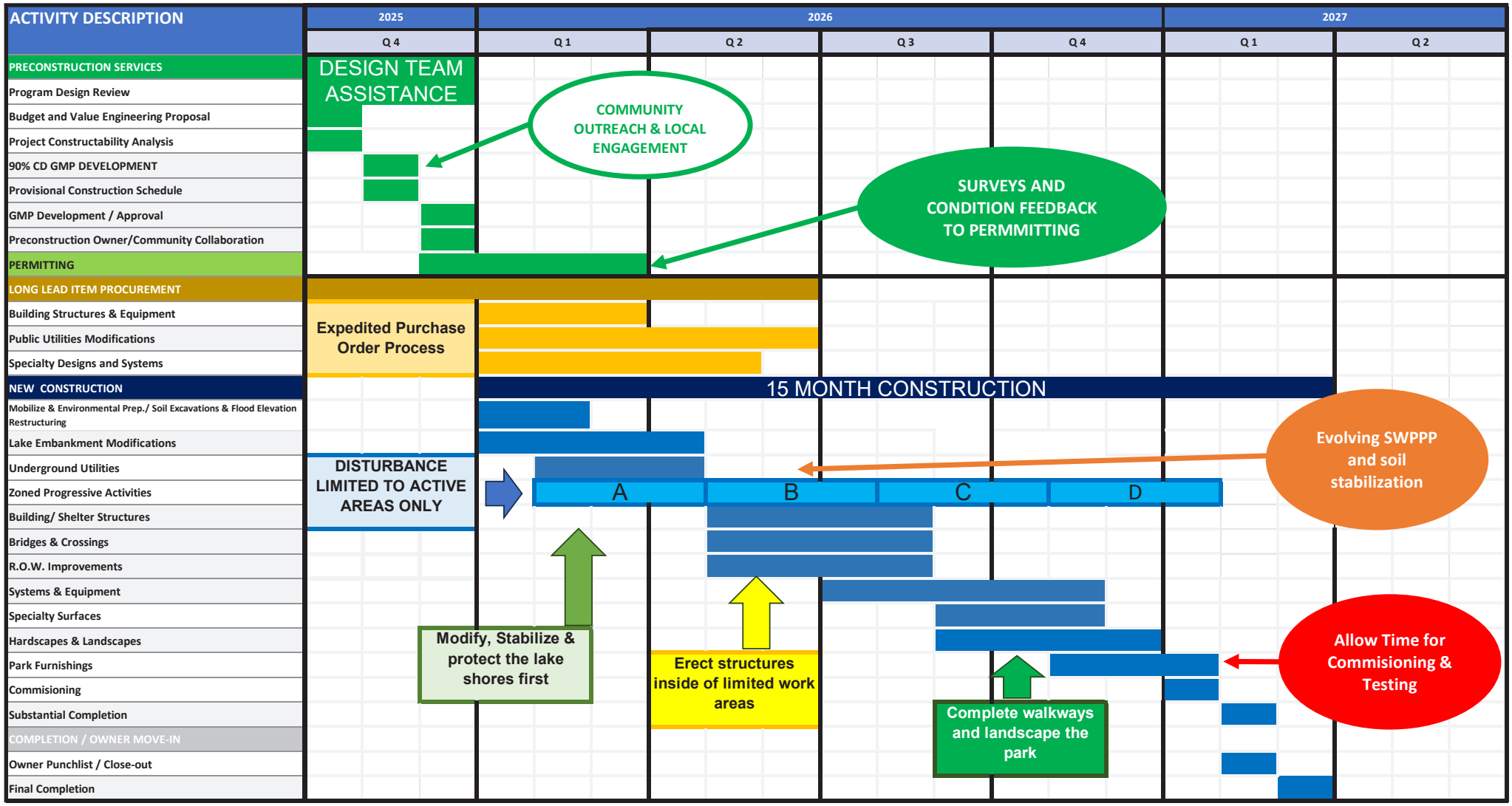
CASSELBERRY SECRET LAKE PARK

PRELIMINARY SCHEDULE & MILESTONES



PRELIMINARY SCHEDULE & MILESTONES

Identify key project milestones such as design reviews, GMP submission, construction start, substantial completion, and final completion Indicate anticipated durations and critical dependencies.



APPROACH TO PROJECTS & ABILITY TO FURNISH REQUIRED SERVICES



APPROACH TO PROJECTS & ABILITY TO FURNISH REQUIRED SERVICES

Describe your approach and capabilities.

As your Construction Manager, Wharton-Smith will serve as the client's trusted partner, providing comprehensive project management services from preconstruction through to project closeout. Our firm's core capabilities, which will be furnished directly by our in-house team, include:

Preconstruction Services: Our experienced team will provide a detailed scope analysis, value engineering, budget development, constructability reviews, and master project scheduling. These services are essential for setting the project up for success and are a key part of our value proposition.

Subcontractor Prequalification and Selection: We will manage the entire bidding and subcontractor selection process. We maintain an extensive database of diverse and pre-qualified subcontractors who have a proven track record of working with the City of Zephyrhills and on similar park renovation projects.

Project Oversight and Management: Our on-site project management team will be responsible for day-to-day operations, including quality control, safety management, budget management, and schedule adherence.

Contract Administration: We will handle all contract administration, including submittals, requests for information (RFIs), Owner Direct Purchase (ODP) and change order management.



APPROACH TO FURNISHING REQUIRED SERVICES

For all on-site construction trades and specialty work as outlined in the scope of work, Wharton-Smith will utilize a competitive, open-bid process to engage highly qualified subcontractors. This approach ensures transparency, achieves the best value for the client, and allows us to select the most qualified firms for each specific scope of work. During this prequalification and selection phase, it is not possible to provide the names of specific subcontractors, as their selection will be based on a comprehensive bidding process conducted after our firm is officially engaged for the project. This process allows us to align the right trade partners with the final, detailed project requirements and current market conditions. We are proud of our deep-rooted relationships with local subcontractors and our ability to leverage this network to staff projects with the most skilled, local talent. This not only enhances project efficiency but also contributes directly to the economic vitality of the community. All subcontractors will be thoroughly vetted to ensure they meet or exceed the expectations and requirements associated with working for the City of Zephyrhills.

Indicate if services listed in the Scope of Work will be provided by your firm or by a subconsultant/contractor. If by a subconsultant/contractor, provide the firm's name and specify the services to be provided.

Wharton-Smith will serve as the Construction Manager and utilize subcontractors as required for the scopes of work. Our company leverages an extensive database of diverse subcontractors, enabling us to identify and engage key local participants tailored to specific project needs. This approach ensures we can source the best-suited expertise and resources from within the community, enhancing project efficiency and local collaboration. By utilizing this robust network, we optimize project outcomes and foster strong relationships with local subcontractors, benefiting both the project and the community. All subcontractors are pre-qualified to meet the expectations and requirements associated with working for the City of Zephyrhills.

APPROACH TO PROJECTS & ABILITY TO FURNISH REQUIRED SERVICES

Describe your firm's specific abilities relative to the Scope of Services, including relevant project experience for building types and delivery methods such as City Hall, municipal, or similar public building construction, utilizing CM/GC or general contracting for similar projects. Present any innovative approaches to providing the services or implementing the project.

Wharton-Smith has more than 40 years of experience providing quality building construction services for public and municipal clients. Approximately 95% of Wharton-Smith's work is performed for clients in the public sector, including multiple projects within the borders of Pasco County, an on-going continuing service contract with Pasco County Schools and work outside of that for over 80 counties, towns, and cities statewide. Ask your neighbors! We have worked with the City of Fort Myers, City of North Port, City of Punta Gorda, Pasco County, Hillsborough County, Charlotte County, Sarasota County, City of Cape Coral, City of Tampa, City of St. Petersburg, Pinellas County, Tampa Bay Water, Lee County Utilities, the state of Florida, and many more public sector clients. As community builders, we understand the importance of being good stewards of public funds while working closely with our clients and design team members to fulfill a community vision. The majority of our public work has been delivered through the Construction Management at Risk methodology. We understand how to work with owners, design teams, and developers, to help manage development projects and bring added value to the project. The key to a successful construction management process is communication and we believe in forming strong partnerships with all team members at the beginning of every project.

As Construction Manager, we coordinate all project functions- including estimating, value analysis, constructability reviews, project operations and management, scheduling, cost control, quality control, and safety. We operate under an open-book principle with the budget and GMP process delivering accurate updates on cost, value analysis, and project scheduling throughout the project. Our open-book policy and communication ensures that there are "no surprises" and guarantees a successful project.

We have successfully teamed with more than 80 municipalities throughout the state of Florida ranging from small renovation/ conversion projects under $1 million to the new construction of public facilities in excess of $100 million. To the right you will find just some of Wharton-Smith's successful municipal projects:



City of Ocoee City Hall



City of Lakeland Admin. Facility



Manatee County Premier Sports Campus



Seminole Tribe of Florida Lakeland Community Building

COMMUNITY INVOLVEMENT

Wharton-Smith has built strong relationships with local subcontractors, suppliers, and stakeholders, ensuring that our projects support the local economy. We are also invested members of the community. Our commitment to community engagement extends beyond construction. We actively support local initiatives, educational programs, economic and workforce development efforts, reinforcing our dedication to our community. Johnny Santos, Director of Operations, is an Executive Board Member and Secretary for Habitat for Humanity- East and Central Pasco County.

Our Tampa Commercial Wharton-Smith team, along with members from our Tampa Wastewater and Sanford Commercial teams, volunteered our time to help complete three new homes at **The Cove Neighborhood in Dade City,** for Habitat for Humanity of East and Central Pasco County.

The build for the three homes included the installation of all interior doors, the kitchen and bathroom cabinets, and all associated baseboards and trim throughout the houses.











APPROACH TO PROJECTS & ABILITY TO FURNISH REQUIRED SERVICES

Briefly describe your Quality Assurance/Quality Control (QA/QC) Program.

The Wharton-Smith team has a culture of responsibility that embeds quality awareness in all of our organizational processes. We are committed to quality control and quality assurance, customer satisfaction, and continuous improvement.

Our formal Quality Management (QM) program includes the development of clear, quantifiable, and measurable requirements. Our quality control staff will start by developing a plan tailored specifically for the Zephyr Park project. During preconstruction, project team meetings will be held regularly to discuss the constructability of the design details, compliance with material, and product specifications, and sequencing of planned activities. Our team stresses a methodical step-by-step procedure focused on reporting mechanisms, which aim to resolve problems before they become critical while keeping everyone involved with the project fully informed and fully aware of all issues at hand. When the project transitions to the construction phase, quality management introduces additional team members and responsibilities. Much of the planning in the design and bidding phases must be transitioned to our construction team on the Zephyr Park site and subcontractors who are tasked with making the design a reality.

Wharton-Smith's extensive QM program will provide you with the knowledge, expectation, and follow-through to ensure that a quality project is completed on time. Our high level of quality work is especially evident in the areas where we self-perform work. Our QM program focuses on constant feedback and improvement as we track and perform work.

6 STEP QUALITY CONTROL PROCESS

STEP 1 SCOPE REVIEW MEETING	This meeting takes place after the subcontractor has provided their bid, but before we issue the subcontract to ensure that the bid package scope is clear and that their price adequately reflects the required scope. This crucial first step heads off countless potential future issues and scope discussions in the field.
STEP 2 PRE-MOBILIZATION MEETING	This meeting happens after subcontract execution, but well in advance of the subcontractor's work beginning. This meeting is a "handshake" meeting of sorts where we discuss high-level safety, QC, schedule and administrative expectations for the project. We discuss potential long lead items, priority submittals, safety and QC deliverables (including any that are especially scope specific) and any other administrative items that help lay the groundwork for the subcontractor's success on the project.
STEP 3 PRECONSTRUCTION MEETINGS	This series of meetings will occur for each definable feature of work. This means that a subcontractor will very likely have multiple Preconstruction meetings, as each is specific to one definable feature of their work. For example, the metal stud framing and drywall subcontractor will likely have a metal stud framing Preconstruction meeting, a drywall installation and finishing meeting and an acoustical ceiling installation meeting (and potentially others depending on specialties of their project specific scope). At each Preconstruction meeting, we discuss the same safety, QC, schedule and administrative items, similar to the Pre-Mobilization meeting but in a greater level of detail specific to the feature of work. At Preconstruction meetings, we dive into the weeds on each topic to ensure that the subcontractor, specifically their daily field supervision, understand the scope and project specific QC and safety requirements.
STEPS 4-6 INSPECTIONS	**Initial Inspection** is scheduled during the Preconstruction meeting to be very soon after work begins. The intent of the Initial Inspection is to verify, when only a small representative sample of work has been performed, that the subcontractor is performing the work correctly and per the guidelines established in the contract documents. Performing this inspection early ensures that should there be an issue with the work, the amount of rework required to correct the issue is limited and has minimal or no impact on the schedule. **Follow-Up Inspections** are periodically performed to ensure that the work is consistently being performed to the required expectations. **Final Inspection** differs slightly as some scopes involve Authority Having Jurisdiction (AHJ), design team, manufacturer, etc., but each definable feature of work is brought to a close with a targeted Final Inspection to ensure that all work was performed correctly and any close-out and/or documentation type needs have been satisfied.

SERVICES- PRECONSTRUCTION PHASE



SERVICES — PRECONSTRUCTION PHASE

Provide a list of services your firm normally provides for construction management or general contractor services.

Please see the table below for services our firm provides in the construction management services delivery method:

PRECONSTRUCTION	CONSTRUCTION	POST-CONSTRUCTION
Options Analysis ("needs" versus "wants")	Construction Scheduling	Claims Management
Develop the Budget Estimate	Production Planning	Project Close-out
Quality Control	Quality Control (Mock-ups, Independent Testing, Peer Review Inspections, Pre-Inspection Checks)	Ten Month Walk - Warranty Period Services
Pre-Qualification of Subcontractors	Cost Control	One Year Completion Walk - Warranty Period Services

PRECONSTRUCTION SERVICES

The projects will begin with a kickoff meeting involving all City of Zephyrhills representatives, design team members, and the Wharton-Smith project team. During our initial project meeting, we will identify with the City those individuals, groups, and project stakeholders who need to be communicated with on a regular and consistent basis. Specific lines of communication will be established, and all pertinent information will be discussed. Points of concern such as quality standards, programming requirements, aesthetics, budgets, constructability, scheduling, permitting, and traffic control will be reviewed. It is vital that all parties are on the same page from the outset. Our goal is to ensure that during all project phases we work as a cohesive, cooperative unit with a solid communication methodology, while endeavoring to exceed the expectations of the project and team.



DESIGN ASSIST

At Wharton-Smith, we understand that one of the most critical phases of Construction Management takes place early in the development of the project. Before the project is designed, while the program is being developed and the design is only a concept, there is the best opportunity to obtain the maximum value for each budget dollar. As the program is finalized and the design becomes developed, more effort is required by the project team to identify and implement measures to ensure the budget is maintained.

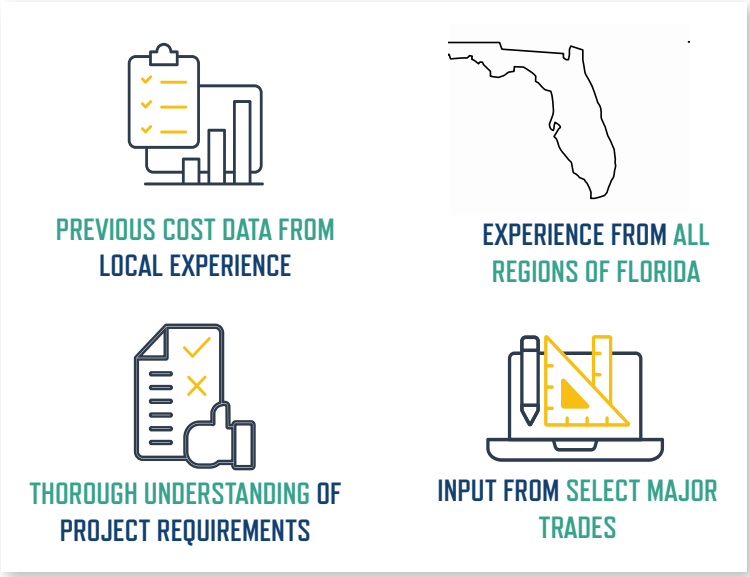
Wharton-Smith recommends that our preconstruction team participate in every upcoming programming and design meeting. Our **Preconstruction Executive/Cost Estimator, Juanmiguel Gorut**, will also attend, as required, to ensure both Preconstruction and Operations are always dialed into the project status. Prior to each meeting, we will review the most current design and program documents. Based on past experience, we will keep a sharp lookout for items we know will be required although not yet drawn. During the meeting, we listen to what is being said to understand how the written design may be influenced by the discussion, noting all items that may be a candidate for inclusion in the project.

SERVICES — PRECONSTRUCTION PHASE

Wharton-Smith's preconstruction phase focuses on real-time estimating and continuous cost control during design review meetings. This involves providing immediate input on budget impacts, suggesting alternatives for materials and methods to maintain durability and reduce costs, and ensuring the design progresses efficiently without exceeding budget or schedule.

At each design milestone, detailed design reviews are conducted to provide feasibility and availability input on products, suggest economical construction methods, and identify conflicts or scope gaps in drawings and specifications. All review comments are documented, submitted to the project team, and verified in subsequent reviews to ensure proper addressing and incorporation.

Design Reviews Factors:



The in-house preconstruction department, comprising staff with expertise in architectural, civil, structural, electrical, and mechanical disciplines, performs quantity takeoffs and cost estimates for each project division. They analyze projects for practicality, access, phasing, schedule, and constructability, utilizing input from construction staff and an extensive cost library. Estimates are continuously updated, verified with local subcontractors, and flag potential areas of confusion to avoid subcontractor contingencies. Wharton-Smith provides estimates at conceptual, schematic, design development, and Guaranteed Maximum Price (GMP) stages.

Define "value engineering" and provide two examples where it was successfully applied on previous projects.

VALUE ENGINEERING

Our team will incorporate value engineering during design to provide the most efficient, affordable, and constructible facility possible. Value engineering employs life cycle analysis to ensure that all materials and operating systems will be long-lasting and low maintenance. We thoroughly review items such as end user costs for running the facility after construction. We will continue value engineering throughout construction maintaining the highest quality standards, and to ensure budget compliance, without jeopardizing the quality of the project.

CITY OF CLEARWATER CREST LAKE PARK

Wharton-Smith performed renovations of Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Wharton-Smith worked with the City to provide value engineering options in order to maintain the budget.



1. **Public Gang Restroom**

Design for the public gang restrooms at the City of Clearwater's Crest Lake Park called out for a traditional building construction with concrete foundations, slab on grade, CMU walls, cast-in-place concrete tie-beams and a structural steel supported standing seam roof system. This design would require several trades for construction with various start-stop sequences to coordinate its construction. ***The estimated cost value of the building was $355,000.***

In researching with local precast subcontractors we came across one that built public gang restrooms out of precast from their facility which was a turnkey operation. Floors, walls, and roofing were all included in their design. The turnkey product also included infilling all openings and fixtures including doors, windows, water closets, and interior finishes. This concept would also eliminate the need for any foundations as it would rest on a 6" bed of crushed stone. ***This replacement design came in at a cost of just $155,000, which was a savings of $200,000 for the owner.***

2. Shelter Pavilions

Several shelter pavilions were included at the Crest Lake Park project. Two versions of shelters were designed, both with similar construction that included structural steel columns, beams for the roof assembly and a standing seam roof system. These were supported by cast-in-place spread footings with a slab on grade floor. These pavilions averaged a cost of $77,000 per location.



Utilizing the same precast system contract as the public gang restrooms, they were also able to propose an alternative design that could be built offsite as a turnkey system. These precast pavilions included the slab, columns and roof structure. In addition, these precast structures would also rest on a 6" crushed stone base versus a concrete foundation system. ***The alternative design resulted in an average cost of $55,000 per location which resulted in a $22,000 savings per pavilion.***

CITY OF ZEPHYRHILLS HERCULES PARK

As part of the preconstruction phase for the Hercules Park project, our team developed a comprehensive value engineering plan aimed at reducing project costs while preserving the integrity and original intent of the design. This process began with a thorough analysis of the project's "wants" versus "needs," allowing us to identify opportunities for cost savings without compromising functionality or community benefit. The result was a detailed list of potential scope adjustments that were submitted to the City of Zephyrhills for review and approval. Each item was carefully evaluated based on its impact on project goals, user experience, and long-term value. The following elements were identified as areas where strategic adjustments could generate meaningful savings:

- Splash Pad – GFRC Improvements | **Savings: $388,941**
- Splash Pad – Laminar Flow Nozzle Sump Replacements at Ground Effects | **Savings: $57,428**
- Splash Pad – Laminar Flow Nozzle Replacements at Barrels | **Savings: $69,749**
- Entrance Sign / Monument Sign | **Savings: $101,655**
- Precast Modular Restroom Building | **Savings: $81,436**
- Omission of SD Type Tree Lighting | **Savings: $57,519**
- Nature Trail Building Concept | **Savings: $123,579**



Total Potential Savings Identified: $880,307

Portions of this list were implemented in the project, resulting in significant reductions to the overall budget while maintaining key amenities and design quality. This approach not only helped control construction costs but also allowed the City to allocate resources more effectively within the project.



In addition to these value engineering efforts, our team also collaborated closely with the City during construction to streamline the Owner Direct Purchase (ODP) process. Through this collaboration and focused review of material acquisition strategies, we identified approximately **$82,000** in additional savings through reduced taxes and purchasing efficiencies. Together, these strategies demonstrated our team's commitment to responsible value engineering, fiscal management and proactive problem-solving delivering a high-value project aligned the City's vision and budget goals.

SERVICES — PRECONSTRUCTION PHASE

Describe the process your firm will use to obtain a Guaranteed Maximum Price (GMP) and providing bonding for this project.

Every project is unique and requires a specific approach in order to maximize the program for the budget dollars that are available. It will be Wharton-Smith's job to work with the design team, not only during the design phase, but also during the bidding and construction phases in order to maximize the best value for the City of Zephyrhills.

COST TRACKING AND COST CERTAINTY DURING DESIGN

During the design phase, cost control is maintained by constantly measuring cost against the original budget. Our **Preconstruction Executive/Cost Estimator, Juanmiguel Gorut** will work directly with the City and the design team to document any changes or savings ideas for the project, identify impacts to the schedule and construction costs, develop new schedules, and update cost estimates. This will help the City make informed decisions in a timely manner. Depending on Owner expectations, we can provide budget estimates at the following stages of the project: conceptual, schematic, design/development, and Guaranteed Maximum Price (GMP).

In the construction management at risk (CMAR) delivery method, the GMP must be managed with an **open-book policy**. This policy is one of the greatest advantages of CMAR. Open and honest communication allows financial decisions to be made jointly. Equally important, it allows financial records to be kept with complete transparency. This policy starts from the very first design cost estimate and is maintained through close-out.

The cost tracking system that our team implements involves the City every step of the way, and truly maintains the transparency for how the GMP is created, how it was administered and maintained, and how it is closed out. Wharton-Smith has been successfully completing CMAR projects since 1995. **We are proud to say that we have never exceeded a GMP on any CMAR project.** This is a direct result of our effective cost control protocols, stemming from the experienced personnel we have, the management systems we employ, and the relationships we build. The benefits of our preconstruction plan include:

- Open-book policy – No hidden or internal costs
- Accurate cost estimates – Historically within 2% of construction cost; this means maximum project scope!
- Comprehensive logistics planning – Increase safety, increased efficiencies, and reduced costs
- Comprehensive scheduling – Includes design, owner equipment, construction, and commissioning
- Comprehensive design reviews for constructibility – Increased quality control and reduced costs

30%

DESIGN COST ESTIMATE (PDR)

Our recent experience constructing municipal projects enables us to collaborate with the architect to confirm the drawings incorporate all necessary elements and scope. Our in-house, experienced staff will estimate all the mechanical, concrete, and site work based on the site layout determined by the architect. We will rely on our exclusive industry partners to help with portions of the cost estimates.

60%

DESIGN COST ESTIMATE

Our estimators will perform detailed takeoffs on all trades. Adequate contingencies and allowances will be carried for design items still unknown or needing clarification. General conditions are adjusted based on the schedule. A partial GMP for long lead equipment, such as Long Lead Items, and early work activities will be suggested to provide schedule gains.

90%

DESIGN COST ESTIMATE (GMP)

Wharton-Smith issues competitive bid packages to subcontractors and suppliers including detailed scopes of work, bid forms, and instructions to bidders. The bids are received, reviewed, and recommendations of award are made to the City. General conditions are finalized and all GMP bids and documents are provided to the City for full transparency.

GUIGNARD
AN UNCOMMON BOND

September 4, 2025

The City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

RE: Wharton-Smith, Inc., 750 Monroe Road, Sanford, FL 32771
City of Zephyrhills - Construction Management Services Zephyr Park Rehabilitation

Dear Selection Committee Members,

Guignard Company is the agency handling the bond requirements for Wharton-Smith, Inc. Bonds have been placed with CNA Surety Group since 1986. Bonds are written through Continental Casualty Company which is a member of the CNA Surety Group, has an AM Best's Rating of A, XV, is included in the 2025 U.S. Department of Treasury's Circular 570 and is qualified to transact business in the State of Florida.

Based on our knowledge of and experience with Wharton-Smith, Inc., we give this firm our highest recommendation. They have a reputation for excellent quality workmanship, prompt payment of bills and for completing projects on or before scheduled completion dates.

Although each request is evaluated on its own merit and maximum limits have not been established, we would consider their bonding capacity pertaining to bid, payment, performance, and other bonds to be in the area of $500,000,000 for a single job with an aggregate program of approximately $3,000,000,000.

If you have any questions or require additional information, please contact me at (407) 834-0022 or via email at Bryce@guignardcompany.com.

Best regards
GUIGNARD COMPANY

Bryce R. Guignard
President

1904 Boothe Circle I Longwood, FL 32750

MANAGEMENT PLAN - CONSTRUCTION PHASE



MANAGEMENT PLAN — CONSTRUCTION PHASE

Present your cost management plan for controlling cost within established limitations during design and construction.

Our robust cost control measures begin in the preconstruction phase (as detailed on pages 13-17) by establishing a detailed budget, implementing value engineering, and implementing strategic procurement. These foundational steps are critical for effective cost management during construction.

Once construction begins, robust monitoring and reporting systems are used to control costs. Earned Value Management (EVM) is applied to compare actual progress and expenditures against planned values, helping to identify potential overruns early. All change orders follow a strict approval process, with financial impacts reviewed with the City by a cost control board before any work proceeds. Regular cost reports are issued to the City Manager, outlining current expenditures, forecasted completion costs, and any risks to budget. Contingencies are managed carefully, with any drawdowns justified and documented. Contractors are typically held to fixed price or Guaranteed Maximum Price (GMP) contracts to limit the City's financial exposure. Transparent communication and financial documentation ensure public accountability and regulatory compliance. At project closeout, a full reconciliation of project costs is completed, and lessons learned are documented to inform future city projects.

Describe your change order management plan for controlling cost and schedule impacts.

CHANGE ORDER MANAGEMENT

Our team approaches every project as if it is to be audited, whether or not it is intended to be. Our change order process is done in such a way that we maintain an open-book policy with the Owner to ensure that you are getting what you need for the project for the right price. The Wharton-Smith team utilizes templates that identify what each change order is for, the amount of the change order, and the proposal backup documents from the subcontractors whom we have vetted to ensure there are no issues. When the template is submitted for review, we include the line items for signatures from the Owner, the architect, and the construction manager prior to issuing the change order. The project team takes the cost, reviews it, and confirms the quotes to ensure that the subcontracts are being met.

WHARTON'S SMITH'S ODP PROCESS



ADDITIONAL COST SAVING STRATEGIES

Our construction team will work directly with the City of Zephyrhills to develop customized forms and streamlined processes for implementing Owner Direct Purchase (ODP) on the Zephyr Park project. Building on the successful collaboration and efficient procedures established during the Hercules Park project, we are well-positioned to initiate the ODP process immediately. This will support early procurement efforts and address other project needs without delay, resulting in both time and cost savings.

Describe your procurement plan.

Wharton-Smith's procurement plan focuses on securing equipment and supplies efficiently and cost-effectively. This involves evaluating material lead times and schedule needs early in the design phase to ensure timely delivery. The firm utilizes a comprehensive GMP development process, pre-assessing expensive and long-lead items for accurate cost estimation and identifying suitable vendors. Bid packages are meticulously prepared with detailed scopes of work, informative bid forms, and mandatory pre-bid meetings to prevent scope gaps. Critical path items are procured promptly to maintain the project schedule, with a strong emphasis on attention to detail for risk mitigation. During construction, a weekly critical item report in RedTeam tracks outstanding purchase orders, submittals, and deliveries, and vendors are monitored to ensure commitments are met, ultimately aiming for substantial savings and smooth project execution.

MANAGEMENT PLAN — CONSTRUCTION PHASE

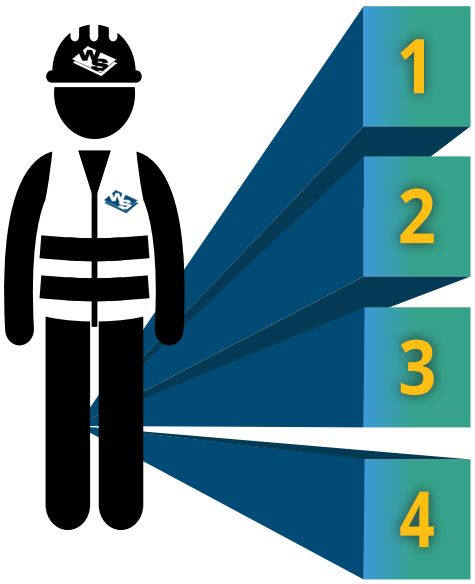
Describe your subcontractor management plan including contract document compliance procedures, project accounting procedures, and issue resolution processes.

COMPETITIVE BIDDING

Once the project moves from the design phase, it is our team's responsibility to develop the best competitive subcontracting and bid strategy for the project. We will prepare a list of the best potential vendors and subcontractors suited for this pricing and construction delivery method. By providing accurate, complete, and detailed bid instructions to the subcontractors, we ensure there are no misunderstandings or unknown circumstances that would otherwise creep into the bids. All the subcontractors bidding on the project will be qualified to perform the work. Some of the factors we look at include the following:

- **Successful past direct experience**
- **The Owner and design consultant's recommendations**
- **Manpower availability**
- **Location**
- **Owner Direct Purchase**
- **Bonding**
- **Past relevant experience**
- **Project staff**
- **Financial strength**

4 STEPS TO GMP



1. We solicit subs with your input to create a bidder list. The goal is three or more bids on all packages.
2. To eliminate scope gaps, we issue bid packages detailing work scopes and custom forms to all trades.
3. We can receive bids at our office or yours on single or multiple bid days, allowing early procurement of key bid packages.
4. Conduct a high level review and a recommendation for award for your approval.

When subcontractors are prequalified correctly, the award process is simply the lowest responsive and complete bid.

Wharton-Smith has seen firsthand that the subcontractor market is saturated with work and subcontractors are now hand picking the projects they pursue. Just as we view our long-standing relationship with our clients as a base for the joint success on projects, we also view our relationship with subcontractors and vendors similarly. We have historically immediately engaged subcontractor participation as soon as a project is advertised through in-person communication, subcontractor outreach events, public notifications, and strategically prepared bid invite lists that are tailored for the specific needs of the project.

We have also collectively been able to build and grow relationships with the subcontractor market over the last 40 years, and the foundation on which these relationships are founded allows us to deliver projects continually at more competitive rates than our competition. Wharton-Smith has developed a process to work through this issue that permits our teams to work with the most qualified subcontractors for all our projects. A few ways that we have been able to continue our success in mitigating the labor shortages include the following:

- **Perform outreach programs for subcontractor involvement**
- **Host Lunch and Learns for training development**
- **Subcontractor Appreciation Events**
- **Innovative Pre-bid Events**
- **Subcontractor Small Business Events**

At Wharton-Smith we consider ourselves an extension of our clients, and as such we view all projects through their eyes. Maximizing coverage of trades ensures a spirit of competition and allows for the best overall price to be submitted in the GMP. **With a dedicated preconstruction staff of 22 employees companywide, and by using a subcontractor library of over 3,200 subcontractors and vendors, we routinely deliver GMPs with 5-6 bidders per trade.** In addition, it is common practice at Wharton-Smith to provide bidders with detailed scopes of work prior to bids being submitted. This activity, confirms that all subcontractors for a specific trade are submitting bids that are comparable to that of their competition. These scopes of work are used as a tool when meeting with subcontractors to review their bids, minimizing changes and eliminating surprises; ultimately, they are a final checklist to substantiate our recommendation on which subcontractor to carry in the GMP.

Describe your closeout management plan for this project.

PROJECT CLOSE-OUT

At the beginning of the project the team will have a formal meeting to discuss the project close-out process. Through this meeting, a detailed plan will be developed identifying the steps required to close out the project. This plan will be written and communicated to the entire staff and is designed to ensure a minimal punch list and quick occupancy of your project. The close-out plan will include the following:

- **Operation and maintenance (O&M) manuals/executed project warranties**
- **As-built drawings**
- **Close-out letter**
- **Subcontractor close-out meeting**
- **Project close-out summary**

WARRANTY PERIOD SERVICES

Wharton-Smith's approach to warranty items is that when the owner calls, we respond. It is our commitment that we stand behind our work and make it easy for owners to trust that we will be there long after the warranty period may have expired. Specifically, we have implemented a warranty response process that identifies a specific Close-out Team that will address any post-occupancy warranty items that may arise. This ensures that the City has one point of contact dedicated to managing all warranty items through to completion. This team will be made up of a Project Manager, a Project Engineer, and a Superintendent so that all aspects of the warranty items will be addressed. For the owner it's as easy as sending an email. When the warranty work request (WWR) is received it is distributed to the Close-out Project Manager who documents and logs the WWR. The Wharton-Smith PM will immediately schedule an on-site review of the conditions with the Wharton-Smith Superintendent and the appropriate subcontractor. Depending on the condition, the Project Manager will coordinate the plan of action with the appropriate team members, including the designers if necessary, and coordinate the appropriate time to make the repairs to avoid impacting operations. By documenting and logging the warranty items, we've found that recurring issues can be elevated appropriately as needed.

In addition to the warranty response, our Close-out Team also proactively manages warranty items by conducting inspections at 11-month intervals. This allows the City, Kimley-Horn, and our Close-out Team to review performance. If there are any failing elements observed during our walk-through we have the opportunity to address them prior to the expiration of the warranty period. Our history and our clients' testaments prove that Wharton-Smith will remain responsive long past the warranty period to assist the City with any issue that may arise related to the construction of the project. You can rest assured that we will respond.



Describe your quality assurance plan.

QUALITY ASSURANCE AND CONTROL PLAN

The Wharton-Smith team has a culture of responsibility that embeds quality awareness in all of our organizational processes. We are committed to quality control and quality assurance, customer satisfaction, and continuous improvement.

Our formal Quality Management (QM) program includes the development of clear, quantifiable, and measurable requirements. Our quality control staff will start by developing a plan tailored specifically for the assigned project. During preconstruction, project team meetings will be held regularly to discuss the constructibility of the design details, compliance with material, and product specifications, and sequencing of planned activities. Our team stresses a methodical step-by-step procedure focused on reporting mechanisms, which aim to resolve problems before they become critical while keeping everyone involved with the project fully informed and fully aware of all issues at hand.



EMPLOYEE SPOTLIGHT

Chris Gayner
Production & Quality Executive

Chris will serve as a dedicated resource to the City of Zephyrhills to oversee the production planning system and all aspects of quality control. He offers more than 30 years of experience with municipal and park projects.

Some of the ways we will ensure quality during the construction phase include holding pre-task meetings with our subcontractors, providing mock-ups in order to establish a level of quality, and performing independent testing of installed systems. Throughout construction, our team will continually walk the project site working with the architect, engineers, and end user to ensure expectations of quality are exceeded. All materials unloaded on site are inspected for completeness and construction quality from our suppliers. We recognize that quality work is the key to success on any project we undertake and Wharton-Smith is committed to exceeding your expectations on this project.

Describe your mold prevention plan.

MOLD PREVENTION PLAN

As Florida residents, we all know that rain is predictable and preventing water intrusion is one of our main goals for all construction projects. Water intrusion promotes the growth of unwelcome bacteria, mold, and fungi. Therefore, the best way to control mold growth is to control the presence of unwanted and excessive moisture. Here at Wharton-Smith, our teams have developed a very comprehensive Mold Prevention Plan that has assisted our jobsites in preventing mold on all our projects. The following is the summary of that plan for your review:

- Provide mock-ups for both quality and opening assessments to identify proper installation
- Reduce indoor humidity (to 30-60%) to decrease mold growth
- Use air conditioners and dehumidifiers
- Increase ventilation and vent moisture-generating sources to the outside
- Clean and dry any damp or wet building materials and furnishings within 48 hours
- Reduce the potential for condensation on cold surfaces by adding insulation
- Confirm testing and balancing of building pressure for any vertical construction
- Establish early development of ponds and permeable surfaces
- Provide proper drainage and slope the ground away from foundations
- Early confirmation of as-built for slopes and banks to mitigate ponding
- Monitor and mitigate any over watering to assist with mold prevention

SAFETY



SAFETY

Provide your site logistics and safety plan for this project.



SAFETY


CONSTRUCTION ENTRANCE
CONSTRUCTION OFFICE & PARKING
ZONE B
ALTERNATE STAGING AREA
ZONE D
ZONE C
PAVILION A
CLOSED FOR CONSTRUCTION
PHASE 2- Erect all shelters and buildings; Bridges & crossings; Complete R.O.W. Improvements

SAFETY



PHASE 3- Hardscapes & irrigation/landscapes; Park furnishings, signage and specialties completion
Note: Work will be phased and completed in one zone at a time

SAFETY IS THE #1 PRIORITY

Our team has a comprehensive safety training program that includes written programs for Hazard Communication, Fall Protection, General Safety, and Drug/Alcohol Abuse. We also have an extensive corporate safety manual, which contains 33 sections pertaining to all areas of jobsite safety. All field supervisory personnel, superintendents, assistant superintendents, and craft foremen have been OSHA certified as competent persons in at least one of the following: Trenching, Scaffolding, Confined Space, and/or Fall Protection. In addition, each project has at least one employee trained in CPR and First Aid.

Wharton-Smith's safety culture is at the forefront. Keeping everyone safe while on the job is one of our primary concerns. A well-developed safety program and excellent job-site management are the keys to having one of the lowest injury rates in the industry.

All employees are required to go through the company's basic safety orientation. This training covers the basics of general safety, housekeeping, HAZCOM, trenching, electrical, lockout/tag out, personal protective equipment, and confined space entry. All crane operators must complete 24 hours of classroom and skills training before being allowed to operate any crane, and all equipment operators are required to complete our operator certification course. We actively pursue and encourage any specialized training that would benefit our employees.

Thorough jobsite safety inspections are conducted continuously throughout the project by our on-site safety personnel. A pre-job safety planning meeting allows potentially hazardous tasks to be flagged in advance so the project staff can prepare. Each project is also inspected by our Safety Department staff on a monthly basis. The inspections cover every aspect of on-site safety and include an electronic report that addresses both hazardous conditions observed and assigns responsibility for corrective actions. Each inspection report is personally reviewed by our management team including the president of the company.

Subcontractors are required to submit their company safety manuals so that we as the construction manager can ensure that all safety procedures are being met. Before the workday begins, the superintendent will conduct on site safety briefings with the Wharton-Smith employees and the subcontractors to remind them of the safety expectations. The project manager creates a monthly checklist for safety walks to ensure all safety protocols are being followed. Safety incentives are also used to help boost the safety morale.

MAINTAINING OPERATIONS IN AN OCCUPIED CITY PARK

Wharton-Smith provided CMAR services for the Crest Lake Park Renovations. Crest Lake Park is a popular community destination, and the City of Clearwater required the park to remain accessible and operational for the public throughout construction. Wharton-Smith implemented a phased construction plan and robust communication strategy to keep the park operational and safe.



Phased Construction: Work was sequenced to isolate construction areas, allowing other portions of the park to remain open. Temporary fencing, clear signage, and safe pedestrian detours were established to separate the public from active work zones.

Stakeholder Coordination: Regular meetings with City staff ensured alignment on park programming, event schedules, and public notifications. Construction activities were adjusted to accommodate major community events and high-traffic periods.

Safety Protocols: Enhanced safety measures included daily site inspections, public safety barriers, and clear wayfinding to guide visitors safely around work areas.

Minimizing Disruption: Noisy or disruptive activities were scheduled during off-peak hours whenever possible. Access to restrooms, playgrounds, and walking paths was maintained or quickly restored as each phase was completed.

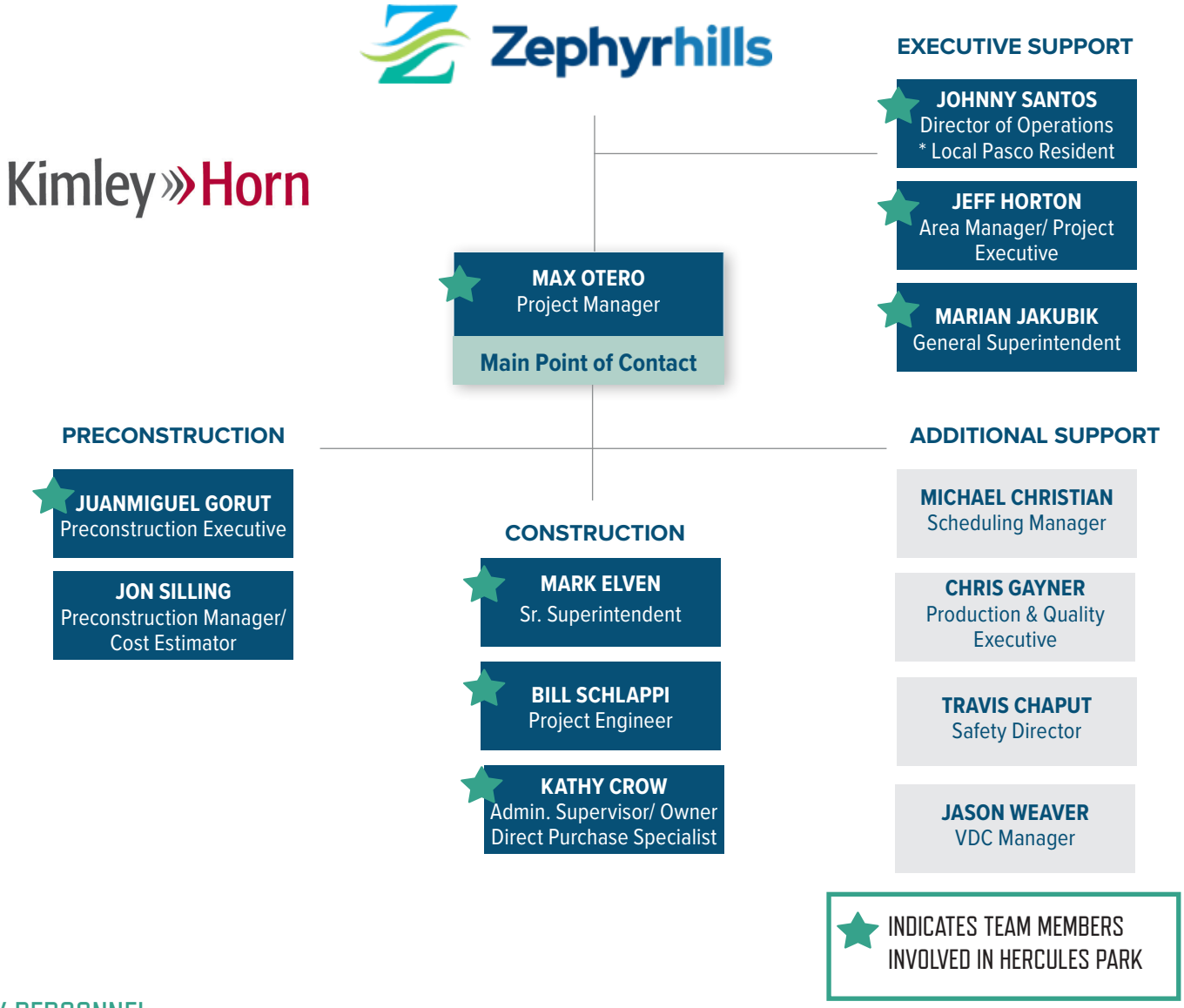
QUALIFICATIONS & EXPERIENCE OF PROPOSED PROJECT TEAM



9 | QUALIFICATIONS & EXPERIENCE OF PROPOSED PROJECT TEAM

QUALIFICATIONS & EXPERIENCE OF PROPOSED PROJECT TEAM

Describe your firm's proposed organization for the construction management team, including the Superintendent, Project Manager, Project Director, Cost Estimator, Project Executive, and other key personnel who will manage the project. Identify the specific individuals for each role. Provide a résumé for each of the above personnel, indicating the percentage of time they will be committed to this project. Identify the individual who will lead your construction team from start to finish and act as the primary point of contact between your firm, the Owner, the Architect, and other consultants. Provide an organizational chart showing the lines of responsibility and accountability.



KEY PERSONNEL

The team we have assembled has been thoughtfully constructed to offer the greatest benefit to the City due to the depth of experience with park projects in the region. As you will see, our team offers the skills, experience, and in-depth knowledge necessary to construct this project successfully within the City's schedule, budget, and expectation of long-term quality.

Area Manager Jeff Horton will provide executive level oversight for all construction management services. Project Manager Max Otero will provide technical expertise and oversee the management of the project, both for preconstruction and construction, including coordination with the City, end users, design consultants, utility companies, permitting agencies, and any other authorities having jurisdiction. General Superintendent Marian Jakubik and Senior Superintendent Mark Elven will provide construction oversight to ensure the project is completed on time and to the highest quality.



44 Years of Experience

8 Years with Wharton-Smith

AVAILABILITY

20%- Preconstruction

100%- Construction

EDUCATION

AS, Hillsborough Community College

LICENSES | CERTIFICATIONS

Fall Protection; Scaffolding; Risk Management; Trenching & Excavation

MAX OTERO

PROJECT MANAGER

As Project Manager, Max is responsible for providing daily leadership to the project team and for the successful completion of all preconstruction and construction phases of the project. He will develop schedules, perform constructability reviews, conduct value engineering, and manage site logistics. During construction, Max assists with all construction activities, including quality control, cost control, change orders, and close-out.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

CREST LAKE PARK RENOVATIONS | CITY OF CLEARWATER— $5,788,473

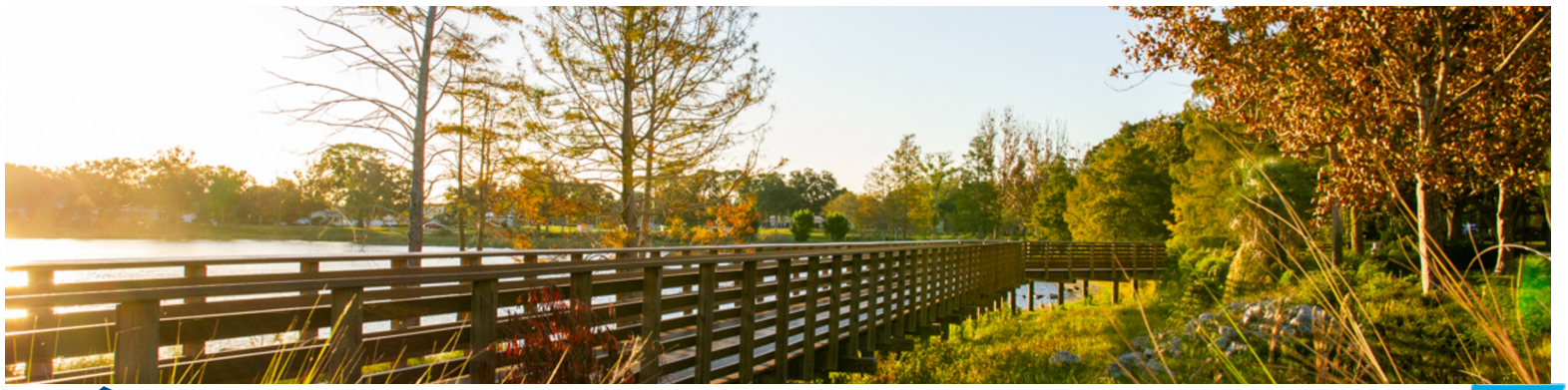
Wharton-Smith performed renovations to Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Finally, Wharton-Smith also provided improvements to the lake's shoreline, a lighted fountain in the lake, rain gardens to filter stormwater, and improved parking spaces.

ADMINISTRATION BUILDING | CITY OF LAKELAND— $6,200,000

Wharton-Smith provided Construction Management at Risk services for the multi-phased Administration Complex for the City of Lakeland. Phase 1 included demolition of the existing shop building and construction of an 8,786 SF replacement structure. Phases 2 and 3 demolished the existing multi-story masonry building and constructed an 8,154 SF two-story administration building and truck bay. The project also included coordination with the City of Lakeland on the relocation of the City's Main Communication Switch.

CYPRESS CREEK WAREHOUSE REPLACEMENT | TAMPA BAY WATER— $1,811,071

Wharton-Smith provided Design-Build services for Tampa Bay Water on the Cypress Creek Warehouse Replacement project. The scope of work included demolition and removal of the existing Purchasing Warehouse and design, permitting, and construction of a new larger pre-engineered metal warehouse building to replace it. The new warehouse building was constructed in approximately the same location as the existing Purchasing Warehouse. The removal and relocation of the existing septic tank was also included.





35 Years of Experience

2 Years with Wharton-Smith

AVAILABILITY

100%- Construction

EDUCATION

BS in Masonry Sciences, The College of North East London

LICENSES | CERTIFICATIONS

OSHA 30-Hour; Scaffolding; Trenching

MARK ELVEN

SENIOR SUPERINTENDENT

As Senior Superintendent, Mark is responsible for the supervision and coordination of the day-to-day activities of the subcontractors and Wharton-Smith employees, including safety inspections, daily reports, three-week look ahead schedules, delivery coordination, production planning, weekly subcontractor coordination meetings, storage and installation requirements, quality control, labor and equipment resources, project final quality, and start-up, testing, and final close-out. He is also responsible for keeping projects on schedule and within budget.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

DLT ADMINISTRATION BUILDING REHABILITATION | CITY OF TAMPA— $4,481,786

Wharton-Smith is providing Construction Management services to the City of Tampa. The scope includes the complete interior rehabilitation and remodel of an abandoned existing 8,000 SF two-story administration building, with the replacement of all mechanical, electrical. plumbing, and fire alarm systems, elevator installation and recertification, installation of millwork/casework, relocating, rebuilding and upgrading a new larger Scada Room for the entire facility, and providing all low voltage and access controls as required by the City.

CENTENNIAL OLYMPIC PARK | CITY OF ATLANTA— $6,000,000*

SHAMU STADIUM UPGRADE| SEAWORLD— *$CONFIDENTIAL

TROPICAL REEF REMOVAL | SEAWORLD— $*CONFIDENTIAL*

*Indicates individual experience



HERCULES PARK



2 Years of Experience

2 Years with Wharton-Smith

AVAILABILITY

100%- Construction

EDUCATION

BS in Business Management, Boston University

LICENSES | CERTIFICATIONS

Scaffolding; Trenching & Excavation; Confined Space; CPR & First Aid Certified

BILL SCHLAPPI

PROJECT ENGINEER

As Project Engineer, Bill is responsible for facilitating subcontractor meetings, creating and distributing weekly owner and subcontractor meeting minutes, completing submittal reviews for compliance, facilitating MEP coordination meetings, communicating directly with the project architect, compiling operations/maintenance manuals, coordinating and tracking material deliveries, and taking weekly progress photos.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

IMAGINE SCHOOLS K8 | PASCO COUNTY SCHOOLS— $7,400,000

Wharton-Smith provided Design-Build services to Pasco County Schools on the Imagine Schools K-8 Project. This project consists of a K-8 charter school with 51 classrooms, 2 labs and administrative offices and facilities. This project also includes a PEMB building that will be the gymnasium for the school. The grounds incorporate a football field, recreation areas and outdoor cafeteria seating.

DLT ADMINISTRATION BUILDING REHABILITATION | CITY OF TAMPA— $4,481,786

Wharton-Smith is providing Construction Management services to the City of Tampa. The scope includes the complete interior rehabilitation and remodel of an abandoned existing 8,000 SF two-story administration building, with the replacement of all mechanical, electrical. plumbing, and fire alarm systems, elevator installation and recertification, installation of millwork/casework, relocating, rebuilding and upgrading a new larger Scada Room for the entire facility, and providing all low voltage and access controls as required by the City.



DLT ADMINISTRATION BUILDING



16 Years of Experience

6 Years with Wharton-Smith

AVAILABILITY

As Needed- Preconstruction

20%- Construction

EDUCATION

BS in Business Administration, University of Central Florida

KATHY CROW

ADMINISTRATIVE SUPERVISOR/ ODP SPECIALIST

As Administrative Supervisor, Kathy manages all administrative functions and serves as our Owner Direct Purchase Specialist. She and her administrative team support the Project Manager and project team both on site and in the office, while also serving as a key point of contact for Owners and Vendors.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

CREST LAKE PARK RENOVATIONS | CITY OF CLEARWATER— $5,788,473

Wharton-Smith performed renovations to Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Finally, Wharton-Smith also provided improvements to the lake's shoreline, a lighted fountain in the lake, rain gardens to filter stormwater, and improved parking spaces.

ADMINISTRATION BUILDING | CITY OF LAKELAND— $6,200,000

Wharton-Smith provided Construction Management at Risk services for the multi-phased Administration Complex for the City of Lakeland. Phase 1 included demolition of the existing shop building and construction of an 8,786 SF replacement structure. Phases 2 and 3 demolished the existing multi-story masonry building and constructed an 8,154 SF two-story administration building and truck bay. The project also included coordination with the City of Lakeland on the relocation of the City's Main Communication Switch.

CYPRESS CREEK WAREHOUSE REPLACEMENT | TAMPA BAY WATER— $1,811,071

Wharton-Smith provided Design-Build services for Tampa Bay Water on the Cypress Creek Warehouse Replacement project. The scope of work included demolition and removal of the existing Purchasing Warehouse and design, permitting, and construction of a new larger pre-engineered metal warehouse building to replace it. The new warehouse building was constructed in approximately the same location as the existing Purchasing Warehouse. The removal and relocation of the existing septic tank was also included.



LAKELAND ADMINISTRATION BUILDING



20 Years of Experience

8 Years with Wharton-Smith

AVAILABILITY

50%- Preconstruction

EDUCATION

BS in Mechanical Engineering, University of Florida
MBA in Global Management, University of Phoenix

LICENSES | CERTIFICATIONS

LEED Accredited Professional

JUANMIGUEL GORUT, LEED AP

PRECONSTRUCTION EXECUTIVE

As the Preconstruction Executive, Juanmiguel will engage early in the project working with the Owner, user groups, and the design team to develop a cost model that aligns with the budget and schedule constraints. He will be responsible for the review of contract documents, project estimating, preliminary pricing of the project, and preparing the Guaranteed Maximum Price (GMP) package. Additionally, Juanmiguel will assist with sustainability measures and value engineering on the project.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

CREST LAKE PARK RENOVATIONS | CITY OF CLEARWATER— $5,788,473

Wharton-Smith performed renovations to Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Finally, Wharton-Smith also provided improvements to the lake's shoreline, a lighted fountain in the lake, rain gardens to filter stormwater, and improved parking spaces.

MANATEE PREMIER SPORTS CAMPUS | MANATEE COUNTY— $3,998,944

In collaboration with Manatee County, Wharton-Smith successfully completed work at the Premier Sports Campus in Lakewood Ranch. This new build involved the construction of two identical locker room facilities, each measuring 100 feet by 40 feet. Our team was responsible for the full scope of work, including comprehensive site preparation, installation of all underground utilities, concrete foundations, and exterior flatwork such as sidewalks.

CHARLOTTE SPORTS HURRICANE REPAIRS | CHARLOTTE COUNTY— $17,672,322

Wharton-Smith provided Construction Management at Risk services for the facility repairs at the 56-acre Charlotte County Sports Park, due to damages sustained from Hurricane Ian in 2022. The facility had significant damage throughout the interior and exterior, and required repairs / renovations at the main stadium, concession stands, ticket office, tiki hut, practice fields, MLB clubhouse, Building A, and the main stadium. Facility repairs included all new roofing at the stadium, clubhouse, press tower, and Building A, all new flooring, ceiling tiles, cove base, drywall repairs, and miscellaneous electrical, mechanical, and plumbing repairs, new practice field fencing and batter's eyes, and new signage throughout the Sports Park.



MANATEE PREMIER SPORTS CAMPUS



8 Years of Experience

2 Years with Wharton-Smith

AVAILABILITY

100%- Preconstruction

EDUCATION

BS in Political Science, Florida Gulf Coast University
Construction Management Certification, Florida Gulf Coast University
MSE in Construction Engineering, Florida Gulf Coast University

LICENSES | CERTIFICATIONS

WELL AP *(In Progress)*

JON SILLING

PRECONSTRUCTION MANAGER

As the Preconstruction Manager, Jon will engage early in the project working with the Owner, user groups, and the design team to develop a cost model that aligns with the budget and schedule constraints. Jon will be responsible for the review of contract documents, project estimating, the preliminary pricing of the projects, and preparing the Guaranteed Maximum Price (GMP) package. Additionally, Jon will assist with sustainability measures and value engineering on the project.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

SHERIFF'S ADMINISTRATION/HARDENED 911 FACILITY | CHARLOTTE COUNTY— $37,251,386

Wharton-Smith is currently providing Construction Management at Risk services for the new Sheriff's Administration Hardened 911 Facility for Charlotte County. This project is in continuation of the District 3 campus masterplan developing approximately eight of the overall 60-acre campus in Port Charlotte, Florida. The new facility will include a 40,000 SF administration office complete with office support services for Senior and Executive Commands, Finance, Intelligence, Community Affairs, Human Resources, MIS, and Operational Support. Key features for the project include communications/Dispatch, E-911, Records, Major Case Investigations, and a fleet vehicle maintenance center.

FIRE STATION #39 | CITY OF LARGO— $9,920,595

Wharton-Smith provided Construction Management services for the reconstruction of Fire Station No. 39 at a new location for the City of Largo. The new fire station is a three-bay, 10,000 SF facility. Additionally, the fire station provides individual dorms for eight fire staff, three large apparatus bays, day room, fitness center, and much needed storage.

IMAGINE SCHOOLS K8 | PASCO COUNTY SCHOOLS— $21,750,002

Wharton-Smith is providing Design-Build services to Pasco County Schools on the Imagine Schools K-8 Project. This project consists of a K-8 charter school with 51 classrooms, 2 labs and administrative offices and facilities. This project also includes a PEMB building that will be the gymnasium for the school. The grounds incorporate a football field, recreation areas and outdoor cafeteria seating.



LARGO FIRE STATION #39



35 Years of Experience

10 Years with Wharton-Smith

LOCAL PASCO RESIDENT

AVAILABILITY

As Needed- Preconstruction & Construction

EDUCATION

Electric Workers Association 4-Year Apprenticeship Contractor Course Training, Camtech School of Construction

LICENSES | CERTIFICATIONS

Certified General Contractor- FL; Certified Building Contractor- FL; OSHA 30- Hour; Low Voltage & Fire Alarm Certified Installer

JOHNNY SANTOS, CGC

DIRECTOR OF OPERATIONS

Johnny Santos brings years of expertise and leadership to Wharton-Smith's Tampa-based commercial operations. As Director of Operations, Johnny is responsible for operations oversight, business development, community relations, and quality of services provided by the Tampa Commercial Division.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

CREST LAKE PARK RENOVATIONS | CITY OF CLEARWATER— $5,788,473

Wharton-Smith performed renovations to Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Finally, Wharton-Smith also provided improvements to the lake's shoreline, a lighted fountain in the lake, rain gardens to filter stormwater, and improved parking spaces.

MANATEE PREMIER SPORTS CAMPUS | MANATEE COUNTY— $3,998,944

In collaboration with Manatee County, Wharton-Smith successfully completed work at the Premier Sports Campus in Lakewood Ranch. This new build involved the construction of two identical locker room facilities, each measuring 100 feet by 40 feet. Our team was responsible for the full scope of work, including comprehensive site preparation, installation of all underground utilities, concrete foundations, and exterior flatwork such as sidewalks.

CHARLOTTE SPORTS HURRICANE REPAIRS | CHARLOTTE COUNTY— $17,672,322

Wharton-Smith provided Construction Management at Risk services for the facility repairs at the 56-acre Charlotte County Sports Park, due to damages sustained from Hurricane Ian in 2022. The facility had significant damage throughout the interior and exterior, and required repairs / renovations at the main stadium, concession stands, ticket office, tiki hut, practice fields, MLB clubhouse, Building A, and the main stadium. Facility repairs included all new roofing at the stadium, clubhouse, press tower, and Building A, all new flooring, ceiling tiles, cove base, drywall repairs, and miscellaneous electrical, mechanical, and plumbing repairs, new practice field fencing and batters eyes, and new signage throughout the Sports Park.

ADMINISTRATION BUILDING | CITY OF LAKELAND— $6,200,000

Wharton-Smith provided Construction Management at Risk services for the multi-phased Administration Complex for the City of Lakeland. Phase 1 included demolition of the existing shop building and construction of an 8,786 SF replacement structure. Phases 2 and 3 involved demolition of the existing multi-story masonry building and constructed an 8,154 SF two-story administration building and truck bay. The project also included coordination with the City of Lakeland on the relocation of the City's Main Communication Switch.



27 Years of Experience

7 Years with Wharton-Smith

AVAILABILITY

10%- Preconstruction

10%- Construction

EDUCATION

Building Construction Coursework, University of Florida

LICENSES | CERTIFICATIONS

OSHA 30- Hour; MOT; CPR & First Aid Certified

JEFF HORTON

AREA MANAGER

As Area Manager, Jeff provides daily leadership to project teams while overseeing all phases of the project. He is responsible for ensuring projects are completed on time and to the client's satisfaction and for providing executive guidance and problem-solving advice to project managers and superintendents. Jeff also assists in staffing, outlining project plans, setting project goals/deadlines, and evaluating performance.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

CREST LAKE PARK RENOVATIONS | CITY OF CLEARWATER— $5,788,473

Wharton-Smith performed renovations to Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Finally, Wharton-Smith also provided improvements to the lake's shoreline, a lighted fountain in the lake, rain gardens to filter stormwater, and improved parking spaces.

LAKELAND COMMUNITY BUILDING | SEMINOLE TRIBE OF FLORIDA— $7,400,000

Wharton-Smith served as Construction Manager at Risk on the new Lakeland Community Building for the Seminole Tribe of Florida. The project includes a one-story, 35,351 SF public Community Building located in Lakeland, Florida. The new building contains a multipurpose facility that will accommodate Tribal gatherings, cultural, educational, and recreational activities, indoor sporting events, and administrative staff, for the Lakeland Tribal Community. It also includes administration offices, a conference room, a culture room, a teaching kitchen, a gymnasium, an outdoor pool, service rooms, landscape design, and on-site parking.

MANATEE PREMIER SPORTS CAMPUS | MANATEE COUNTY— $3,998,944

In collaboration with Manatee County, Wharton-Smith successfully completed work at the Premier Sports Campus in Lakewood Ranch. This new build involved the construction of two identical locker room facilities, each measuring 100 feet by 40 feet. Our team was responsible for the full scope of work, including comprehensive site preparation, installation of all underground utilities, concrete foundations, and exterior flatwork such as sidewalks.

DLT ADMINISTRATION BUILDING REHABILITATION | CITY OF TAMPA— $4,481,786

Wharton-Smith is providing Construction Management services to the City of Tampa. The scope includes the complete interior rehabilitation and remodel of an abandoned existing 8,000 SF two-story administration building, with the replacement of all mechanical, electrical. plumbing, and fire alarm systems, elevator installation and recertification, installation of millwork/ casework, relocating, rebuilding and upgrading a new larger Scada Room for the entire facility, and providing all low voltage and access controls as required by the City.



34 Years of Experience

7 Years with Wharton-Smith

AVAILABILITY

15%- Preconstruction

5%- Construction

EDUCATION

AS, Hillsborough Community College

LICENSES | CERTIFICATIONS

OSHA 30-Hour; Fall Protection; Scaffolding; HAZCOM; Trenching & Excavation

MARIAN JAKUBIK

GENERAL SUPERINTENDENT

Marian oversees all other superintendents and their workforces in the Tampa Commercial Division. He is responsible for maintaining a well-trained and qualified workforce and for maximizing allocation of manpower, tools, and equipment between jobsites. He encourages high worker retention and job satisfaction by upholding a fair, consistent, and competitive wage scale for craft workers, and helping them move to the next level in their careers. As he regularly visits the jobsites, Marian also assists with monitoring safety, quality, and production planning.

DEMONSTRATED SIMILAR PROJECT EXPERIENCE

HERCULES PARK | CITY OF ZEPHYRHILLS— $7,400,000

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills.

CREST LAKE PARK RENOVATIONS | CITY OF CLEARWATER— $5,788,473

Wharton-Smith performed renovations to Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Finally, Wharton-Smith also provided improvements to the lake's shoreline, a lighted fountain in the lake, rain gardens to filter stormwater, and improved parking spaces.

CHARLOTTE SPORTS HURRICANE REPAIRS | CHARLOTTE COUNTY— $17,672,322

Wharton-Smith provided Construction Management at Risk services for the facility repairs at the 56-acre Charlotte County Sports Park, due to damages sustained from Hurricane Ian in 2022. The facility had significant damage throughout the interior and exterior, and required repairs / renovations at the main stadium, concessions stands, ticket office, tiki hut, practice fields, MLB clubhouse, Building A, and the main stadium. Facility repairs included all new roofing at the stadium, clubhouse, press tower, and Building A, all new flooring, ceiling tiles, cove base, drywall repairs, and miscellaneous electrical, mechanical, and plumbing repairs, new practice field fencing and batter's eyes, and new signage throughout the Sports Park.

DLT ADMINISTRATION BUILDING REHABILITATION | CITY OF TAMPA— $4,481,786

Wharton-Smith is providing Construction Management services to the City of Tampa. The scope includes the complete interior rehabilitation and remodel of an abandoned existing 8,000 SF two-story administration building, with the replacement of all mechanical, electrical. plumbing, and fire alarm systems, elevator installation and recertification, installation of millwork/ casework, relocating, rebuilding and upgrading a new larger Scada Room for the entire facility, and providing all low voltage and access controls as required by the City.

ADMINISTRATION BUILDING | CITY OF LAKELAND— $6,200,000

Wharton-Smith provided Construction Management at Risk services for the multi-phased Administration Complex for the City of Lakeland. Phase 1 included demolition of the existing shop building and construction of an 8,786 SF replacement structure. Phases 2 and 3 demolished the existing multi-story masonry building and constructed an 8,154 SF two-story administration building and truck bay. The project also included coordination with the City of Lakeland on the relocation of the City's Main Communication Switch.

SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS



10

SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

HERCULES PARK | CITY OF ZEPHYRHILLS

ZEPHYRHILLS, FL



KEY RELEVANCIES

- ✓ CMAR DELIVERY
- ✓ CITY PROJECT
- ✓ SAME ARCHITECT
- ✓ PARK PROJECT
- ✓ SPLASH PAD
- ✓ RESTROOMS
- ✓ PAVILIONS
- ✓ PLAYGROUND
- ✓ NATURE TRAILS

OWNER INFORMATION

City of Zephyrhills
Shane LeBlanc
P: 813-780-0022 Ext. 3561
E: sleblanc@ci.zephyrhills.com

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

Kimley-Horn & Associates

PROJECT DATES

Start: January 2024
Completion: December 2024

PROJECT COST

$7,400,000

COMPLETED ON TIME & UNDER BUDGET

KEY PROFESSIONALS

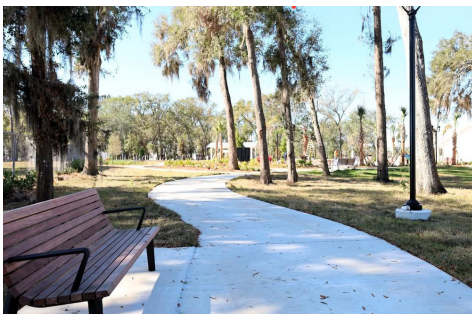
Johnny Santos, Director of Operations; Jeff Horton, Area Manager; Max Otero, Project Manager; Bill Schlappi, Project Engineer; Juanmiguel Gorut, Preconstruction Manager; Mark Elven, Superintendent; Marian Jakubik, General Superintendent; Kathy Crow, Admin. Supervisor/ ODP Specialist

DESCRIPTION OF PROJECT

Wharton-Smith provided CMAR services on the new Hercules Park for the City of Zephyrhills in conjunction with Kimley-Horn. Hercules Park features a playground, splash pad, nature trails, open pavilions, and restrooms, meeting the needs of the 18,000 residents of Zephyrhills. Designed by Kimley-Horn, the park pays homage to its heritage by bringing aspects of the Hercules Powder Company, which previously owned 80 acres of land and established Camp No. 39 on the site over 70 years ago. Throughout this project, various Value Engineering ideas were analyzed and proposed to the City. Through the excess in ODP funds reconciled, the City was able to reintroduce the monument sign to the project scope, which was previously thought to be out of budget.

As the first community park built in 40 years, Wharton-Smith understood its importance to the community. The Wharton-Smith project team communicated regularly with City staff to provide updates to the community. A groundbreaking ceremony was held with the Mayor as a public commencement of this community park. Additionally, to show appreciation to the subcontractors, a 'topping out' event was held after the roof of the main building was put on.







SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

CREST LAKE PARK RENOVATIONS | CITY OF CLEARWATER

CLEARWATER, FL



KEY RELEVANCIES

- ✓ CMAR DELIVERY
- ✓ PARK PROJECT
- ✓ RENOVATIONS
- ✓ SPLASH PAD
- ✓ PLAYGROUND
- ✓ WALKING PATHS
- ✓ BOARDWALK
- ✓ RESTROOMS

OWNER INFORMATION

City of Clearwater
Art Kader
P: 727-562-4856
E: art.kader@myclearwater.com

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

Dix.Hite + Partners

PROJECT DATES

Start: April 2020
Completion: April 2021

PROJECT COST

$5,788,473

COMPLETED ON TIME & ON BUDGET

KEY PROFESSIONALS

Johnny Santos, Director of Operations; Jeff Horton, Area Manager; Max Otero, Project Manager; Marian Jakubik, General Superintendent; Juanmiguel Gorut, Preconstruction Manager; Kathy Crow, Administration Supervisor

DESCRIPTION OF PROJECT

Wharton-Smith provided renovations of Crest Lake Park for the City of Clearwater. This project provided improvements to the park including wider sidewalks around the lake and through the park along with boardwalks and decks in portions of the lake, new lighting, irrigation, and landscaping and grassing. The construction also features a new restroom building, two picnic shelters, two volleyball courts, and four new play areas including a splash pad. Finally, Wharton-Smith also provided improvements to the lake's shoreline, a lighted fountain in the lake, rain gardens to filter stormwater, and improved parking spaces.

ADDITIONAL INFORMATION

Crest Lake Park is centrally located with both residential and busy retail adjacencies. Crest Lake itself acts as a retention pond, collecting stormwater from the surrounding neighborhoods. The team worked with an ecologist to develop strategies that would help improve the water quality with a series of rain gardens and lake edge treatments. Working with the park's existing tree canopy, the plan places structures within existing open areas and enhances canopy areas with supplemental trees and plantings.

This project received an Award of Honor from the American Society of Landscape Architects. Quotes obtained from Clearwater, FL's Mayor dubbed Crest Lake Park the "Crown jewel of the City", and the "best park we've ever done"; "a new standard for how we do things going forward".







SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

WIRZ PARK IMPROVEMENTS | CITY OF CASSELBERRY

CASSELBERRY, FL



KEY RELEVANCIES

- ✓ CMAR DELIVERY
- ✓ PARK PROJECT
- ✓ RENOVATIONS
- ✓ SPLASH PAD
- ✓ PLAYGROUND
- ✓ PAVILIONS
- ✓ RESTROOMS

OWNER INFORMATION

City of Casselberry
Martin Butcher
P: 407-262-7725 Ext. 1770
E: mbutcher@casselberry.org

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

CPH Inc.

PROJECT DATES

Start: December 2023
Completion: April 2025

PROJECT COST

$7,861,772

COMPLETED ON TIME & ON BUDGET

DESCRIPTION OF PROJECT

The Wirz Park and Pool project includes renovations to the existing park including an outdoor event patio with a shade pavilion and several terraces to hold large events; a splash pad with play elements, zero-entry pool, lap pool, and office building; and pavilions and shade structures throughout the area. The current field was renovated to accommodate multi-use sports play with an expanded parking lot to serve the expanded pool and event spaces. A new pavilion, basketball courts and fitness court were also included. Connectivity into the park was improved by implementing a raised crosswalk crossing Mark David Boulevard, as well as an upgraded trail connection point to the south.









SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS



DEW DROP PARK | CITY OF CASSELBERRY

CASSELBERRY, FL

KEY RELEVANCIES

- ✓ CMAR DELIVERY
- ✓ PARK PROJECT
- ✓ RESTROOMS
- ✓ PIER
- ✓ WALKING PATHS
- ✓ PLAYGROUND
- ✓ PAVILIONS

OWNER INFORMATION

City of Casselberry
Martin Butcher
P: 407-262-7725 Ext. 1770
E: mbutcher@casselberry.org

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

GAI Consultants

PROJECT DATES

Start: January 2025
Completion: Est. January 2026

PROJECT COST

$3,967,816

DESCRIPTION OF PROJECT

The Dew Drop Park Improvements project will include a paved multi-use path; a fishing pier; exercise stations; play area improvements such as slides, rock climbing walls, and zip line; pedestrian entry features; open space for multi-use activities; shade pavilions with grills; technology upgrades (WiFi/charging stations); benches and picnic; and a sensory garden. It will also include replacement and relocation of the tennis, basketball and volleyball courts, improvements to stormwater outlets and opportunities for stormwater education along Dew Drop Pond, a new restroom building at a central location, and upgrades to the existing restroom.

"The City values the relationship we have developed with Wharton-Smith and fully appreciates the value which the CMAR process has brought to the table. We have successfully completed several projects to date and are just beginning several other projects with Wharton-Smith. We look forward to many more future successful projects."

-Mark Gisclar, *Public Works Director, City of Casselberry*





SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

WHEELS PARK PHASES I & II | CITY OF CASSELBERRY

CASSELBERRY, FL



KEY RELEVANCIES

- ✓ CMAR DELIVERY
- ✓ PARK PROJECT
- ✓ RESTROOMS
- ✓ PLAYGROUND
- ✓ PAVILIONS

OWNER INFORMATION

City of Casselberry
Martin Butcher
P: 407-262-7725 Ext. 1770
E: mbutcher@casselberry.org

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

S K Consortium, Inc.

PROJECT DATES

Start: December 2023
Completion: May 2025

PROJECT COST

Phase I:$4,605,204
Phase II: $6,813,936

COMPLETED ON TIME & ON BUDGET

DESCRIPTION OF PROJECT

Wharton-Smith provided Construction Management at Risk services to develop Wheels Park into a family-oriented space. The park is divided into two areas: the west active bike/skate park and the east family zone. The large bike/skate park area includes a flow bowl, snake run area, street area, and associated parking. There is also a formal ceremonial lawn with a pavilion and a restroom building. Raised crossing leads to the family area which has its own parking lot and includes an ADA-accessible adventure playground, bicycle "Tiny Towne" training area for children ages 2-5, skills and pump track for children ages 5-12, a restroom building, and two pavilions.









SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

SECRET LAKE PARK | CITY OF CASSELBERRY
CASSELBERRY, FL



KEY RELEVANCIES
- ✓ CMAR DELIVERY
- ✓ PARK PROJECT
- ✓ RENOVATIONS
- ✓ PLAYGROUND
- ✓ RESTROOMS
- ✓ PAVILIONS
- ✓ WALKING PATHS
- ✓ PIER

OWNER INFORMATION
City of Casselberry
Kelly Brock
P: 407-262-7725 Ext. 1235
E: kbrock@casselberry.org

DELIVERY METHOD
Construction Manager at Risk

ARCHITECT/ENGINEER
S K Consortium, Inc.

PROJECT DATES
Start: November 2021
Completion: June 2022

PROJECT COST
$3,000,000

COMPLETED ON TIME & ON BUDGET

DESCRIPTION OF PROJECT
Wharton-Smith provided Construction Management at Risk services on the Secret Lake Improvements project for the City of Casselberry. This project includes a new 8-foot-wide trail and boardwalk; the replacement of the existing baseball field with multi-sport fields, a pavilion, and a new outdoor exercise station; raised wood structural walkways; an over-water wood pier; a new playground for children ages 2 to 5; and additional shade structures and pedestrian lighting. A precast fabricated modular restroom building was also incorporated in addition to renovations to the existing restroom.

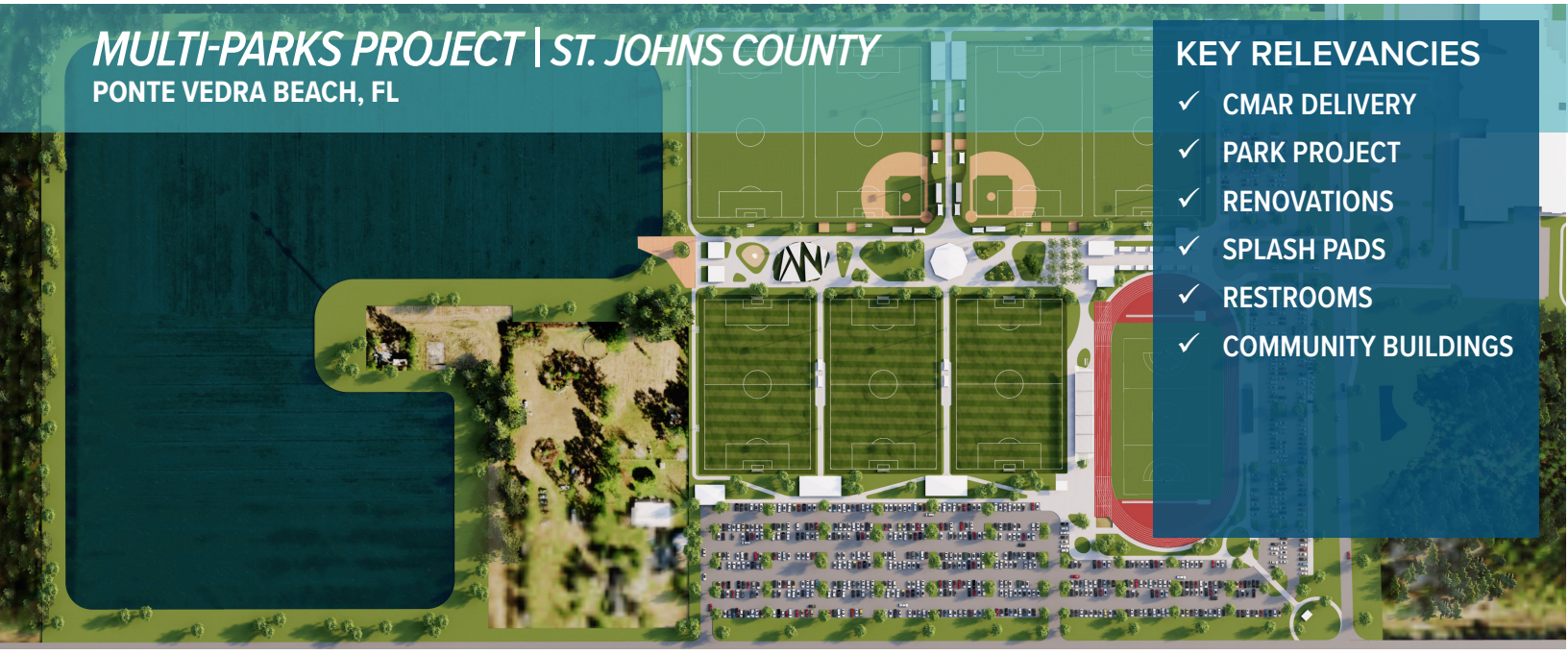








SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS



MULTI-PARKS PROJECT | ST. JOHNS COUNTY

PONTE VEDRA BEACH, FL

KEY RELEVANCIES

- ✓ CMAR DELIVERY
- ✓ PARK PROJECT
- ✓ RENOVATIONS
- ✓ SPLASH PADS
- ✓ RESTROOMS
- ✓ COMMUNITY BUILDINGS

OWNER INFORMATION

St. Johns County
Rob Stagliano
P: 904-209-0150
E: rstagliano@sjcfl.us

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

OSPORTS

PROJECT DATES

Start: December 2024
Completion: Est. December 2026

PROJECT COST

$110,000,000

DESCRIPTION OF PROJECT

The St. Johns County Multi-Parks Project is set to break ground in spring 2025, bringing four new parks, three library/community centers, and a $3 million facility upgrade to Davis Park. Spread throughout the county, these parks will provide residents with accessible, high-quality recreational spaces.

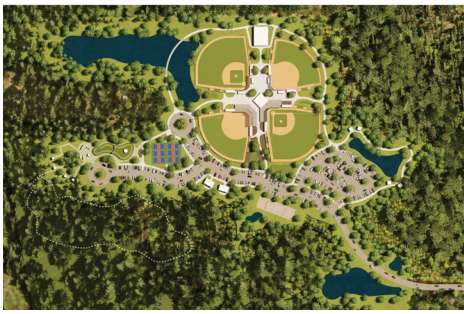
The Sportsplex, a 40-acre hub, will feature eight multipurpose fields, a sports stadium, a track and field setup, and a large playground.

Central Community Park (10 acres) will include basketball and pickleball courts, a splash pad, a skate park, a playground, an airnasium, and a 10,000 SF library/community center.

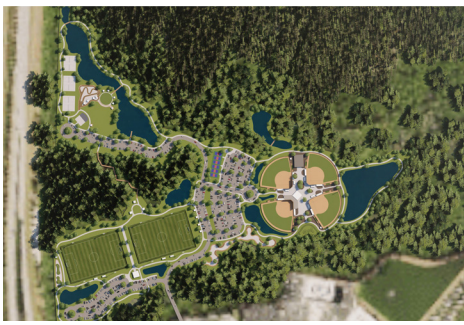
Northeast Park (50 acres) will offer four baseball fields, six pickleball courts, a high-end playground, a splash pad, two multipurpose sports fields, and a 25,000 SF library/community center.

Northwest Park (22 acres) will feature four baseball fields, volleyball courts, six pickleball courts, a playground, a splash pad, and a 10,000 SF library/community center.

The Davis Park upgrade will enhance existing facilities to meet the needs of the growing community. With a focus on sports, outdoor activities, and gathering spaces, this project will provide modern, vibrant parks that promote active lifestyles and community connections.







SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

LAKE CONCORD ART HOUSE EXPANSION | *CITY OF CASSELBERRY*

CASSELBERRY, FL



KEY RELEVANCIES

- ✓ CMAR DELIVERY
- ✓ PUBLIC ART
- ✓ COMMUNITY BUILDING
- ✓ TRAILS/WALKWAY

OWNER INFORMATION

City of Casselberry
Randy Newlon
P: 407-262-7700 Ext. 1130
E: jnewlon@casselberry.org

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

Stantec Architecture, Inc.

PROJECT DATES

Start: June 2022
Completion: November 2023

PROJECT COST

$3,112,981

DESCRIPTION OF PROJECT

The Lake Concord Park Art House Expansion project includes the expansion of the existing Lake Concord Park Art House to incorporate an additional 3,271 SF art gallery and event space. Improvements include a new covered connecting walkway leading to the new art gallery as well as additional parking. The parking lot accommodates overflow event parking and tent event space and incorporates bioswale water management areas. There is also an elevated wood deck behind the new art gallery with nighttime lighting, as well as a sculpture walk. Measures were taken to protect existing specimen trees. Additional shade trees and landscaping were added along the proposed walkways.









SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

DUNES PARK BOARDWALK RENO.| VOLUSIA COUNTY

NEW SMYRNA BEACH, FL



KEY RELEVANCIES

- ✓ PARK PROJECT
- ✓ RENOVATIONS
- ✓ TRAILS/BOARDWALK
- ✓ PAVILION

OWNER INFORMATION

Volusia County
Inga Fegley
P: 386-736-5935
E: ifegley@volusia.org

DELIVERY METHOD

Design-Build

ARCHITECT/ENGINEER

Dredging & Marine Consultants, LLC

PROJECT DATES

Start: February 2017
Completion: July 2018

PROJECT COST

$5,052,040

DESCRIPTION OF PROJECT

Wharton-Smith provided Design-Build services at the New Smyrna Dunes Park Boardwalk project for Volusia County, FL. The project was a design-build partnership with Nature Bridges and DMC for the demolition of the existing boardwalk and dune crossovers followed by the reconstruction of a modern boardwalk utilizing TREX manufactured wood and durable stainless-steel hardware that will extend the life and enjoyment for the Volusia County residents. The boardwalk is complemented by picnic pavilions, dune crossovers, and observation towers. The area is environmentally sensitive, and with that in mind, the team enacted top down construction techniques wherein the demolition and reconstruction were completed from the boardwalk leaving no trace on the sand dunes. The team also provided protective measures to ensure the safety of gopher tortoises, field mice, and indigo snakes. The work was also sequenced in a way that allowed residents to continue to enjoy the park during construction. Finally, the existing boardwalk material was recycled by a local vendor.









SUCCESSFUL EXPERIENCE WITH SIMILAR PROJECTS

AUSTIN TINDALL REGIONAL PARK | OSCEOLA COUNTY

KISSIMMEE, FL



KEY RELEVANCIES

- ✓ PARK PROJECT
- ✓ RENOVATIONS
- ✓ RESTROOMS
- ✓ FACILITIES BUILDING

OWNER INFORMATION

Osceola County
Jeff Kuenzli
P: 407-873-8104
E: jeff.kuenzli@osceola.org

DELIVERY METHOD

Construction Manager at Risk

ARCHITECT/ENGINEER

Catalyst Design Group

PROJECT DATES

Start: October 2017
Completion: August 2018

PROJECT COST

$9,677,878

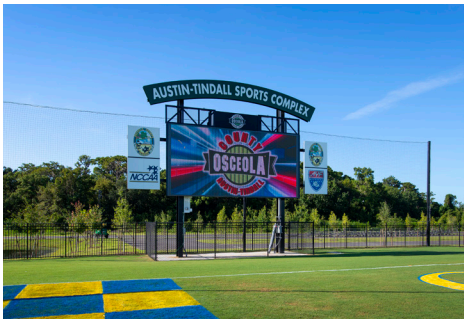
DESCRIPTION OF PROJECT

Wharton-Smith provided Construction Management services to Osceola County at the Austin Tindall Regional Park Expansion project. This expansion consisted of four new multi-use sports fields and a FIFA-standard championship soccer field, a stadium, restroom/concession facilities building, and amenities to update the existing park. Construction work was phased to provide a fully functional sports facility for scheduled events throughout the duration of the project.









REFERENCES



11

REFERENCES

Include at least three references for projects of similar size and scope. Provide the client name, contact person, title, phone number, and email address for each reference.

1

CREST LAKE PARK | CITY OF CLEARWATER

Contact: Art Kader, Asst. Parks & Recreation Director

P: 727-562-4856 | E: art.kader@myclearwater.com

Project Cost: $5,788,473

Project Duration: April 2020 - April 2021

2

SOLDIER'S CREEK SPORTS COMPLEX | SEMINOLE COUNTY

Contact: Rick Durr, Division Manager- Greenways & Natural Lands

P: 407-665-2001 | E: rdurr@seminolecountyfl.gov

Project Cost: $7,474,916

Project Duration: May 20216 - April 2017

3

SPORTSPLEX & COMMUNITY PARK | ST. JOHNS COUNTY

Contact: Rob Stagliano, Project Manager

P: 904-209-0150 | E: rstagliano@sjcfl.us

Project Cost: $37,081,945

Project Duration: April 2025 - Est. October 2026

4

DEW DROP PARK | CITY OF CASSELBERRY

Contact: Martin Butcher, Special Projects Manager

P: 407-262-7725 | E:mbutcher@casselberry.org

Project Cost: $3,967,816

Project Duration: January 2025 - Est. January 2026

CITY OF CLEARWATER
PARKS AND RECREATION DEPARTMENT,
100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4800 FAX (727) 562-4825

January 11, 2021

RE: Recommendation of Wharton-Smith, Inc.

To Whom it May Concern:

Wharton-Smith, Inc. provided preconstruction services and is currently providing construction management services for the Crest Lake Park project for the City of Clearwater.

The Wharton-Smith team was heavily engaged from initial design through the development of the GMP. Wharton-Smith's project team provided an overall "road map" to success to get the project budget in line. This road map created an organized and phased sequencing that allowed for optimal schedule and therefore savings to the budget. The team also provided value management options of specified products that would meet the project's intent (without sacrificing quality), but that were also regionally sourced and therefore more readily available to help provide additional savings.

The Wharton-Smith project team was a pleasure to work with. They listened to our concerns and were helpful in finding solutions to issues that arose during construction. We were consulted and kept informed of the progress during every stage of the construction process. Wharton-Smith maintained cost compliance throughout the project due to their open-book financial policies and great communication.

I am pleased to submit this letter of recommendation on behalf of Wharton-Smith, Inc. I am confident their team looks after our best interest and is delivering a quality project at a competitive price. Should you have any questions feel free to contact me directly.

Sincerely,

Art Kader
Deputy Director, Parks and Recreation
City of Clearwater: art.kader@myclearwater.com or 727-562-4824

Frank Hibbard, Mayor
Mark Bunker, Councilmember
Kathleen Beckman, Councilmember
David Allbritton, Councilmember
Hoyt Hamilton, Councilmember

"Equal Employment and Affirmative Action Employer"

Zephyrhills

February 13, 2025

RE: Letter of Recommendation
Wharton-Smith, Inc.
4912 W. LaSalle Street
Tampa, FL 33607
(813) 288-0068

To Whom It May Concern,

It is my pleasure to strongly recommend Wharton-Smith for your Construction Management and General Contractor team.

I am Melonie Bahr Monson, Mayor of the City of Zephyrhills. I have many years of experience working in community leadership roles and while I've worked with many people over the course of my career, the team at Wharton-Smith is a group I have worked with who uniquely stands out.

Our city endeavored to create a one-of-a-kind park project for the last year, and we hired Wharton-Smith as the construction and management team. During our time together, the entire Wharton-Smith team displayed great talent in managing our project. Their construction team worked hard, and their management team were consistently on site ensuring the product was top notch.

When we first met, I was immediately impressed with the team, and as we worked together, their commitment to producing the park of our dreams was apparent. They were able to work hand in hand with our city staff on all levels. They quickly built the trust and camaraderie needed to ensure we were in good hands. When our city was hit by a hurricane, they were onsite immediately to assess the damage and provide a plan of action to move the project forward in a timely manner. This level of professionalism is hard to find, and I commend their team for their hard work.

As you look forward to hiring a team for your construction management needs, please know that Wharton-Smith will bring the kind of skills and experience you're looking for and will also quickly become an asset to your project.

If you need more information or specific examples, please do not hesitate to contact me at (813) 469-4540 or mmonson@ci.zephyrhills.fl.us, as a recommendation letter likely only provides a snapshot of this teams talents and achievements, I would be happy to elaborate further on my time working with Wharton-Smith.

Sincerely,
Melonie Bahr Monson
Melonie Bahr Monson
Mayor of Zephyrhills

City of Zephyrhills

5335 8th Street | Zephyrhills, FL 33542 | 813.780.0000 |
ci.zephyrhills.fl.us

Kimley»Horn

James R. Pankonin, Vice President
1800 Second St., Suite 900
Sarasota, FL, 34235

September 9, 2025

To Whom It May Concern:

As the Project Manager for Hercules Park Improvements in Zephyrhills, it has been a privilege to witness our vision for this community park come to life through the expert construction management services provided by Wharton-Smith, Inc. Now that the project is complete, I am pleased to offer this letter of reference reflecting on their performance as Construction Manager at Risk (CMAR).

From the earliest stages of preconstruction through the closing out final punch-list items, Wharton-Smith's team demonstrated a deep commitment to collaboration, quality, and transparency. Their proactive approach to problem-solving and open communication ensured that the design intent was honored at every step, even as field conditions and owner-directed changes required flexibility and innovation.

Hercules Park is a landmark project for the City of Zephyrhills, the first new community park in 40 years, featuring a one-of-a-kind playground, custom themed splash pad, nature trails, open pavilions, restrooms, and expanded parking. The site's historical significance, tied to the Hercules Powder Company and Camp No. 39, was thoughtfully preserved and celebrated in the final product. Wharton-Smith's attention to detail and respect for the park's heritage were evident throughout construction.

As a landscape architect and the lead designer, it is especially rewarding to see the technical aspects of the project—such as grading, stormwater management, and the integration of sustainable features—executed with such precision. Wharton-Smith's field team was diligent in coordinating with our design staff, ensuring that all specifications were met and that any challenges were addressed promptly and effectively.

The project was completed on schedule and within budget, with cost savings returned to the owner. The result is a vibrant, accessible, and enduring community asset that will serve Zephyrhills residents for generations.

I highly recommend Wharton-Smith, Inc. for future CMAR projects. Their professionalism, technical expertise, and dedication to partnership make them an outstanding choice for any community-focused development.

Sincerely,



James R. Pankonin, Vice-President

kimley-horn.com | 1800 Second Street, Suite 900, Sarasota, FL 34235 | 941-379-7600

CAPABILITY STATEMENT



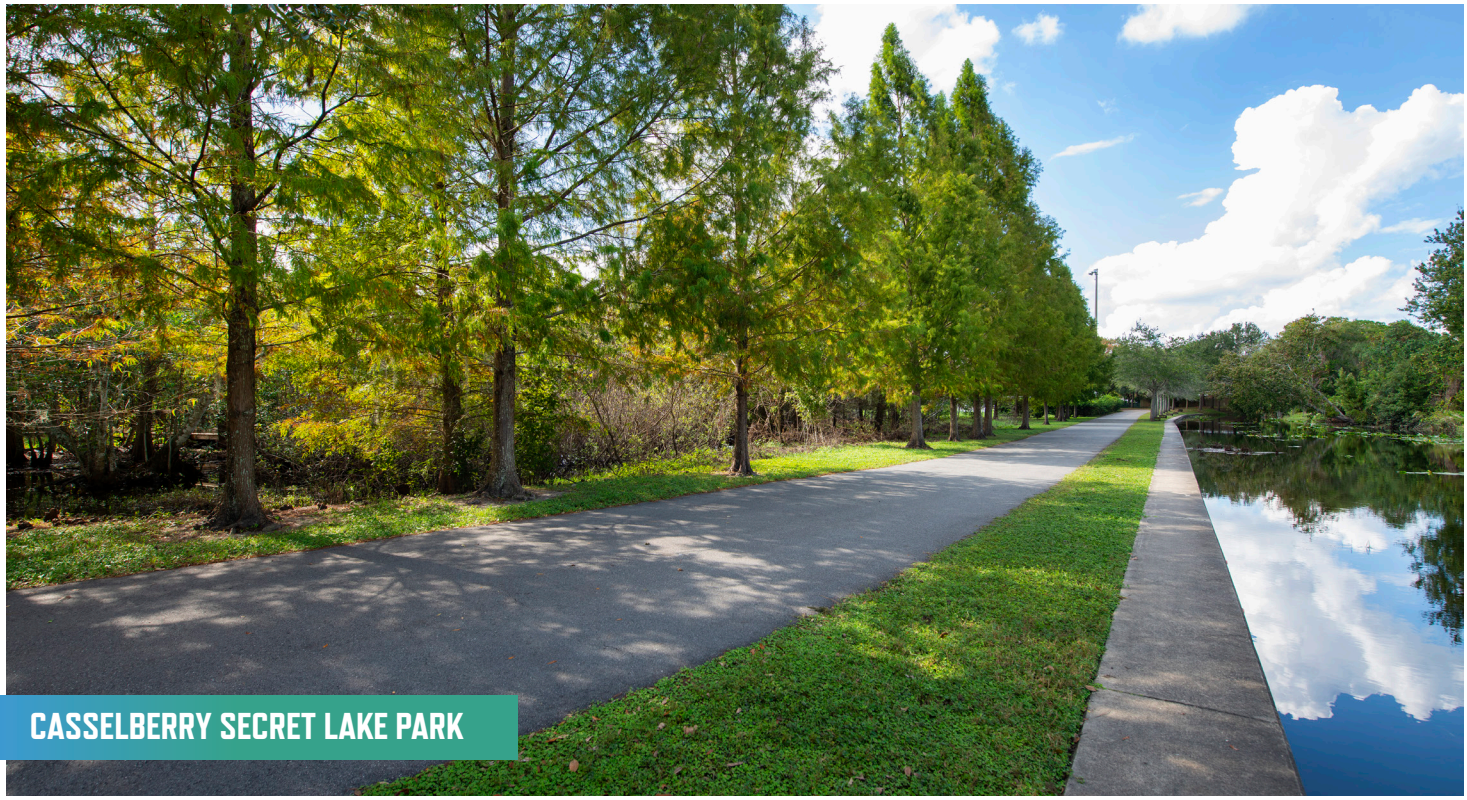
12

CAPABILITY STATEMENT

Provide a brief statement of your current workload and available resources. Demonstrate your ability to meet the project schedule and staffing requirements.

The proposed members of our team have the availability, capacity, and desire to perform the required services. We are ready to begin work! The Wharton-Smith team has ample and available resources to successfully complete the Zephyr Park Rehabilitation project. The project will be managed out of Wharton-Smith's Tampa, FL office which currently has 159 employees. Your project deserves a firm and a project team that has ample resources to draw on. In addition to our local office, we can tap into our resources from Southeast, Southwest, and North Florida, if needed.

WHARTON-SMITH CURRENT WORKLOAD	
PROJECT NAME	**ESTIMATED COMPLETION DATE**
NW Water Reclamation Facility- Maintenance Building, Manatee County	November 2025
District 3 Sheriff's Administration/Hardened 911 Facility, Charlotte County	December 2025
Bishop Animal Shelter - Phase 1 (Kennels), Manatee County	December 2025
Streetscape Projects (8th Street & Oak Side Cemetery), City of Zephyrhills	January 2026
Bishop Animal Shelter - Phase 2 (Adoption Building), Manatee County	June 2026



CASSELBERRY SECRET LAKE PARK

EFFECT OF PROJECT TEAM ON PROJECT RESPONSES

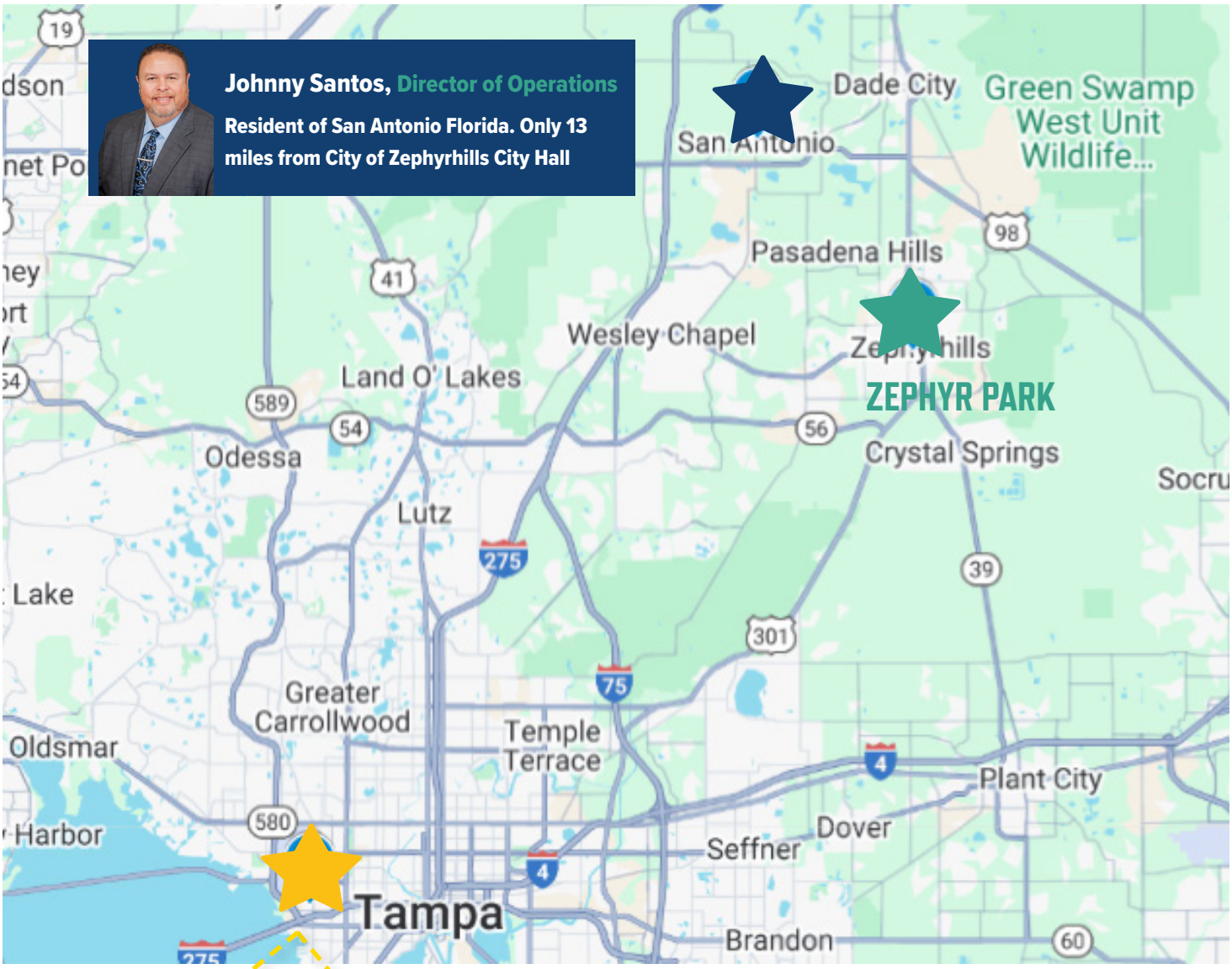


13

EFFECT OF PROJECT TEAM ON PROJECT RESPONSES

Identify the location (city/state) where each element of the work will be performed, whether by the prime firm or a subconsultant/contractor, and who in your organizational chart will oversee that work. Confirm that the project team location will be within the greater Tampa Bay region, within an 80 mile radius of Zephyrhills.

All work under this contract will be managed by our Tampa, Florida office located at 4912 West La Salle Street and performance of work will be overseen by Area Manager Jeff Horton and Project Manager Max Otero. Our office is located approximately 32 miles from Zephyr Park.





Wharton-Smith Tampa Office

OUR ENTIRE PROJECT TEAM IS STATIONED AT OUR TAMPA OFFICE





Wharton-Smith, Inc.
CONSTRUCTION GROUP

4912 W. LA SALLE STREET TAMPA, FL 33607

P: (813) 288-0068

WWW.WHARTONSMITH.COM

Wharton-Smith, Inc. Response

Pricing unsealed at Sep 19, 2025 10:00 AM

CONTACT INFORMATION

Company
Wharton-Smith, Inc.

Email
jsantos@whartonsmith.com

Contact
Johnny Santos

Address
4912 W. La Salle Street
Tampa, FL 33607

Phone
N/A

Website
www.whartonsmith.com

Submission Date
Sep 19, 2025 8:07 AM (Eastern Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. FEIN Number*

☑ Pass ☐ Fail

Enter FEIN Number

59-2392802

2. LICENSES*

☑ Pass ☐ Fail

Please upload your State of Florida licenses

FL_CertificateOfStatus_Exp_20251231.pdf
Tim_Smith_PE_2027.pdf
TimSmith_#CGC1511243_20260831.pdf

3. Are you a Parent Company?* ☑ Pass ☐ Fail

Please verify whether you are a Parent Company

No

4. Firm Principal Information* ☑ Pass ☐ Fail

Enter Name/Title/Phone Number of two Principals in the firm.

Timothy S. Smith, CEO, President 407-321-8410

Darin Crafton, COO - Commercial 407-321-8410

5. Present Office Locations and Number of Personnel* ☑ Pass ☐ Fail

Enter Present Office locations, City/State/Number of personnel for each

Tampa, FL- 153; North Port, FL- 42; Sanford, FL- 441; Jacksonville, FL- 108; Pensacola, FL- 26; Palm Beach Gardens, FL- 94; Rockledge, FL- 17; Ft. Myers, FL- 32; Charlotte, NC- 66; Baton Rouge, LA- 30; Sugar Land, TX- 24

6. Request for Qualifications Confirmation* ☑ Pass ☐ Fail

PROJECT IDENTIFICATION NUMBER: 2025-011

PROJECT NAME: Construction Management Services - Zephyr Park Rehabilitation

RFQ DEADLINE: Friday, September 19, 2025, 10:00 am

The undersigned, hereby declares that no person or other persons other than the undersigned are interested in this RFQ, as Principal, and this response to request for qualifications is made without collusion with others; and that we have carefully read and examined the specifications, and with full knowledge of all conditions under which the services herein is contemplated must be furnished, hereby proposed and agree to furnish this service according to the requirements set out in the specifications for said purchase and service.

☑ Confirmed

7. Will you be using subcontractors/consultants?* ☑ Pass ☐ Fail

No

8. Drug Free Workplace* ☑ Pass ☐ Fail

The undersigned vendor, in accordance with Florida Statute 287.087, hereby certifies that the Firm does:

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' 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 the 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 pleas of guilty or nolo contendere to, any violation of chapter

893 or of any controlled substance law of the United States or 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 so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

☑ Confirmed

9. Public Entity Crimes* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> PUBLIC_ENTITY_CRIMES.docx

Public_Entity_Signed.pdf

10. Non-Collusive Affidavit* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> NON-COLLUSIVE_AFFIDAVIT.docx

NON-COLLUSIVE_AFFIDAVIT_signed.pdf

11. No Coercion of Labor Affidavit* ☑ Pass ☐ Fail

Please download the below documents, complete, and upload.

> 36641134v1_-_Trafficking_Affidavit.docx

Trafficking_Affidavit_Signed.pdf

12. Foreign Country of Concern Attestation* ☑ Pass ☐ Fail

Please download the below documents, complete, and upload.

> 36994068v1_-_PUR_1355_Foreign_Country_of_Concern_Attestation.docx

36994068v1_-_PUR_1355_Foreign_Country_of_Concern_Attestation.pdf

13. Statement of E-Verify Requirements Compliance* ☑ Pass ☐ Fail

By confirming, I, the duly authorized representative/agent of the firm I am representing for this bid hereinafter referred to as Successful Respondent, by this Affidavit attest to the following:

The Successful Respondent acknowledges that Section 274A of the Immigration and Nationalization Act and other relevant provisions of law prohibit the employment of unauthorized aliens; that the U.S. Department of Homeland Security has established an E-Verify System that allows employers to verify employee eligibility in an efficient manner; and that the Office of the Governor of the State of Florida has issued Executive Order 11-116, encouraging public agencies not under the control of the Governor to include as a provision of contracts for the provision of goods or services a requirement that contractors and subcontractors utilize the E-Verify System to verify employee eligibility. Successful Respondent hereby affirms and agrees that Successful Respondent is in compliance and shall at all times comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens. Successful Respondent shall verify the eligibility of its current and prospective

employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Agreement. Successful Respondent shall include in all contracts with subcontractors related to this Agreement a provision requiring the subcontractor to comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens and to verify the employment eligibility of all the subcontractor's current and prospective employees using the U.S. Department of Homeland Security's E-Verify System. The Successful Respondent shall maintain records showing its compliance with the requirements of this paragraph, and shall provide copies of all such records to the City upon request. Failure to comply with any requirement of this paragraph shall constitute a breach of this Agreement for which the City may immediately terminate the Contract without penalty. In the event of such breach or termination, the Successful Respondent shall be liable to the City for any costs incurred by the City as a result of the breach.

IN ACCORDANCE WITH § 837.06, FLA. STAT., SUCCESSFUL RESPONDENT ACKNOWLEDGES THAT WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN § 775.082 OR § 775.083, FLA. STAT.

☑ Confirmed

---

14. Errors and Omissions* ☑ Pass ☐ Fail

Upon review of this project's plans and construction documents are you aware of any apparent errors or omissions?

No

---

15. Have you included your Resumes and Organization Chart in your Response* ☑ Pass ☐ Fail

Yes

---

16. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusions* ☑ Pass ☐ Fail

By clicking confirm, the prospective Vendor certifies:

1. By submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal Department or Agency.
2. Where the Vendor is unable to certify to the above statement, the prospective Vendor shall attach an explanation to this form.

☑ Confirmed

---

17. AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)* ☑ Pass ☐ Fail

The Contractor will comply with all the requirements imposed by the ADA (42 USC 12012. Et. Seq.) the regulations of the Federal government issued thereunder, and the assurance by the Contractor pursuant thereto

☑ Confirmed

---

18. AUDITS AND INSPECTIONS* ☑ Pass ☐ Fail

Vendors shall permit State and Federal authorized representative(s) to inspect all work, materials, payrolls, records; and to audit the books, records and accounts pertaining to the Project. Notification to the City's Project Manager will be made by the Vendor if such requests and access is provided.

☑ Confirmed

---

19. CLEAN AIR ACT & FEDERAL WATER POLLUTION CONTROL ACT* ☑ Pass ☐ Fail

The Contractor will comply with all requirements imposed by the CLEAN AIR ACT, codified as 42 U.S.C. 7401 et seq and the Federal Water Pollution Control Act (Clean Water Act) 33 U.S.C. 1251-1387, the regulations of the Federal government issued thereunder, and the assurance by the Contractor pursuant thereto.

☑ Confirmed

20. COPYRIGHT RESTRICTIONS* ☑ Pass ☐ Fail

No material prepared under this agreement shall be subject to copyright in the United States or any other country.

☑ Confirmed

21. DEPT NOT OBLIGATED TO THIRD PARTIES* ☑ Pass ☐ Fail

The City, State and/or Federal agency shall not be obligated or liable hereunder to any party other than the agency in regards to this Project.

☑ Confirmed

22. DISADVANTAGED BUSINESS ENTERPRISE (DBE) POLICY* ☑ Pass ☐ Fail

DBE Policy: It is the policy of the Department that Disadvantaged Business Enterprises (DBE) as defined in 49 CFR Part 2, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with State and/or Federal funds under this Project.

☑ Confirmed

23. DOMESTIC PREFERENCES* ☑ Pass ☐ Fail

As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase order for work or products under this award.

☑ Confirmed

24. ENVIRONMENTAL REGULATIONS* ☑ Pass ☐ Fail

The Vendor certifies that the Project will be carried out in conformance with all applicable environmental regulations included in the securing of any applicable permits. The Vendor will be solely responsible for any liability in the event of non-compliance with the applicable environmental regulations, including the securing of any applicable permits, and will reimburse the State and/or Federal agency for any loss incurred in connection therewith.

☑ Confirmed

25. EQUAL EMPLOYMENT OPPORTUNITY* ☑ Pass ☐ Fail

Vendor shall not discriminate against any employee or applicant for employment because of race, age, creed, color, sex, or national origin. The Vendor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, age, creed, color, sex, or national origin. Such action shall include, but not be limited to, the following: Employment upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

☑ Confirmed

26. DELEGATES, CONGRESS OR LEGISLATURE MEMBERS* ☑ Pass ☐ Fail

The Vendor shall not permit a member or delegate to the Congress of the United States or the State of Florida Legislature, to any share or part of the Contract or any benefit arising therefrom.

☑ Confirmed

27. INSPECTOR GENERAL COOPERATION* ☑ Pass ☐ Fail

The Vendor agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes for the compliance to conduct reviews and evaluations on financial; compliance, electronic data processing and performance audits of and preparation of audit reports of the findings.

☑ Confirmed

28. RECOVERED MATERIALS PROCUREMENT* ☑ Pass ☐ Fail

40 CFR part 247, Section 6002 for Procurement of Recovered Materials states a non-federal entity that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal act, as amended by the Resource Conversation and Recovery Act.

☑ Confirmed

29. PROHIBITED INTERESTS* ☑ Pass ☐ Fail

“Material interest” means direct or indirect ownership of more than five (5) percent of the total assets of capital stock of any business entity.

The Vendor shall not enter into any subcontract or arrangement in connection with the Project or any property included or planned to be included in the project, with any person or entity who was represented before the Vendor by any person who at the time during the immediately preceding two (2) years was an officer, director or employee of the Vendor.

☑ Confirmed

30. TELECOMMUNICATIONS EQUIPMENT OR SERVICES* ☑ Pass ☐ Fail

The Contractor will comply with all requirements imposed by FAR 85 FR 53126 Defense Department for the use of covered telecommunications equipment or services, or any equipment, system or service that uses covered telecommunications equipment or services. By confirmation of this regulation issued thereunder, and the assurance by the Contractor pursuant thereto

☑ Confirmed

31. RIGHTS AND REMEDIES NOT WAIVED* ☑ Pass ☐ Fail

In no event shall the making any payment to the Vendor via the City constitute or be construed as a waiver by the State and/or Federal agency of any breach of covenant or any default which may then exist, on the part of the Vendor, and the making of such payment by the City while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to the State and/or Federal agency with respect to such breach or default.

☑ Confirmed

32. SEVERABILITY* ☑ Pass ☐ Fail

If any provision of this agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance the remainder would then continue to conform to the terms and requirements of applicable law.

☑ Confirmed

33. CIVIL RIGHTS ACT OF 1964* ☑ Pass ☐ Fail

The Vendor will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964 (42 USC 2000d, et. Seq), the Regulations of the Federal Department of Transportation issued thereunder, and the assurance by the Vendor pursuant thereto

☑ Confirmed

34. CIVIL RIGHTS ACT OF 1968* ☑ Pass ☐ Fail

The Vendor will comply with all the requirements imposed by Title VIII of the Civil Rights Act of 1968, (42 USC 3601, et seq.,) which among other things, prohibits discrimination in employment on the basis of race, color, national origin, creed, sex and age.

☑ Confirmed

35. Addenda* ☑ Pass ☐ Fail

By clicking below you confirm you are aware of all addenda published and have read all questions and responses to this solicitation

☑ Confirmed

36. RFQ Acceptance* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> *ACCEPTANCE.docx*

RFP_Acceptance_Signed.pdf

37. RFQ Technical Response* ☑ Pass ☐ Fail

Upload your firm's response package.

2025-011_Zephyr_Park_Rehabilitation_Wharton-Smih_9.19.25.pdf

38. Redacted Bid containing any information deemed confidential?* ☑ Pass ☐ Fail

If your response contains any information deemed confidential, provide an additional redacted version of your response labeled “Redacted”. An electronic copy shall be in Microsoft Word or Adobe – the most recent software version.

No

39. Point of Contact for Solicitation (Name/Email/Phone)* ☑ Pass ☐ Fail

Jeff Horton, Area Manager- jhorton@whartonsmith.com 813-918-3483

Johnny Santos, Director of Operations- jsantos@whartonsmith.com 813-508-2649

40. Authorized Signatory

40.1. Name and Title of Authorized Signatory* ☑ Pass ☐ Fail

Enter the Name and Title of the Authorized Signatory

Darin Crafton, COO- Commercial

40.2. By clicking confirm, the authorized signatory is confirming that they are authorized to bind the entity to the contract.* ☑ Pass ☐ Fail

By clicking confirm the Authorized Signatory is certifying that this Response is made without prior understanding, agreement, connections with any corporation, firm or person submitting a Response for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to all conditions of this Bid/Proposal and certify that I am authorized to sign this Response for the company. In submitting a Response to the City of Zephyrhills, the Responder offers and agrees that if the Response is accepted, the Company will convey, sell, assign or transfer to the City of Zephyrhills all rights, title and interest in and all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Zephyrhills. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Company.

☑ Confirmed

State of Florida
Department of State

I certify from the records of this office that WHARTON-SMITH, INC. is a corporation organized under the laws of the State of Florida, filed on April 3, 1984, effective April 2, 1984.

The document number of this corporation is G94383.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 8, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighth day of January, 2025

Secretary of State

Tracking Number: 4227043527CC

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

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

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

SMITH, TIMOTHY SCOT

3965 DANDELION CV
OVEIDO FL 32766

LICENSE NUMBER: PE62432

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

SMITH, TIMOTHY SCOT

WHARTON-SMITH INC
750 MONROE ROAD
SANFORD FL 32771

LICENSE NUMBER: CGC1511243

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a),
FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

PROJECT NUMBER: 2025-011

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to The City of Zephyrhills
(print name of the public entity)

by Darin Crafton, Chief Operating Officer- Commercial
(print individual's name and title)

for Wharton-Smith, Inc.
(print name of entity submitting sworn statement)

whose business address is

750 Monroe Road Sanford, FL 32771

and (if applicable) its Federal Employer Identification Number (FEIN) is 59-2392802

(If the entity has no FEIN, include the Social Security Number of the individual

signing this sworn statement: .)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes means:

    1. A predecessor or successor of a person convicted of a public entity crime; or
    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the

legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the
entity submitting this sworn statement. (Indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Dan a Cuf
(Signature)

Sworn to and subscribed before me this 17 day of September, 20 25

Personally known ✓

Or Produced identification N/A
Notary Public – State of Florida

Rebecca Titus
My commission expires 6/15/2027
(Type of Identification)

REBECCA TITUS
Notary Public - State of Florida
Commission # HH 411576
My Comm. Expires Jun 15, 2027
Bonded through National Notary Assn.

Rebecca Titus
(Printed, Typed or stamped commissioned name of notary public)

NON-COLLUSIVE AFFIDAVIT

PROJECT NUMBER: 2025-011

State of Florida
County of Seminole

Darin Crafton, being first duly sworn, deposes and says that he/she is

Chief Operating Officer- Commercial, the party making the fore-going submittal of qualifications or bid that such
submittal (partner or officer of the Firm, etc)

Or bid is genuine and not collusive or sham; that said Firm has not colluded, conspired, connived or agreed, directly or indirectly, with any Firm or person, to put in a sham response or to refrain from responding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to secure any advantage against the City of Zephyrhills of any person interested in the proposed contract; and that all statements in said response are true.

Dan a Crafton
Officer

Wharton-Smith, Inc. *(Company Name)*

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 17 day of September by Darin Crafton *(name and title of corporate officer)* of Wharton-Smith, Inc. *(Name of Corporation),* a Florida *(state or place of incorporation)* corporation, on behalf of the corporation. He/she is personally known to me or has produced N/A *(Identification type)* as identification.

Rebecca Titus *(Signature line for notary public)*

Rebecca Titus *(Name of notary type, printed or stamped)*

Notary Public – Florida *(Title or rank)*

My commission expires: 6/15/2027

REBECCA TITUS
Notary Public - State of Florida
Commission # HH 411576
My Comm. Expires Jun 15, 2027
Bonded through National Notary Assn.

Serial number, if any HH411576

STATE OF FLORIDA

COUNTY OF Seminole

NO COERCION OF LABOR AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Darin Crafton, who, after being duly sworn, deposes and states that he/she is an adult person, over the age of 18, competent to testify as to the following matters to which he/she has personal knowledge:

1. My name is Darin Crafton.

2. I am currently the Chief Operating Officer- Commercial of Wharton-Smith, Inc.

3. In that capacity, I am authorized to make this attestation.

4. Pursuant to the requirement of Florida Statutes § 787.06(13), my company attests, under penalty of perjury, that it does not use coercion, as defined in Florida Statutes § 787.06(2)(a), for labor or services.

FURTHER AFFIANT SAYETH NOT:

Darin Crafton

The foregoing instrument was attested to before me this 17 day of September, 2025, by Darin Crafton, who is [X] personally known to me or [ ] who has produced _____ as identification, and who did take an oath under penalty of perjury, and who appeared before me at the time of notarization.

seal:

REBECCA TITUS
Notary Public - State of Florida
Commission # HH 411576
My Comm. Expires Jun 15, 2027
Bonded through National Notary Assn.

Sign: Rebecca Titus
Print: Rebecca Titus
Notary Public-State of Florida
Commission No: HH 411 576
Commission Expires: 6/15/2027

36641134v1

FOREIGN COUNTRY OF CONCERN ATTESTATION
(PUR 1355)

This form 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 a Governmental Entity which would grant the entity access to an individual's Personal Identifying Information. Capitalized terms used herein have the definitions ascribed in Rule 60A-1.020, F.A.C.

Wharton-Smith, Inc. is not owned by the government of a Foreign Country of Concern, is not organized under the laws of nor has its Principal Place of Business in a Foreign Country of Concern, and the government of a Foreign Country of Concern does not have a Controlling Interest in the entity.

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

Printed Name: Darin Crafton

Title: Chief Operating Officer- Commercial

Signature:  Date: 9/17/25

RFP ACCEPTANCE

I acknowledge and understand the requirements set forth in
RFP No: 2025-011

Project Description: Zephyr Park Rehabilitation

Darin Crafton
Authorized Signature

9/17/25
Date

Darin Crafton, COO
Printed Name

Wharton-Smith, Inc,
Company Name

In witness whereof, the above submitted has hereunto set his signature and affixed his seal this 17 day of September A.D. 2025

Rebecca Titus (Seal)

By: Rebecca Titus

Title: Notary Public - Florida

REBECCA TITUS
Notary Public - State of Florida
Commission # HH 411576
My Comm. Expires Jun 15, 2027
Bonded through National Notary Assn.







CONSTRUCTION MANAGEMENT SERVICES

ZEPHYR PARK REHABILITATION

RFQ 2025-011

Wharton-Smith, Inc.
CONSTRUCTION GROUP

Zephyrhills

Kimley»Horn

32
LOCAL FLORIDA PARK PROJECTS

13
COMMUNITY BUILDING PROJECTS

19
PROJECTS WITH KIMLEY-HORN

26 YEARS
SERVING THE GREATER TAMPA AREA

SIMILAR EXPERIENCE WORKING IN ACTIVE PARKS



RELATIONSHIP WITH THE CITY OF ZEPHYRHILLS & KIMLEY-HORN



LOCAL CONTRACTOR



INNOVATIVE COST AND TAX SAVINGS



EXPERIENCE WITH FLOOD MITIGATION & SPLASH PAD INSTALLATION

EXPERIENCE THAT MATTERS

Wharton-Smith, Inc. CONSTRUCTION GROUP



Max Otero
Project Manager
Main Point of Contact



Johnny Santos
Director of Operations
Pasco County Resident



Jeff Horton
Area Manager



Juanmiguel Gorut
Preconstruction Executive



Marian Jakubik
General Superintendent



Mark Elven
Senior Superintendent



Bill Schlappi
Project Engineer
Pasco County Resident



Kathy Crow
Administrative Supervisor/
ODP Specialist



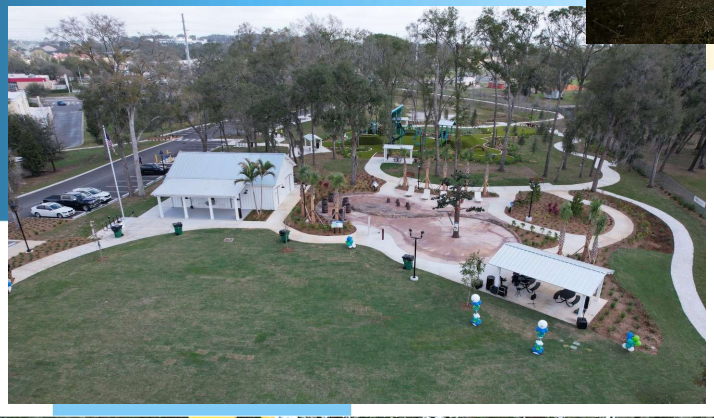
SAME TEAM AS HERCULES PARK

Wharton-Smith, Inc.
CONSTRUCTION GROUP

SIMILAR EXPERIENCE



HERCULES PARK
CITY OF ZEPHYRHILLS







- ✓ **Same Project Team**
- ✓ **Worked with Kimley-Horn**
- ✓ Phased Construction
- ✓ **Weather/Tree/Flood Mitigations**
- ✓ Exceeded ODP Savings Goals
- ✓ Project Savings Allowed for Scope Additions
- ✓ Amenities will compliment those offered at Zephyr Park

Wharton-Smith, Inc.
CONSTRUCTION GROUP

Park History and Events





Tin Can Tourists camping in Zephyrhills, FL. Photo credit tincantourists.com

- ✓ **Community Focused Park**
- ✓ 1860's Oak Trees Still Standing
- ✓ Veteran's Memorial
- ✓ Tin Can Tourists
- ✓ Picker's Musicians
- ✓ Summerfest Fireworks
- ✓ Works Projects Administration (WPA) Historic Bridge

We are ready to* "Jump Right In" *as the City of Zephyrhills' partner!

Wharton-Smith, Inc. CONSTRUCTION GROUP

Project Goals & Objectives

- Maintaining Park's History
- Innovative Cost Savings Methods
- Open Communication
- Community Involvement
- Preserving cherished elements of the park (Alice Hall, Veteran's Memorial, etc.)
- Exceeding Client and Community Expectations



We are ready to **"Jump Right In"** *as the City of Zephyrhills' partner!*

Wharton-Smith, Inc.
CONSTRUCTION GROUP

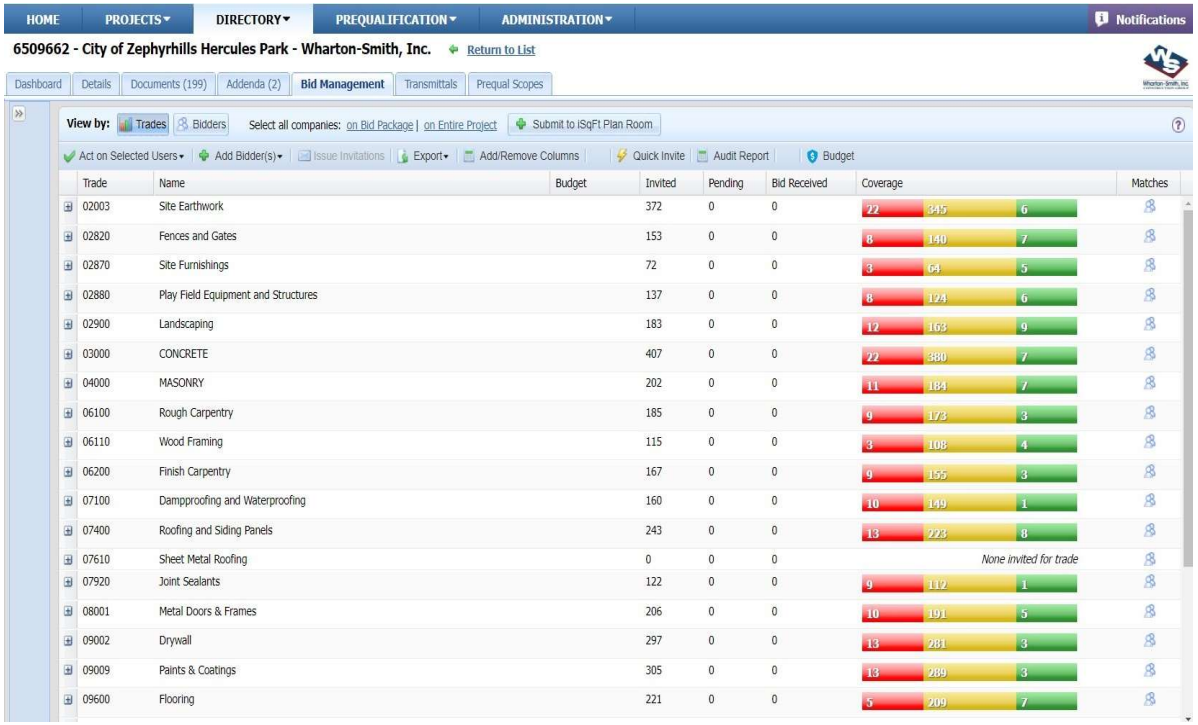
Preconstruction Services

- Open Book Transparency
- Constructability & Design Reviews
- Accurate Cost Estimates with Real-Time Design
- Value Management & Risk Mitigation
- 20+ Preconstruction Personnel

This will be a process that is specific and tailored to the City of Zephyrhills.



Wharton-Smith, Inc.
CONSTRUCTION GROUP



Trade	Name	Budget	Invited	Pending	Bid Received	Coverage	Matches
02003	Site Earthwork		372	0	0	22 345 6	
02820	Fences and Gates		153	0	0	8 140 7	
02870	Site Furnishings		72	0	0	3 64 5	
02880	Play Field Equipment and Structures		137	0	0	8 124 6	
02900	Landscaping		183	0	0	12 163 9	
03000	CONCRETE		407	0	0	22 380 7	
04000	MASONRY		202	0	0	11 184 7	
06100	Rough Carpentry		185	0	0	9 173 3	
06110	Wood Framing		115	0	0	3 108 4	
06200	Finish Carpentry		167	0	0	9 155 3	
07100	Dampproofing and Waterproofing		160	0	0	10 149 1	
07400	Roofing and Siding Panels		243	0	0	13 223 8	
07610	Sheet Metal Roofing		0	0	0	None invited for trade	
07920	Joint Sealants		122	0	0	9 112 1	
08001	Metal Doors & Frames		206	0	0	10 191 5	
09002	Drywall		297	0	0	13 281 3	
09009	Paints & Coatings		305	0	0	13 289 3	
09600	Flooring		221	0	0	5 209 7	

HIMES ELECTRIC COMPANY, INC.

AMI RECYCLING & SERVICES

KEELER FENCE

LOCAL SUBCONTRACTOR OUTREACH

- ✓ Recent List of Local Subcontractors from similar park projects
- ✓ Database of Over 3,500 Prequalified Subcontractors
- ✓ Subcontractor Appreciation Events

Wharton-Smith, Inc. CONSTRUCTION GROUP

Cost Control Starts in Preconstruction



30% DESIGN COST ESTIMATE

- ✓ **Budget vs. Projected Cost (Initial Estimate)**
- ✓ Recent Project Cost Data
- ✓ Engage our **LOCAL** Industry Partners
- ✓ Collaborate with Design Team to Limit RFI's



60% DESIGN COST ESTIMATE

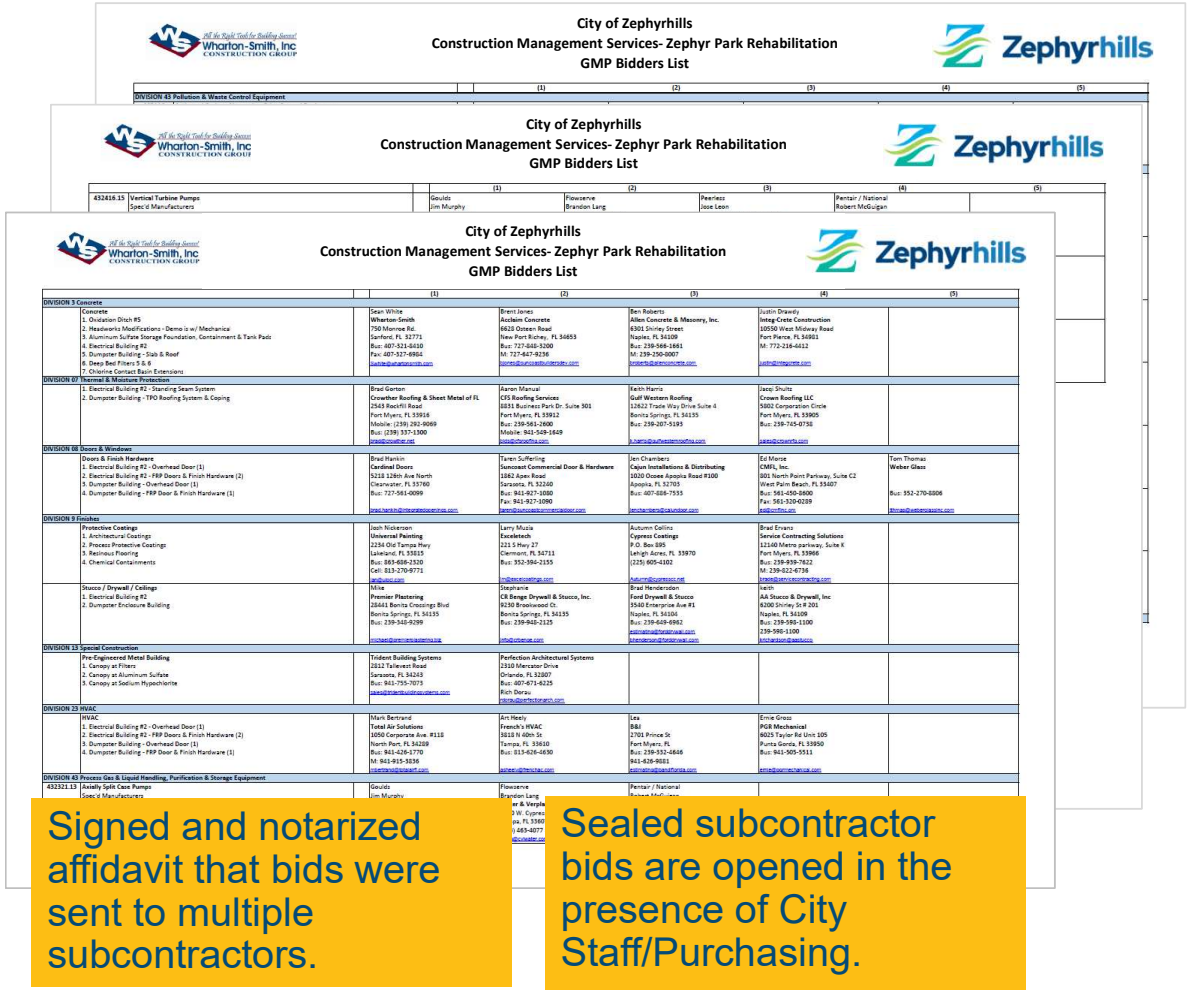
- ✓ **Early Procurement Release and Update Estimate**
- ✓ Real Time Database of Lead Times
- ✓ **Enlist Subcontractor Cost Opinions**
- ✓ **Collaborate with Design Team to Identify VE Opportunities and Maintain the Budget**



100% DESIGN COST ESTIMATE (GMP)

- ✓ Final GMP is Prepared and Approved
- ✓ **Over 3,500 Regional Subcontractors**
- ✓ VE Items – Alternate Bid Options

Wharton-Smith, Inc. CONSTRUCTION GROUP



City of Zephyrhills
Construction Management Services- Zephyr Park Rehabilitation
GMP Bidders List

Wharton-Smith, Inc CONSTRUCTION GROUP

Zephyrhills

		(1)	(2)	(3)	(4)	(5)
DIVISION 3 Concrete						
	Concrete 1. Oxidation Ditch #5 2. Headworks Modifications - Demo is w/ Mechanical 3. Aluminum Sulfate Storage Foundation, Containment & Tank Pads 4. Electrical Building #2 5. Dumpster Building - Slab & Roof 6. Deep Bed Filters 5 & 6 7. Chlorine Contact Basin Extensions	Sean White Wharton-Smith 750 Monroe Rd. Sanford, FL 32771 Bus: 407-321-6410 Fax: 407-527-4864	Brent Jones Acciaim Concrete 6620 Osteen Road New Port Richey, FL 34653 Bus: 727-816-3200 M: 727-647-9256	Ben Roberts Allen Concrete & Masonry, Inc. 6301 Shirley Street Naples, FL 34109 Bus: 239-566-1661 M: 239-250-0007	Justin Drawdy Integ-Crete Construction 10550 West Midway Road Fort Pierce, FL 34981 M: 772-216-6412	
DIVISION 07 Thermal & Moisture Protection						
	1. Electrical Building #2 - Standing Seam System 2. Dumpster Building - TPO Roofing System & Coping	Brad Gorton Crowther Roofing & Sheet Metal of FL 2545 Rockfill Road Fort Myers, FL 33916 Mobile: (239) 292-9069 Bus: (239) 337-1300	Aaron Manual CFS Roofing Services 8831 Business Park Dr. Suite 301 Fort Myers, FL 33912 Bus: 239-561-2600 Mobile: 941-549-1649	Keith Harris Gulf Western Roofing 12622 Trade Way Drive Suite 4 Bonita Springs, FL 34135 Bus: 239-207-5195	Jacqi Shults Crown Roofing LLC 5802 Corporation Circle Fort Myers, FL 33905 Bus: 239-745-0758	
DIVISION 08 Doors & Windows						
	Doors & Finish Hardware 1. Electrical Building #2 - Overhead Door (1) 2. Electrical Building #2 - FRP Doors & Finish Hardware (2) 3. Dumpster Building - Overhead Door (1) 4. Dumpster Building - FRP Door & Finish Hardware (1)	Brad Hankin Cardinal Doors 5233 126th Ave North Clearwater, FL 33760 Bus: 727-561-0099	Taren Sufferling Suncoast Commercial Door & Hardware 1862 Apex Road Sarasota, FL 32240 Bus: 941-927-1080 Fax: 941-927-1090	Jen Chambers Cajun Installations & Distributing 1020 Ocoee Apopka Road #100 Apopka, FL 32703 Bus: 407-886-7555	Ed Morse CMFL, Inc. 801 North Point Parkway, Suite C2 West Palm Beach, FL 33407 Bus: 561-450-3600 Fax: 561-320-0239	Tom Thomas Weber Glass Bus: 352-270-8806
DIVISION 9 Finishes						
	Protective Coatings 1. Architectural Coatings 2. Process Protective Coatings 3. Resinous Flooring 4. Chemical Containments	Josh Nickerson Universal Painting 2234 Old Tampa Hwy Lakeland, FL 33815 Bus: 863-686-2320 Cell: 813-270-9771	Larry Muzia Excelatech 221 S Hwy 27 Clermont, FL 34711 Bus: 352-394-2155	Autumn Collins Cypress Coatings P.O. Box 895 Lehigh Acres, FL 33970 (225) 605-4102	Brad Ervans Service Contracting Solutions 12140 Metro parkway, Suite K Fort Myers, FL 33966 Bus: 239-939-7622 M: 239-822-6736	
	Stucco / Drywall / Ceilings 1. Electrical Building #2 2. Dumpster Enclosure Building	Mike Premier Plastering 28441 Bonita Crossings Blvd Bonita Springs, FL 34135 Bus: 239-340-9299	Stephanie CR Benge Drywall & Stucco, Inc. 9230 Brookwood Ct. Bonita Springs, FL 34135 Bus: 239-842-2125	Brad Henderdson Ford Drywall & Stucco 9540 Enterprise Ave #1 Naples, FL 34104 Bus: 239-649-6962	keith AA Stucco & Drywall, Inc 8200 Shirley St # 201 Naples, FL 34109 Bus: 239-598-1100 239-598-1100	
DIVISION 13 Special Construction						
	Pre-Engineered Metal Building 1. Canopy at Filters 2. Canopy at Aluminum Sulfate 3. Canopy at Sodium Hypochlorite	Trident Building Systems 2812 Tallevast Road Sarasota, FL 34243 Bus: 941-755-7073	Perfection Architectural Systems 2310 Mercator Drive Orlando, FL 32807 Bus: 407-671-6225 Rich Dorau			
DIVISION 23 HVAC						
	HVAC 1. Electrical Building #2 - Overhead Door (1) 2. Electrical Building #2 - FRP Doors & Finish Hardware (2) 3. Dumpster Building - Overhead Door (1) 4. Dumpster Building - FRP Door & Finish Hardware (1)	Mark Bertrand Total Air Solutions 1050 Cypress Ave. #116 North Port, FL 34289 Bus: 941-426-1770 M: 941-915-9336	Art Healy French's HVAC 5810 N 40th St Tampa, FL 33610 Bus: 813-626-0630	Lea B&I 2701 Prince St Fort Myers, FL Bus: 239-332-4646 941-626-9681	Ernie Gross PGR Mechanical 6025 Taylor Rd Unit 105 Punta Gorda, FL 33950 Bus: 941-505-5511	
DIVISION 43 Process Gas & Liquid Handling, Purification & Storage Equipment						
432321.13	Axially Split Case Pumps Spec'd Manufacturers	Goulds Jim Murphy	Flowserve Brandon Lang		Pentair / National	

Signed and notarized affidavit that bids were sent to multiple subcontractors.

Sealed subcontractor bids are opened in the presence of City Staff/Purchasing.

Transparent Bidding Process

- ✓ **Step #1**
  Determine Work Packages
- ✓ **Step #2**
  Pre-qualified Bidder's List
- ✓ **Step #3**
  Tailored Bid Packages
- ✓ **Step #4**
  Receive Bids
- ✓ **Step #5**
  Bid Evaluation

Wharton-Smith, Inc. CONSTRUCTION GROUP

Idea Presented	Savings
Splash Pad GFRC Improvements	$388,941
Splash Pad Laminar Flow Nozzle Sump Replacements at Ground Effects	$57,428
Splash Pad Laminar Flow Nozzle Replacements at Barrels	$69,749
Entrance/Monument Sign	$101,655
Precast Modular Restroom Building	$81,436
Omission of SD Type Tree Lighting	$57,519
Nature Trail Building Concept	$123,579



TOTAL POTENTIAL SAVINGS
$880,307 for Hercules Park

Value Engineering & Value Management

- ✓ Collaborate with Kimley-Horn Early
- ✓ Proactive Value Management Options
- ✓ Experience that Saves you Money
- ✓ Reduce Temporary Costs
- ✓ Identify Market Trends

Wharton-Smith, Inc. CONSTRUCTION GROUP

Value Engineering Success – Crest Lake Park



Group Restrooms to Precast
$200,000 in savings!



Shelter Pavilions to Precast
$22,000 in savings, per pavilion!

Wharton-Smith, Inc.
CONSTRUCTION GROUP

Current & Local Cost Data Trends









NORTHEAST COMMUNITY PARK

- ✓ Pickleball and Volleyball Courts
- ✓ Playground and Splash Pad
- ✓ Multipurpose Sports Fields
- ✓ Bleachers and Lighting
- ✓ Multipurpose Concession / Restroom / Storage Buildings
- ✓ Walking Paths
- ✓ Shade Structures and Pavilions

NORTHWEST COMMUNITY PARK

- ✓ Pickleball and Volleyball Courts
- ✓ Playground and Splash Pad
- ✓ Bleachers and Lighting
- ✓ Multipurpose Concession / Restroom / Storage Buildings
- ✓ Walking Paths
- ✓ Shade Structures and Pavilions

CENTRAL SPORTSPLEX

- ✓ Multipurpose Stadium with 8 Lane Track
- ✓ Playground and Splash Pad
- ✓ Bleachers and Lighting
- ✓ Multipurpose Concession / Restroom / Storage Buildings
- ✓ Walking Paths
- ✓ Shade Structures and Pavilions

CENTRAL COMMUNITY PARK

- ✓ Basketball and Pickleball Courts
- ✓ Playground
- ✓ Skate Park
- ✓ Walking Paths
- ✓ Shade Structures and Pavilions

Technologies for Cost Control

- ✓ Efficiency
- ✓ Visibility
- ✓ Communication
- ✓ Safety



Early Procurement / Long Lead

- Work with Kimley-Horn to Provide Alternative Solutions for Known High Impact Items
- Release Long Lead Materials / Equipment Before Final GMP
- Manage an Escalation Contingency
- Direct to Suppliers
- Identify Long Lead Materials and Bid From Manufacturers Directly



Wharton-Smith, Inc.
CONSTRUCTION GROUP

What is ODP?

- ✓ Maximize ODP Participation through a Streamlined Process
- ✓ Training for Subcontractors and Vendors
- ✓ Wharton-Smith Handles all Administration

- ✓ Over the past 20 years, we have managed **$1.1 BILLION** in Owner Direct Purchases providing our clients over **$70 MILLION** in tax savings!



City of Zephyrhills
Hercules Park

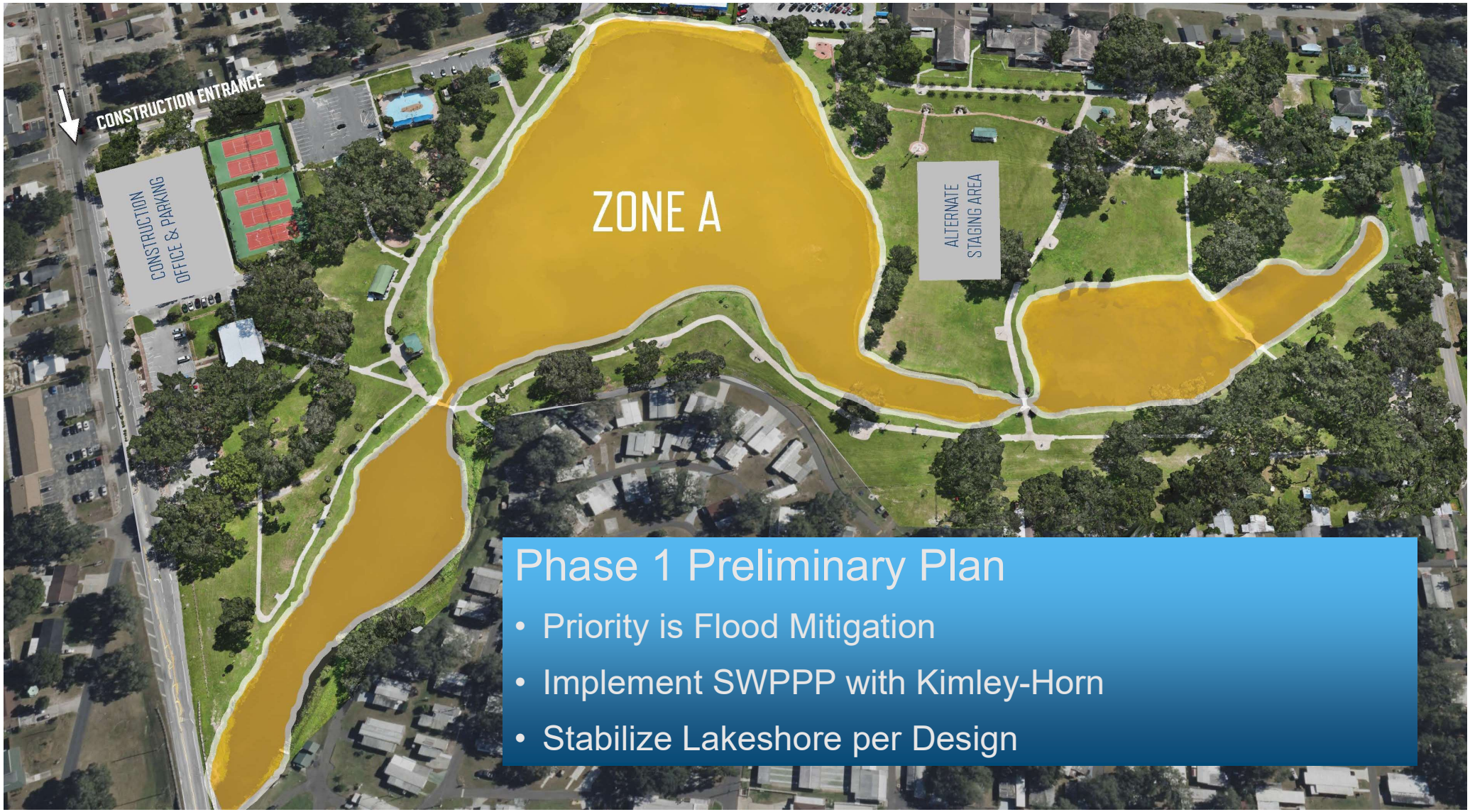
$81,500 in ODP Savings!

How do we control cost during construction?



Starts with Transparent Communication

- ✓ **Contingency / Allowance Tracking**
- ✓ Change Management
- ✓ Pay Application Processing
- ✓ Subcontractor Management
- ✓ **Buy Out Savings Process**
- ✓ **Maximize Tax Savings**



Phase 1 Preliminary Plan

- Priority is Flood Mitigation
- Implement SWPPP with Kimley-Horn
- Stabilize Lakeshore per Design



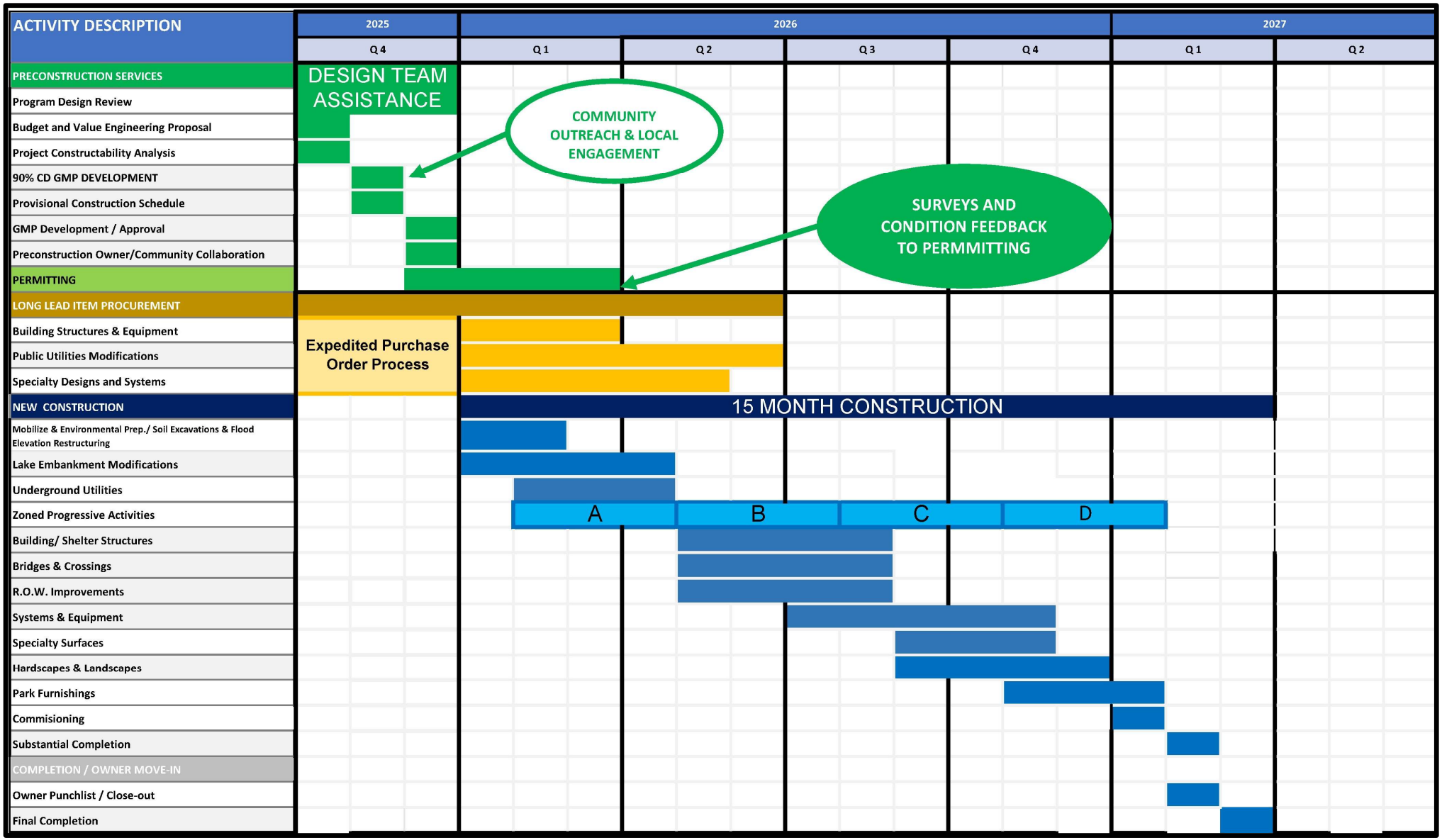
Phase 2 Preliminary Plan

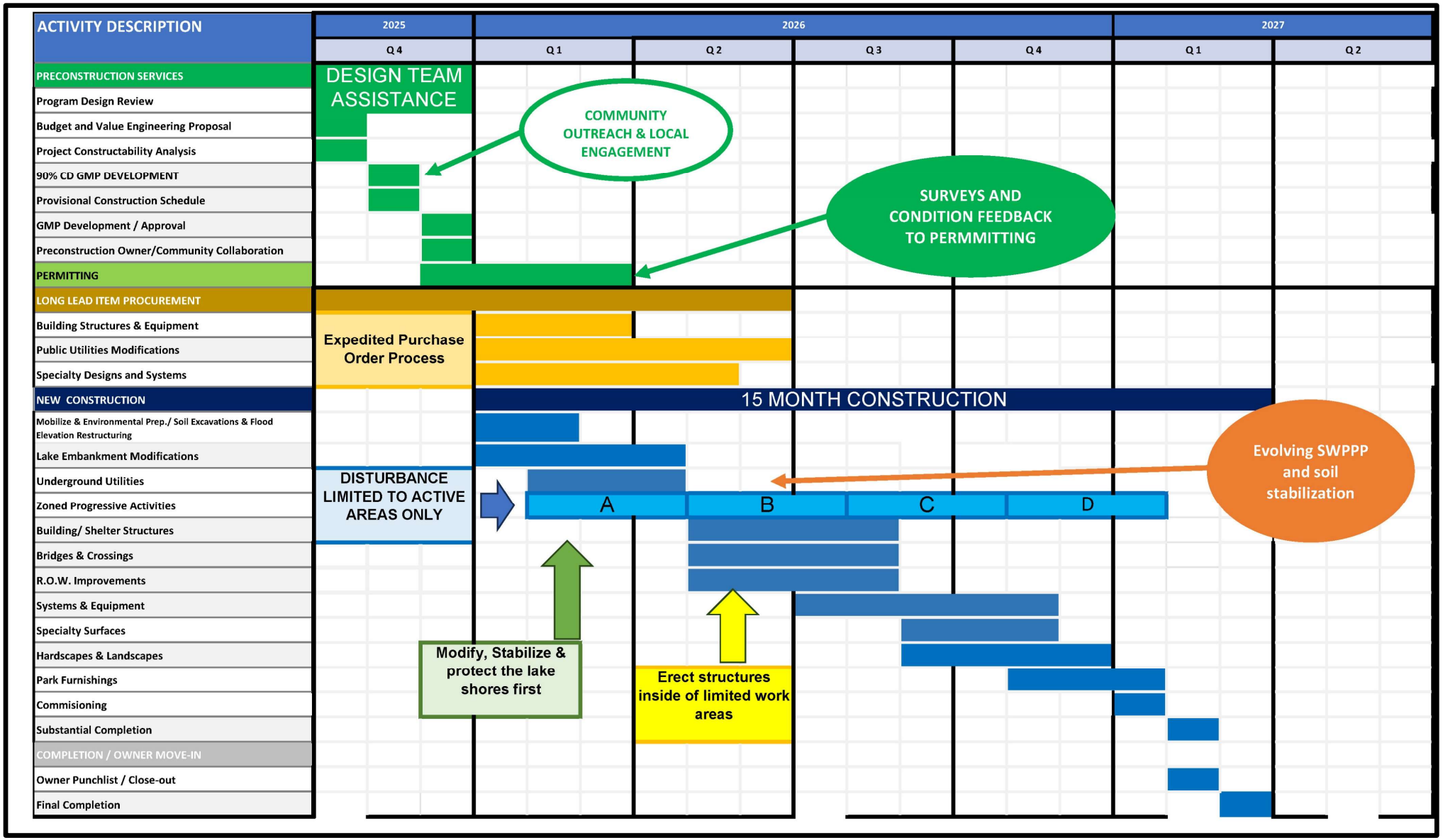
- Phasing the Park to Keep Areas Open to the Public
- Installation of Vertical Construction Elements
- Right of Way Improvements

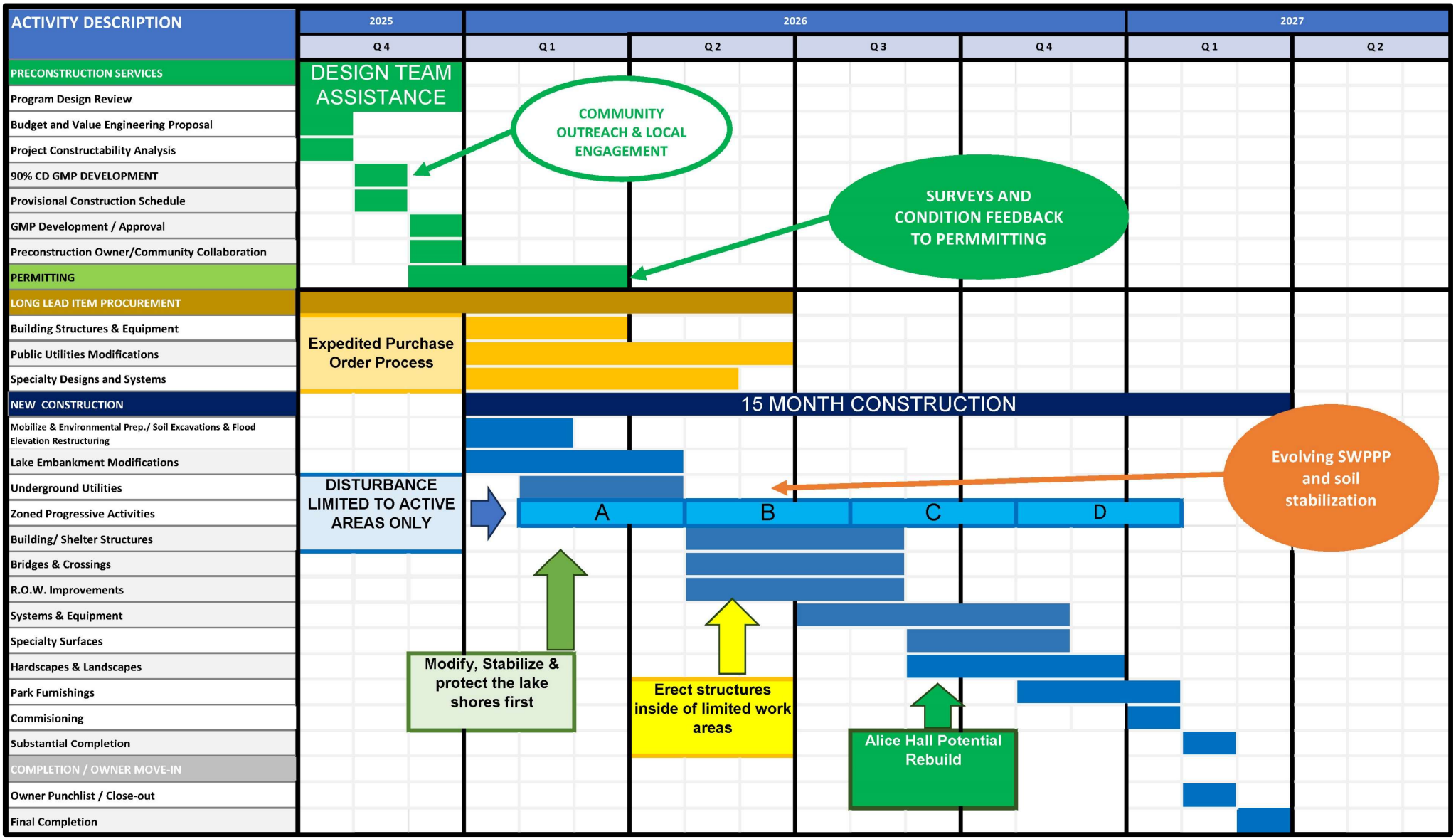


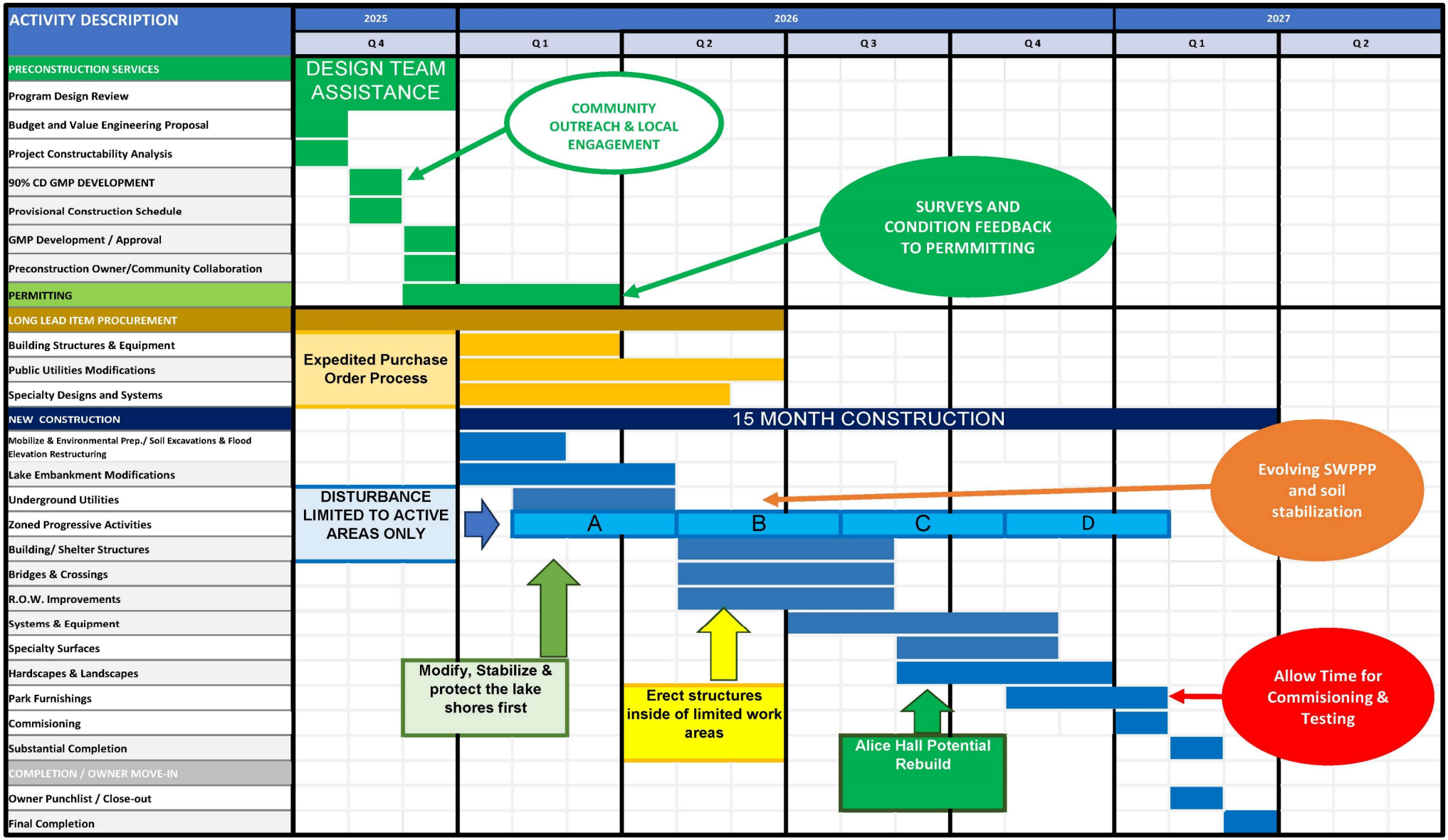
Phase 3 Preliminary Plan

- Hardscapes and Park Furnishings
- Potential Addition of Alice Hall to Scope


ACTIVITY DESCRIPTION
2025
2026
2027
Q 4
Q 1
Q 2
Q 3
Q 4
Q 1
Q 2
PRECONSTRUCTION SERVICES
DESIGN TEAM ASSISTANCE
Program Design Review
Budget and Value Engineering Proposal
Project Constructability Analysis
90% CD GMP DEVELOPMENT
Provisional Construction Schedule
GMP Development / Approval
Preconstruction Owner/Community Collaboration
COMMUNITY OUTREACH & LOCAL ENGAGEMENT
SURVEYS AND CONDITION FEEDBACK TO PERMMITTING
PERMITTING
LONG LEAD ITEM PROCUREMENT
Building Structures & Equipment
Public Utilities Modifications
Specialty Designs and Systems
Expedited Purchase Order Process
NEW CONSTRUCTION
15 MONTH CONSTRUCTION
Mobilize & Environmental Prep./ Soil Excavations & Flood Elevation Restructuring
Lake Embankment Modifications
Underground Utilities
Zoned Progressive Activities
A
B
C
D
Building/ Shelter Structures
Bridges & Crossings
R.O.W. Improvements
Systems & Equipment
Specialty Surfaces
Hardscapes & Landscapes
Park Furnishings
Commisioning
Substantial Completion
COMPLETION / OWNER MOVE-IN
Owner Punchlist / Close-out
Final Completion


ACTIVITY DESCRIPTION
2025
2026
2027
Q 4
Q 1
Q 2
Q 3
Q 4
Q 1
Q 2
PRECONSTRUCTION SERVICES
DESIGN TEAM ASSISTANCE
Program Design Review
Budget and Value Engineering Proposal
Project Constructability Analysis
90% CD GMP DEVELOPMENT
Provisional Construction Schedule
GMP Development / Approval
Preconstruction Owner/Community Collaboration
COMMUNITY OUTREACH & LOCAL ENGAGEMENT
SURVEYS AND CONDITION FEEDBACK TO PERMMITTING
PERMITTING
LONG LEAD ITEM PROCUREMENT
Building Structures & Equipment
Public Utilities Modifications
Specialty Designs and Systems
Expedited Purchase Order Process
NEW CONSTRUCTION
15 MONTH CONSTRUCTION
Mobilize & Environmental Prep./ Soil Excavations & Flood Elevation Restructuring
Lake Embankment Modifications
Underground Utilities
Zoned Progressive Activities
Building/ Shelter Structures
Bridges & Crossings
R.O.W. Improvements
Systems & Equipment
Specialty Surfaces
Hardscapes & Landscapes
Park Furnishings
Commisioning
Substantial Completion
DISTURBANCE LIMITED TO ACTIVE AREAS ONLY
A
B
C
D
Evolving SWPPP and soil stabilization
Modify, Stabilize & protect the lake shores first
Erect structures inside of limited work areas
COMPLETION / OWNER MOVE-IN
Owner Punchlist / Close-out
Final Completion


ACTIVITY DESCRIPTION
2025
2026
2027
Q4
Q1
Q2
Q3
Q4
Q1
Q2
PRECONSTRUCTION SERVICES
Program Design Review
Budget and Value Engineering Proposal
Project Constructability Analysis
90% CD GMP DEVELOPMENT
Provisional Construction Schedule
GMP Development / Approval
Preconstruction Owner/Community Collaboration
PERMITTING
LONG LEAD ITEM PROCUREMENT
Building Structures & Equipment
Public Utilities Modifications
Specialty Designs and Systems
NEW CONSTRUCTION
Mobilize & Environmental Prep./ Soil Excavations & Flood Elevation Restructuring
Lake Embankment Modifications
Underground Utilities
Zoned Progressive Activities
Building/ Shelter Structures
Bridges & Crossings
R.O.W. Improvements
Systems & Equipment
Specialty Surfaces
Hardscapes & Landscapes
Park Furnishings
Commisioning
Substantial Completion
COMPLETION / OWNER MOVE-IN
Owner Punchlist / Close-out
Final Completion
DESIGN TEAM ASSISTANCE
COMMUNITY OUTREACH & LOCAL ENGAGEMENT
SURVEYS AND CONDITION FEEDBACK TO PERMMITTING
Expedited Purchase Order Process
15 MONTH CONSTRUCTION
DISTURBANCE LIMITED TO ACTIVE AREAS ONLY
A
B
C
D
Evolving SWPPP and soil stabilization
Modify, Stabilize & protect the lake shores first
Erect structures inside of limited work areas
Alice Hall Potential Rebuild


ACTIVITY DESCRIPTION
2025
2026
2027
Q 4
Q 1
Q 2
Q 3
Q 4
Q 1
Q 2
PRECONSTRUCTION SERVICES
DESIGN TEAM ASSISTANCE
Program Design Review
Budget and Value Engineering Proposal
Project Constructability Analysis
90% CD GMP DEVELOPMENT
Provisional Construction Schedule
GMP Development / Approval
Preconstruction Owner/Community Collaboration
COMMUNITY OUTREACH & LOCAL ENGAGEMENT
SURVEYS AND CONDITION FEEDBACK TO PERMMITTING
PERMITTING
LONG LEAD ITEM PROCUREMENT
Building Structures & Equipment
Public Utilities Modifications
Specialty Designs and Systems
Expedited Purchase Order Process
NEW CONSTRUCTION
15 MONTH CONSTRUCTION
Mobilize & Environmental Prep./ Soil Excavations & Flood Elevation Restructuring
Lake Embankment Modifications
Underground Utilities
Zoned Progressive Activities
Building/ Shelter Structures
Bridges & Crossings
R.O.W. Improvements
Systems & Equipment
Specialty Surfaces
Hardscapes & Landscapes
Park Furnishings
Commisioning
Substantial Completion
DISTURBANCE LIMITED TO ACTIVE AREAS ONLY
A
B
C
D
Evolving SWPPP and soil stabilization
Modify, Stabilize & protect the lake shores first
Erect structures inside of limited work areas
Alice Hall Potential Rebuild
Allow Time for Commisioning & Testing
COMPLETION / OWNER MOVE-IN
Owner Punchlist / Close-out
Final Completion



Quality Control

PRE-TASK PLANNING

- ✓ Coordination with Existing Site Conditions
- ✓ Locate Potential Utility Conflicts
- ✓ **DOH Design Criteria**
- ✓ Subcontractor Coordination
- ✓ Equipment Start-Up

MOCK-UPS

- ✓ Constructability
- ✓ **Ensure Compliance with Details**
- ✓ Expected Quality Level

WORK-IN-PLACE VERIFICATION

- ✓ Pre-Inspection Check
- ✓ Manufacturer's Warranty Inspections

Wharton-Smith, Inc.
CONSTRUCTION GROUP



Safety and Security is Our #1 Priority

- ✓ **All Personnel OSHA & First-aid Certified**
- ✓ **In-house Safety & Risk Department of 20 full-time staff**
- ✓ Phasing & Maintenance of Operations
- ✓ **Clean & Organized Jobsite**
- ✓ Jobsite-specific Safety Plans
- ✓ Site Logistics Plan Project-specific Rules & Employee Orientation

Wharton-Smith, Inc.
CONSTRUCTION GROUP

Efficient Closeout & Warranty Services



- ✓ **Operations & Maintenance (O&M) Manuals**
- ✓ Executed Subcontractor Warranties
- ✓ Manufacturer Warranty Inspections
- ✓ **Punchlist Management**
- ✓ BIM Model
- ✓ **As-Built Drawings**
- ✓ Immediate Response to Warranty Items

We stand by our work!

- ✓ Open Line of Communication with Surrounding Neighbors
- ✓ Continued Community Meetings
- ✓ Dedicated Website to Host Project Info and Updates
- ✓ Messaging and information will be vetted by you



COMMUNITY ENGAGEMENT

Wharton-Smith, Inc.
CONSTRUCTION GROUP





WHY-WHARTON SMITH?

- ✓ Proven Relationship with the City of Zephyrhills & Kimley-Horn
- ✓ Previous Park & Community Building Experience **(No Learning Curve!)**
- ✓ Community Involvement
- ✓ Local Construction Manager/Trusted Partner
- ✓ Experience to help bring to life a park that represents the needs of the community

We are ready to **"Jump Right In"** *as the City of Zephyrhills' partner!*

Wharton-Smith, Inc. CONSTRUCTION GROUP







CONSTRUCTION MANAGEMENT SERVICES

ZEPHYR PARK REHABILITATION

RFQ 2025-011

Wharton-Smith, Inc.
CONSTRUCTION GROUP

Zephyrhills

Kimley»Horn

What is a rain garden?

- Nature's Water Filter: Rain gardens are shallow landscaped depressions that capture, clean and absorb stormwater runoff from roofs, parking lots and roads.









Wharton-Smith, Inc.
CONSTRUCTION GROUP

Zephyrhills
jump right in

Request for Qualifications
Construction Management at Risk Services

Project Identification Number: 2025-011

Zephyr Park Rehabilitation

REEVES
YOUNG



Table of Contents

1 Letter of Transmittal

3 Executive Summary

6 Project Understanding

8 Preliminary Schedule & Milestones

17 Approach to Projects and Ability to Furnish Required Services

20 Services – Preconstruction Phase

24 Management Plan – Construction Phase

29 Safety

31 Qualifications and Experience of Proposed Project Team

38 Successful Experience with Similar Projects

51 References

52 Capability Statement

54 Effect of Project Team on Project Responses

September 19, 2025

REEVES YOUNG

Mr. William Poe, City Manager
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Re: Request for Qualifications
Construction Manager at Risk (CMAR) Services
Zephyr Park Rehabilitation

Dear Mr. Poe and Esteemed Board and Selection Committee Members,

Reeves Young is excited to work with the City of Zephyrhills on the rehabilitation of Zephyr Park. Our dynamic portfolio of project experience in parks, fields, trails, and recreation facilities throughout the Southeast matches each essential element of this project. We are eager to bring our proven experience, collaborative spirit, and local presence to ensure this project becomes a vibrant community destination.

Why Reeves Young?

Public Space and Iconic Park Expertise. Reeves Young has delivered more than **30 park projects spanning over 850 acres**. Our portfolio includes high-profile, complex work such as the renovation of Centennial Olympic Park, a project that required balancing innovative design solutions, stakeholder engagement, and strict budget management. This background equips us to address the unique technical and community needs of Zephyr Park, while ensuring every detail is thoughtfully executed.

Successful CMAR Completion. In addition to our proven experience in park projects, our team brings invaluable lessons learned from hundreds of successful CMAR projects, including community and recreation buildings. Our deep expertise in managing projects with similar programmatic and technical elements gives us a distinct advantage. We understand where the challenges lie and how to address them proactively. With this experience, we will ensure that every detail is thoughtfully designed and expertly executed. Additionally, we will bring forward innovative solutions aimed at reducing costs, accelerating the construction schedule, minimizing long-term maintenance, and enhancing the overall functionality and user experience of the facility.

Field Office in Tampa. Reeves Young maintains a field office in Tampa, less than 30 miles from Zephyrhills. This office serves as our operational hub for ongoing projects in the region, including the **rehabilitation of the Mid-Florida Live Nation Amphitheater**. Our proximity ensures leadership, field staff, and project support are accessible and responsive to the City's needs throughout the life of the project.

Reeves Young is ready to **"jump right in"** with our knowledge, experience, and collaborative approach. With proven expertise and a deep commitment to your mission, Reeves Young is prepared to create an extraordina**RY** park the City of Zephyrhills can be proud of for generations.

Sincerely,

Reeves Young, LLC

Mike Iezzi, Primary Contact Person
Business Unit Leader-Commercial
m:404.391.5482
miezzi@reevesyoung.com

Take a tour of our most recent CMAA award-winning park project, Suwanee Town Center on Main!

REEVES YOUNG

AUTHORITY TO SIGN

January 7, 2025

I, Eric Young, Managing Member of Reeves Young, do hereby grant Mike Iezzi the authority to execute certain documents on behalf of the company without attestation, which specifically include Owner Agreements, Contracts, Subcontracts, Purchase Orders, Payment and Performance Bonds and Project Qualification Documents as necessary to conduct the business and normal operations of the company.

Eric Young
CEO, Managing Member

Mike Iezzi
Business Unit Leader

Sworn to and subscribed before me this

7th day of January, 2025.

SCARLETH I VALERIANO
NOTARY
EXPIRES
GEORGIA
SEPTEMBER, 26TH 2025
PUBLIC
GWINNETT COUNTY

Scarleth I. Valeriano
Notary Public

My Commission Expires: September 26, 2025

45 Peachtree Industrial Boulevard, NW, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

About Reeves Young

Since 1952, Reeves Young has been building solid relationships. Everything we build, from 30 feet below the ground to 30 floors above, is about people. Our relationships allow us to work closely with our clients to understand the details and skillfully plan, schedule, and execute every project. We look out for our client's best interests, preemptively resolving concerns and knowing that our success depends on theirs. Reeves Young has allocated our top-tier personnel with proven expertise in community-focused construction to this effort. These dedicated professionals are fully available and prepared to engage from day one to day done, ensuring seamless project execution.

Staffing and Office Locations

Reeves Young is a fully integrated construction company comprising four business units: Commercial, Heavy Civil, Water Resources, and Industrial. Each group stands independent as their respective scopes of work are different, however, each group's ability to perform at a high level is bolstered by the experience and expertise of the others. With over 730 employees across four offices in the Southeast, Reeves Young is a leader with a proven track record of delivering successful projects across diverse sectors. Our deep local roots provide specialized market insight, trusted subcontractor relationships, and the expertise to deliver exceptional results throughout the region.

Understanding of the Project

Reeves Young is uniquely positioned to deliver the Zephyr Park Rehabilitation through our proven expertise in complex municipal park and community projects. **Having successfully completed more than 30 park developments totaling over 850 acres across the Southeast**, we understand the scope, complexity, and community impact of this type of project.

Our approach is grounded in proactive collaboration with the City of Zephyrhills and Kimley-Horn to ensure constructability, value engineering, and cost certainty from the outset. We bring deep knowledge of the programmatic and technical elements involved, such as playgrounds, splash pads, trails, pavilions, and community facilities, which allows us to anticipate challenges and develop practical solutions before they impact budget or schedule.

Reeves Young's differentiators lie in our ability to combine technical excellence with innovation. We will leverage lessons learned from similar municipal projects to introduce cost-saving measures, accelerate delivery, and reduce long-term maintenance while enhancing the park's overall functionality, durability, and user experience. Our commitment to quality and accountability ensures every detail is thoughtfully designed, expertly executed, and aligned with the City's vision for a vibrant, community-centered park that will serve generations to come.



Historic Old Fourth Ward Park

Environment. Lakes. Wetlands. Preservation.

Reeves Young provides turnkey site development and utility infrastructure services on high-profile park projects that support state and local municipalities. We have constructed lakes, ponds, wetlands, and have been involved in major environmental transformations on parks.

Reeves Young is ready to *jump right in* to this project!

Over 30 Park Projects totaling over 850 Acres

No team has successfully completed more parks and recreation projects in the Southeast than Reeves Young. We understand the key components of parks and recreation design including splash pads, trails, landscaping, playgrounds, community centers and gymnasiums, as well as the significant amount of sitework and design required to make them possible.



Award Winning Avondale Town Center

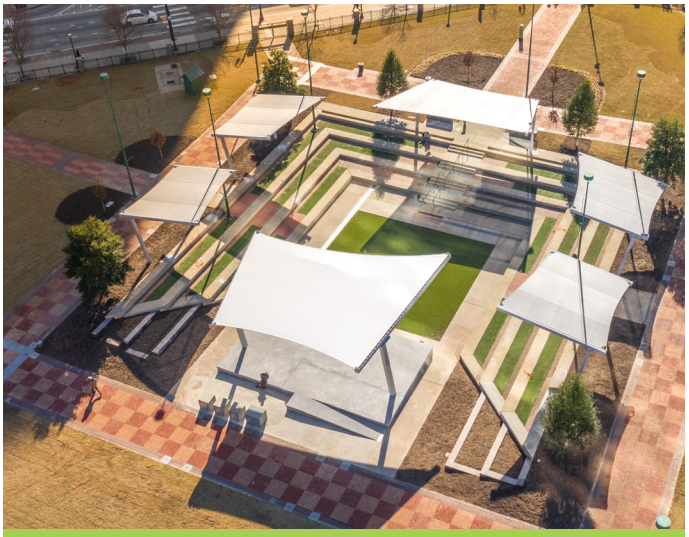
- 73 Years of Construction Expertise
- Dynamic Portfolio of Award Winning Parks
- Licensed General Contractor in Florida
- Self-Perform Capabilities
- Trusted Advisor for Municipalities
- Experience includes playgrounds, splash pads, walking trails, pavilions and stages, landscape, hardscape, and public art!



Award Winning Westside Park



Award Winning Old Fourth Ward Park Splash Pad



Centennial Olympic Park Renovation



Kathryn Johnston Memorial Park

Over 100 Projects with Kimley-Horn

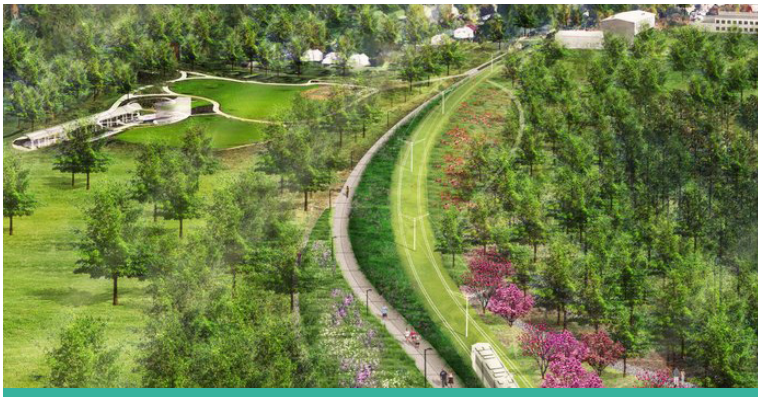
Reeves Young and Kimley-Horn have built a strong and enduring partnership, successfully delivering more than 100 projects across the Southeast. This proven track record reflects not only our ability to integrate creative design with practical constructability, but also the deep trust and efficiency developed from years of collaboration. Our teams don't just work together, we anticipate each other's processes, creating seamless coordination that reduces learning curves, accelerates problem-solving, and drives solutions tailored to each project's unique needs. From parks, trails, and entertainment venues, we have consistently demonstrated our shared ability to develop, improve, and preserve vital infrastructure and public spaces. This history of success translates directly into value for the Zephyr Park Rehabilitation project, where our combined expertise ensures a smooth design-build delivery that prioritizes your goals and vision at every step.



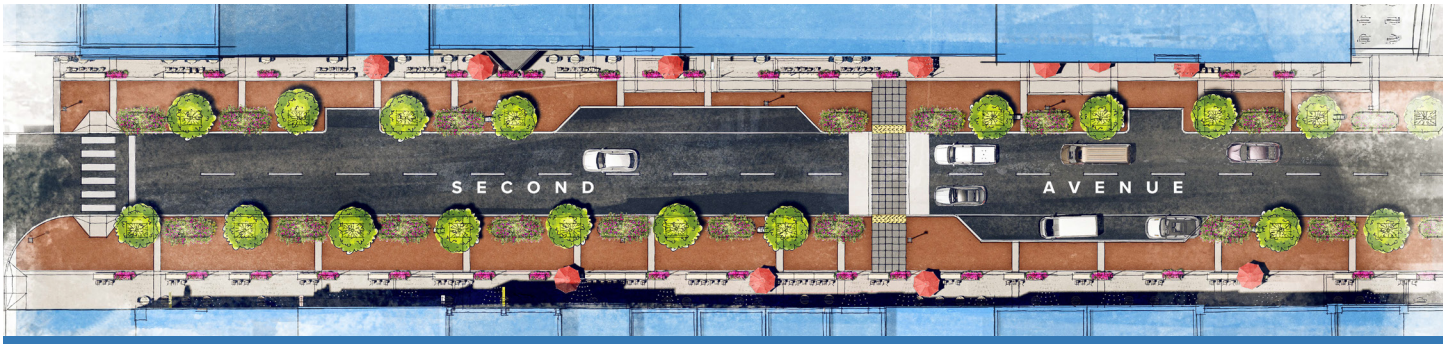
Woodruff Park Renovations



Greenville County Square Redevelopment



Atlanta Beltline Southside Trail



City of Nashville Second Avenue Restoration



Provide a narrative describing the project's goals, objectives, constraints, and success factors.

Project Goals and Success Factors

Reeves Young understands the City of Zephyrhills has a clear vision to transform this 50-acre community landmark into a premier recreational destination that reflects the values, history, and needs of its residents.

Guided by the master plan, the project's goals are to:

- **Enhance Recreational Opportunities:** Introduce a diverse range of features, including a splash pad, multiple playgrounds, fitness areas, nature trails, and a performance stage, that appeal to all ages and encourage year-round use.
- **Celebrate Community Identity:** Incorporate history gardens, public art, and iconic focal points like the pedestrian bridge to honor Zephyrhills' heritage while creating memorable spaces.
- **Promote Health and Wellness:** Develop trails, fitness zones, and active recreation areas that support walking, cycling, and outdoor exercise, aligning with the community's high preference for walking and fitness (as shown in the public preference study on page 4 of the Master Plan).
- **Foster Gathering and Connection:** Provide spaces for family picnics, weddings, concerts, and community festivals.
- **Deliver Long-Term Value**: Ensure the park is sustainable, maintainable, and adaptable for future programming.

The project's success will be measured by delivering a high-quality park that stays within budget, achieves the Guaranteed Maximum Price (GMP) milestone, and opens on schedule while providing safe, accessible, and lasting value to the citizens of Zephyrhills.

Success Factors

Reeves Young will collaborate early with Kimley-Horn and the City of Zephyrhills to provide value management, cost estimating, and constructability input throughout the design process, ensuring the delivery of the highest-quality park within budget. Safety and accessibility will be prioritized through the development of site-specific safety and logistics plans that protect both the public and workers, especially given the park's central location. Construction will be carefully phased to open select amenities early while minimizing disruption to surrounding neighborhoods.

Leveraging our proven experience in municipal, recreational, and community-focused projects, Reeves Young is committed to delivering the level of quality and accountability the City of Zephyrhills expects.

Identify any unique challenges and explain your strategies for addressing them.

Unique Project Challenges

Reeves Young will address several project-specific challenges:

Environmental Sensitivity: The park is centered around a large lake and mature tree canopy. Construction sequencing must protect water quality, maintain healthy ecosystems, and preserve iconic trees. Reeves Young will implement best practices for stormwater management, erosion control, and tree protection zones during construction.

Community Expectations: With strong community engagement, the public will hold high expectations for timely delivery and visible quality. Reeves Young will provide transparent progress updates, deliver visible "early wins" (such as trail enhancements), and incorporate value engineering to protect amenities most desired by residents.



Complex Program Variety: The park integrates diverse features, from splash pads and playgrounds to pavilions, art installations, and bridges, requiring tight coordination across trades and disciplines. Reeves Young will leverage phased bid packaging and early involvement of specialty subcontractors to ensure accurate pricing and constructability review.

Budget and Schedule Adherence: The City requires the CMAR to commit to a GMP at the 90% design stage. Reeves Young will establish continuous cost modeling and constructability reviews throughout design to mitigate cost overruns and achieve a buildable GMP.

Acknowledge the Optional Community Building and confirm your ability to provide pricing and construction planning for this component, if directed by the City.

Optional Community Building

The RFQ identifies a potential 6,000 SF community building as an optional component. Reeves Young fully acknowledges this request and affirms our ability to provide comprehensive pricing, including detailed cost estimating and GMP analysis, should the City elect to proceed. This scope can be delivered either as a standalone package or seamlessly integrated as an additive alternate.

If directed, our team will incorporate the community building into the overall master schedule, ensuring coordinated utilities, site circulation, and community access without disruption to the larger park program.

Reeves Young brings extensive municipal and community building expertise, having successfully delivered civic spaces that balance functionality, flexibility, and long-term value. We will apply this experience to create a facility that complements the park's character and supports the City's vision for expanded programming and community engagement.

Experience with Park Community Buildings









Preliminary Schedule and Milestones

Outline your proposed high-level project schedule:

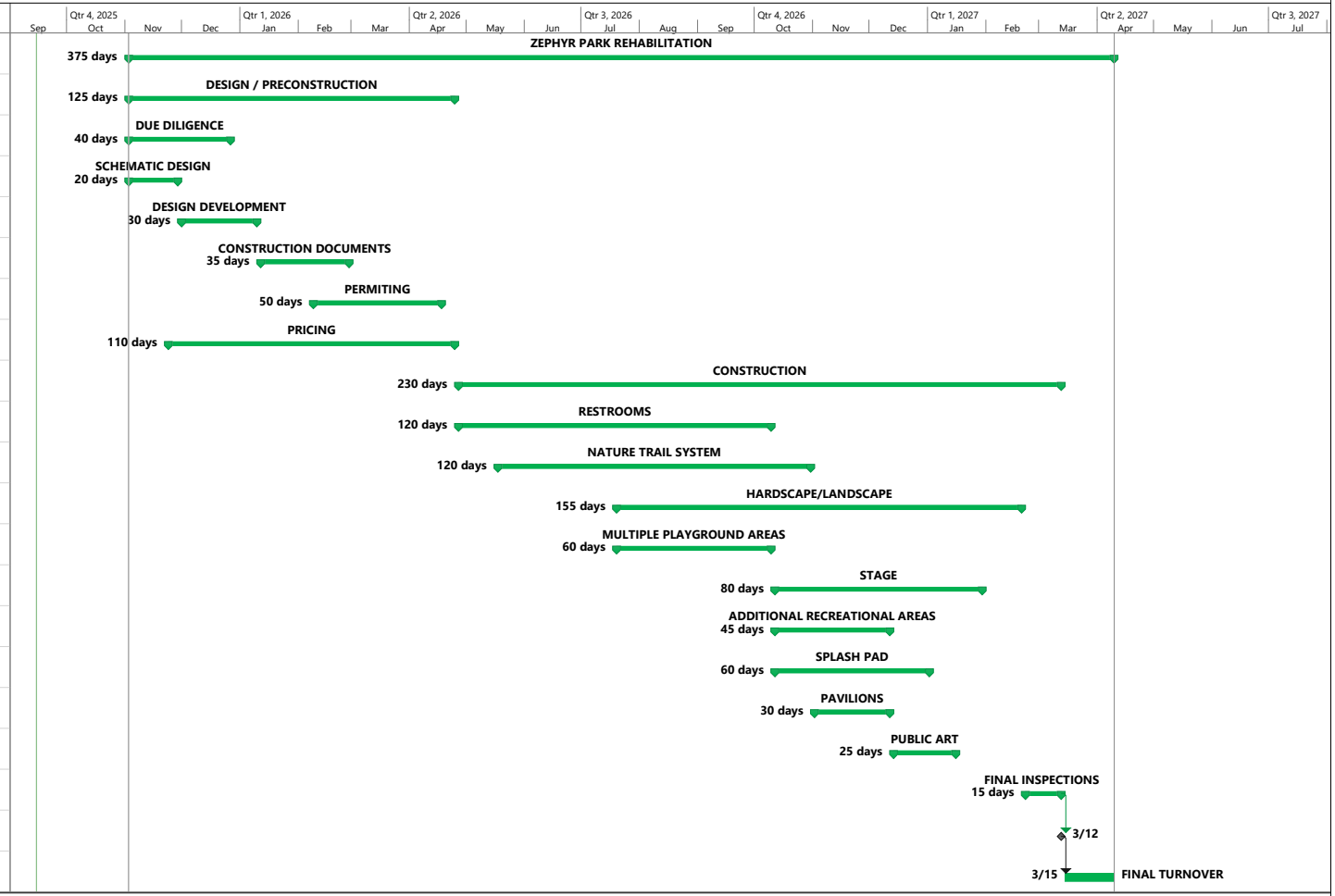
- *Identify key project milestones such as design reviews, GMP submission, construction start, substantial completion, and final completion.*
- *Indicate anticipated durations and critical dependencies.*

REEVES YOUNG

ZEPHYR PARK REHABILITATION - ZEPHYRHILLS, FL

Zephyrhills jump right in

ID	Task Name	Duration
1	ZEPHYR PARK REHABILITATION	375 days
2	DESIGN / PRECONSTRUCTION	125 days
3	DUE DILIGENCE	40 days
6	SCHEMATIC DESIGN	20 days
10	DESIGN DEVELOPMENT	30 days
15	CONSTRUCTION DOCUMENTS	35 days
19	PERMITING	50 days
22	PRICING	110 days
28	CONSTRUCTION	230 days
29	RESTROOMS	120 days
32	NATURE TRAIL SYSTEM	120 days
34	HARDSCAPE/LANDSCAPE	155 days
43	MULTIPLE PLAYGROUND AREAS	60 days
48	STAGE	80 days
51	ADDITIONAL RECREATIONAL AREAS	45 days
54	SPLASH PAD	60 days
58	PAVILIONS	30 days
62	PUBLIC ART	25 days
67	FINAL INSPECTIONS	15 days
70	CO/SUBSTANTIAL COMPLETION	0 days
71	FINAL TURNOVER	20 days



Project: Zephyr Park Rehab
Date: Mon 9/15/25

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress

Page 1

Design and Preconstruction Phase Activities

Reeves Young has ***"jumped right in"*** to deliver numerous park projects that align with the delivery method, size, and scope of the Zephyr Park Rehabilitation. With 73 years of proven experience, we bring valuable lessons learned and a deep understanding of the unique strategies required to design and build a project of this nature. By beginning with the end in mind, our team has developed a clear, winning approach that ensures successful execution from concept through completion.



TASK 1
Develop a provisional critical-path method (CPM) project schedule.

Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: Upon project award.
Team Members Impacted: Reeves Young, Kimley-Horn, City of Zephyrhills, and any key stakeholders

TASK 2
Develop requirements for safety, quality assurance, and schedule adherence.

Who: Mike Iezzi, Marco Donjuan, Nick Turner, Adam Scott
When: During Preconstruction.
Team Members Impacted: Reeves Young

TASK 3
Perform constructability and maintainability reviews.

Who: Mike Iezzi, Marco Donjuan, Adam Scott
When: Upon project award.
Team Members Impacted: Reeves Young, Kimley-Horn

TASK 4
Provide detailed construction cost estimates to achieve the City's budget.

Who: Adam Scott
When: Upon project award.
Team Members Impacted: Reeves Young

TASK 5
Develop a construction budget (schedule of values) to be maintained throughout construction.

Who: Mike Iezzi, Marco Donjuan
When: Once GMP is established.
Team Members Impacted: Reeves Young

TASK 6
Maintain and update the project schedule.

Who: Reeves Young Team
When: Throughout duration of project.
Team Members Impacted: Reeves Young

TASK 7
Regularly attend project planning and coordination meetings with City of Zephyrhills and Kimley-Horn as required.

Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: Throughout duration of project.
Team Members Impacted: City of Zephyrhills, Reeves Young, Kimley-Horn



TASK 8
Assist in permitting processes.

Who: Mike Iezzi
When: Once permit documents are issued by Kimley-Horn.
Team Members Impacted: Reeves Young, Kimley-Horn

TASK 9
Develop a Guaranteed Maximum Price (GMP) for construction.

Who: Adam Scott
When: During design and preconstruction and finalized during bid and award phase.
Team Members Impacted: Reeves Young

Bidding and Award Phase Activities

TASK 1
Prepare bid packages and sample contracts for subcontractors.

Who: Adam Scott
When: During Preconstruction.
Team Members Impacted: Reeves Young

TASK 2
Develop requirements to ensure schedule, cost and quality control during construction.

Who: Mike Iezzi, Marco Donjuan, Nick Turner, Adam Scott
When: Already completed prior to project award.
Team Members Impacted: Reeves Young

TASK 3
Provide a provisional CPM construction schedule for issuance with bid packages.

Who: Mike Iezzi
When: Prior to bids being issued.
Team Members Impacted: Reeves Young

TASK 4
Identify prospective bidders.

Who: Adam Scott
When: Prior to bids being issued.
Team Members Impacted: Reeves Young

TASK 5
Schedule and conduct pre-bid conferences in conjunction with City of Zephyrhills and Kimley-Horn.

Who: Mike Iezzi, Marco Donjuan, Adam Scott
When: Before bids are due.
Team Members Impacted: City of Zephyrhills , Reeves Young, Kimley-Horn

TASK 6
Advertise and distribute bid documents.

Who: Adam Scott
When: During bid and award phase.
Team Members Impacted: Reeves Young

TASK 7
Monitor bidder activity.

Who: Adam Scott
When: During bid and award phase.
Team Members Impacted: Reeves Young

TASK 8
Review and analyze bids. Make recommendations for subcontractor selection for the City's approval.

Who: Mike Iezzi, Marco Donjuan, Adam Scott
When: Once all bids are received and validated.
Team Members Impacted: Reeves Young

TASK 9
Award contracts to owner-approved subcontractors and suppliers.

Who: Mike Iezzi, Marco Donjuan
When: Once all bids are received and validated.
Team Members Impacted: Reeves Young

TASK 10
Maintain and update the project schedule.

Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: Throughout project duration.
Team Members Impacted: Reeves Young

Key decision milestones will keep the team on track toward the bidding and award phase.



Construction Phase Activities

TASK 4
Develop and maintain a detailed CPM schedule for submittals, materials delivery, testing and inspections, construction, and occupancy.

Who: Marco Donjuan, Nick Turner
When: During Bid/Award phase.
Team Members Impacted: Reeves Young

TASK 3
Establish and maintain coordinating procedures.

Who: Marco Donjuan, Nick Turner
When: During Bid/Award Phase.
Team Members Impacted: Reeves Young

TASK 5
Perform work by own forces and supervise the work of subcontractors.

Who: Nick Turner
When: During course of construction.
Team Members Impacted: Reeves Young

TASK 2
Manage the construction of the project.

Who: Marco Donjuan
When: Throughout duration.
Team Members Impacted: Reeves Young

TASK 6
Provide a project safety plan to meet OSHA requirements. Monitor subcontractors' compliance without relieving them of responsibility to perform. Work in accordance with the best acceptable practices.

Who: Reeves Young Project Team and RY Safety Director
When: Before Bid/Award Phase.
Team Members Impacted: Reeves Young

TASK 1
Provide and maintain qualified and sufficient onsite staff, acceptable to City of Zephyrhills, for construction management at risk services.

Who: Marco Donjuan
When: Upon Award.
Team Members Impacted: Reeves Young

TASK 10
Maintain records and submit daily reports, biweekly reports and formal monthly reports to the City of Zephyrhills and Kimley-Horn.

Who: Marco Donjuan, Nick Turner
When: During Construction.
Team Members Impacted: Reeves Young

TASK 11
Maintain quality control and ensure conformity to construction documents.

Who: Nick Turner
When: During construction.
Team Members Impacted: Reeves Young

TASK 12
Provide cost control through progress payment review and verifications according to the approved schedule and contract amounts.

Who: Marco Donjuan
When: During Preconstruction and Construction.
Team Members Impacted: Reeves Young

TASK 9
Maintain a system for review and approval of shop drawings.

Who: Marco Donjuan, Kimley-Horn
When: Before Construction.
Team Members Impacted: Reeves Young, Kimley-Horn

TASK 8
Prepare and submit change proposals and other change order documents for approval by the City and Kimley-Horn.

Who: Marco Donjuan
When: As Needed.
Team Members Impacted: City of Zephyrhills, Reeves Young, Kimley-Horn

TASK 13
Maintain record documents on site. Update on a continuous basis.

Who: Marco Donjuan
When: During course of project.
Team Members Impacted: Reeves Young

TASK 7
Conduct and record job meetings.

Who: Marco Donjuan
When: During course of project.
Team Members Impacted: Reeves Young

Construction Phase Activities

TASK 14
Maintain surrounding streets and parking lots in full operation during the entire length of the construction project.

Who: Nick Turner
When: During course of construction.
Team Members Impacted: Reeves Young

TASK 15
Coordinate construction activities with neighboring building operations and functions.

Who: Nick Turner
When: Prior to groundbreaking and during construction.
Team Members Impacted: Reeves Young

TASK 16
Coordinate construction staging plans with the City of Zephyrhills and Kimley-Horn

Who: Marco Donjuan, Nick Turner
When: Prior to materials arriving at site.
Team Members Impacted: Reeves Young, City of Zephyrhills, Kimley-Horn

TASK 17
Coordinate and schedule City-provided independent testing laboratories and ensure required material testing meets contract requirements

Who: Nick Turner
When: As Needed through Construction.
Team Members Impacted: Reeves Young, Kimley-Horn, City of Zephyrhills

TASK 18
Develop as-built drawings and deliver to Kimley-Horn for inclusion into a CAD disk to be submitted by Kimley-Horn for maintenance and operations use.

Who: Marco Donjuan, Nick Turner
When: During course of project; finalized 30 days before Substantial Completion.
Team Members Impacted: Reeves Young, Kimley-Horn

TASK 19
Coordinate post-completion activities including the assembly of guarantees, manuals, close-out documents, and training for City's final acceptance.

Who: Nick Turner
When: 45-60 days before Substantial Completion.
Team Members Impacted: Reeves Young, City of Zephyrhills

Warranty and Closeout Activities

Our closeout is important because it is your beginning. Reeves Young begins preparing for the closeout phase at the start of the project by beginning with the end in mind. We will provide all final warranty, as-builts, and other closeout items within 30 days of substantial completion.



TASK 1
Coordinate and monitor the resolution of remaining punchlist items.

Who: Marco Donjuan, Nick Turner
When: **We strive for zero punch items!**
Team Members Impacted: Reeves Young, City of Zephyrhills, Kimley-Horn

TASK 2
Coordinate, monitor and resolve all warranty items to the satisfaction of the City of Zephyrhills during the one-year general warranty period.

Who: Marco Donjuan, Nick Turner
When: **We strive for zero warranty complaints!**
Team Members Impacted: Reeves Young, City of Zephyrhills

TASK 3
Participate in 11-month warranty walk-through with the City of Zephyrhills and Kimley-Horn and address warranty items as required.

Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: 11 months after the Substantial Completion Date.
Team Members Impacted: Reeves Young, City of Zephyrhills, Kimley-Horn

Zephyrhills
jump right in

Describe your approach and capabilities: Indicate if services listed in the Scope of Work will be provided by your firm or by a subconsultant/contractor. If by a subconsultant/contractor, provide the firm's name and specify the services to be provided.

Reeves Young will be performing the services as prime contractor.

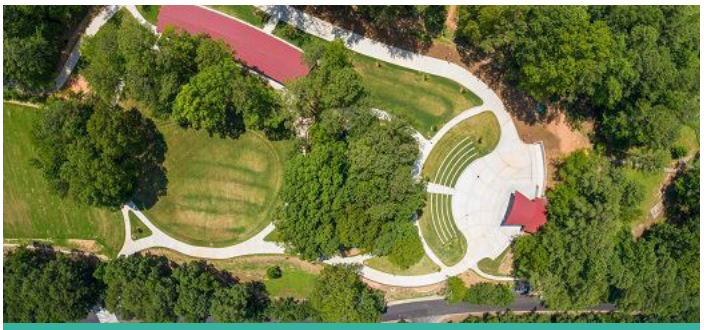
Describe your firm's specific abilities relative to the Scope of Services, including relevant project experience for building types and delivery methods such as City Hall, municipal, or similar public building construction, utilizing CM/GC or general contracting for similar projects.

Over 350 CMAR Projects for Municipal Clients

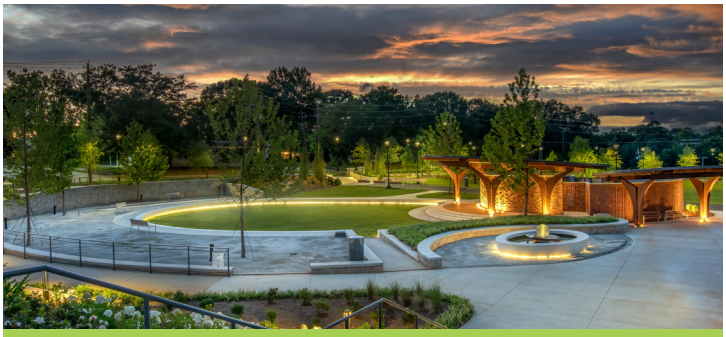
80% of our team's project portfolio consists of publicly funded municipal projects.

Reeves Young understands fiscal transparency, prudent use of taxpayer funds and the opportunity for constituents to participate in the project as contractors, vendors and workers is an important component of your project. Our portfolio of projects completed through the CMAR process for municipal clients includes:

- Parks and Recreation Centers
- Community Centers
- Senior Centers
- City Halls
- Public Safety Facilities
- Administration Buildings
- Community Resource Centers...and more!



Park with Great Lawn and Amphitheater



Amphitheater with Lawn Seating



Splash Pad



Park Multipurpose Building



Amphitheater with Terraced Seating

Diversity of CMAR Projects for Municipal Clients



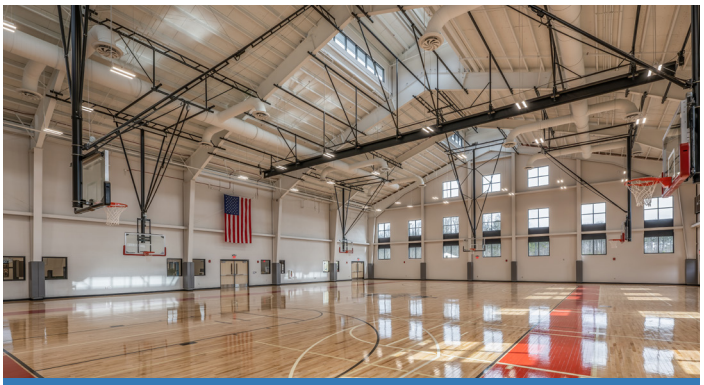
City Halls



Fire Stations



Administration Buildings



Recreation Centers with Gymnasiums



Fleet Maintenance Buildings



Public Safety Buildings



Transportation Headquarters



Sports Complexes

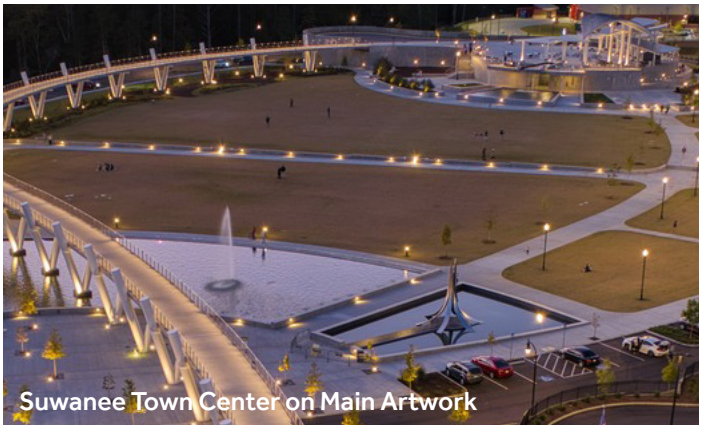
Present any innovative approaches to providing the services or implementing the project.

Reeves Young's approach to providing services at Zephyr Park focuses on leveraging innovation, sustainability, and community engagement to deliver a park that reflects the City's vision while maintaining cost and schedule certainty.

During preconstruction, we will implement real-time cost modeling and constructability simulations, enabling the design team and City staff to see the budget and schedule impacts of design decisions immediately and resolve potential conflicts before construction begins. This process will also integrate community feedback gathered during the master planning phase to ensure that park features, such as the splash pad, playgrounds, pavilion and stage, are prioritized and phased to meet public expectations.

Our construction phasing plan is designed to minimize disruption by keeping portions of the park open throughout the rehabilitation, while temporary "pop-up" recreational features maintain community engagement and visibility of progress. Sustainability is central to our approach, incorporating smart irrigation, rainwater capture, low-carbon materials, and native plantings to reduce operating costs and improve long-term resilience. Value engineering will focus on preserving the experiential intent of the master plan, enhancing visitor experiences while identifying efficiencies in construction methods, including prefabrication and modular solutions for optional facilities.

Throughout construction, our team will maintain transparency through a digital project dashboard that tracks budget, schedule, and risk management, while predictive analytics proactively identify potential challenges.


Suwanee Town Center on Main Artwork

Finally, we will enhance community ownership of the project through on-site educational programs, artist collaboration for public art installations, and cultural tie-ins during construction milestones. This comprehensive strategy ensures Zephyr Park is delivered as a high-quality, sustainable, and community-driven destination, while fully honoring the City's budget, schedule, and vision.

Briefly describe your Quality Assurance/Quality Control (QA/QC) Program.

Quality Control

Reeves Young's Site-Specific Quality Control Program requires work plans for each scope of work. These work plans identify what is needed to successfully complete the tasks (how many workers, what materials, what tools, etc.). They also identify pertinent specification sections, drawings, and submittals, along with the steps that will be taken to complete each task.

Through this process, any potential "Bumps in the Road" are identified, and what will be done to prevent them. This strategic planning inevitably leads to improved production, fewer mistakes, and a higher-quality finished product.

Subcontractor and Supplier Standards

Your Superintendent will conduct meetings with all subcontractors and suppliers prior to the commencement of work. These meetings will review the requirements outlined in the contract documents, facilitate coordination with other trades, and address any complexities related to the project. The Owner, Architect, and other stakeholders are encouraged to participate in these discussions.

Specific methods of quality control, such as a concrete pour card, are also reviewed and agreed upon through this process. A punch list will also be implemented early in the project using Procore. Transparency in the punch list process allows for any issues with quality or performance to be documented and corrected in a timely manner. It also makes the closeout process at the end of the project much more efficient. Throughout the project, it will be the team's approach that all work must meet Reeves Young's high quality standards before we look for your team's approval. Our Superintendent understands that one of their key responsibilities is ensuring that all subcontractors meet these requirements.

Describe the preconstruction services your firm will provide. List the services your firm normally provides for construction management or general contractor services.

Approach to Preconstruction Services

During Preconstruction, Reeves Young will manage value, cost, time, and plan for quality and safety.

The first component of preconstruction is **listening to understand our client's goals**. The second component is **gathering data** to make sure all project needs are identified and captured for execution. The third component is **developing a project strategy** that will bring about the highest quality and best use for your project.

Within these broader buckets, Reeves Young will continually refine needs, wants, cost, time, and implementation until the entire project team agrees and the project transitions to the procurement and construction phases. We will establish a responsive cost model that will immediately track the impact of design possibilities and decisions to the project budget.

Developed in fine detail with hundreds of line items, this model will create a very accurate estimate as design is finalized. While every professional estimator can quantify and price items, Reeves Young's team of estimators are different in that they are paid to identify what should and could be part of the design – even if it is not designed yet. Knowing and applying typical design and installation details means our team is intuitive and connects dots for you. It is a proactive leadership approach that gives you great accuracy in decision making and expedites the design and preconstruction process.

Our Preconstruction Services include:

Schedule Development & Monitoring

Upon project award and project kick-off, Reeves Young will develop a schedule to ensure that strategy development is of suitable duration and allows for adequate construction duration. This ensures that your project will be completed per your identified deadline. During design development, there will be key decision milestones which will keep the team on track toward the bidding and construction phases.

As design is refined, the construction schedule is also refined. Our team will utilize the Critical Path Method for scheduling to identify which items have a disproportionate influence on timely completion of the project and ensure that critical items are completed as scheduled. We will monitor the schedule daily to ensure your team and all key stakeholders understand the impact of their daily actions to the overall team and project. You will have confidence in this project throughout the duration and will understand the status of schedule at all times.

Alignment and Synergy

From the start, we will work collaboratively with The City of Zephyrhills and Kimley-Horn Design to provide accurate pricing and constructability data that will support the conceptual design and maintain the overall design intent. Our collaborative approach will proactively prevent issues from appearing in the construction phase, as well as allow us to keep an eye on the design schedule so that we can move into the construction phase in a timely manner. We will work to release specific long lead time items to ensure the project stays on track or to accelerate the schedule if desired.

Cost Certainty

Reeves Young has an ongoing, engaged relationship with the commercial construction marketplace in Georgia. We price multiple projects daily and have a precise understanding of costs in today's market conditions for both underground and vertical construction. Our team will provide accurate conceptual pricing immediately and highly specific data concurrent with design options under consideration. We parallel design decisions with highly detailed cost data so that you have accurate information when you need it and can make informed decisions from the start. Starting with the ideal bottom line, we will adjust each line item in the budget as design decisions are made, allowing you to decide how and where to invest your money. We will monitor the design process to ensure it mirrors the programmatic framework, thus neutralizing potential for design scope creep.

Prequalification of Trade Contractors

With Reeves Young's substantial history in the Southeast construction market, we have established lasting relationships with a wide range of subcontractors. These subcontractors and trade partners have been vetted for financial stability, licensing, skill, and performance history prior to ever being solicited for a bid.

Our team reviews the three lowest priced and most responsive bids for further examination. We conduct pre-contract meetings with these subcontractors to discuss corporate stability, quality expectations, and all components of their scope. This process ensures that our chosen subcontractors, vendors, and suppliers are stable and capable of performing for this project. The expectations for quality and all associated deliverables become part of the binding contract agreement made with the subcontractor, vendor, or supplier best suited for your project.

Planning for Quality

Beginning with the end in mind, we start building in quality control measures during the Preconstruction process. We utilize Scope Specific Checklists compiled from over 73 years of lessons learned in order to verify scope on all aspects of the project. These checklists define quality construction from a hands-on, field tested perspective and ensure that no details are overlooked.

Constructability Reviews

As design is being discussed, Reeves Young is considering constructability. Our Project Team will offer experience-based recommendations on ways to ensure basic constructability as well as ways to create construction efficiencies. Formally, our team will review the completed drawings and phased completion of the construction documents to ensure that they are complete and that corresponding details are accurate. Our goal is to have zero RFI's in the field. As construction management and general contracting experts, our value is the ability to visualize design and translate it to reality on the job site. During the design process, we will continuously monitor the design for best methodology, material, and approach. Particularly important is the interface and connectivity of different materials and the prevention of water intrusion.

Construction Detailing Clarifications

Our team has developed a process that anticipates issues that may arise and initiates conversations early in the design process to prevent issues later. This team is great with communication and coordination. We look several weeks to months ahead to identify items that may become issues and we work to mitigate those issues. Our team's project history has allowed us to establish insights into areas of design that typically need clarification.

We will review all design drawings, making note of any areas needing clarification and sharing with the team so that the final product is a facility that is truly comprehensive and constructable.

Ensuring Effective Communication throughout Preconstruction

For Reeves Young, effective communication is achieved through scheduled preconstruction meetings with subcontractors, vendors, and trade partners. These meetings provide an opportunity to communicate the requirements and expectations of the project to all parties required to complete the work. At this meeting, the approved drawings and documents will be available and thoroughly reviewed by all parties with major items being discussed to reduce possible conflicts or delays. The meeting allows for review and discussion of logistics and implementation procedures to align with the project scope and schedule.

Define "value engineering" and provide two examples where it was successfully applied on previous projects.

Value Engineering on Parks

At Reeves Young, we begin every project with the end in mind. By integrating our Preconstruction and Project Management teams with your design team from day one, we create a collaborative environment where the design is carefully aligned with the budget from the start. This early involvement allows us to "draw once," reducing the risk of multiple revisions that can increase costs, delay schedules, and introduce errors.

We view value engineering not as cutting scope or reducing quality, but as building value from the very beginning. By aligning budget and vision early, we avoid costly redesigns and provide reliable cost certainty so you can make informed decisions with confidence.

Our philosophy goes beyond cost savings. We leverage our development and parks experience, along with trusted subcontractor partners, to analyze materials and methods for quality, functionality, and long-term performance. This early collaboration adds value rather than cutting it, delivering park projects that are not only budget-conscious but also durable, functional, and built for lasting community impact.

Much of Reeves Young's value management comes from our willingness to dig deep into the details to arrive at the essential facts. We then craft a solution that works with a verified reality. This results in a "right price" for each component and a project cost that is essential and accurate.

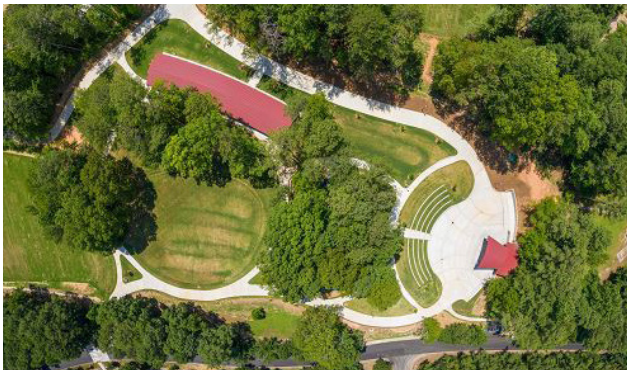
Case Studies

Cherokee Veteran's Park

Previously unknown underground streams were discovered during this project. Reeves Young worked with closely with geotechnical engineering firm to confirm stream flow conditions in very specific areas and crafted a stream diversion system that was one quarter of the cost of the solution originally proposed by the engineer. Our solution, which was accepted by the engineer and Owner, **resulted in a saving to the project of $75,000.**

Brook Run Park

Reeves Young evaluated the conceptual plan at a programmatic level and identified the cost at $8.2M, $1.3M over the City's approved budget. Working closely with the Designer, we refined the plan to preserve program features and quality while meeting budget goals. We proposed replacing granite-faced block amphitheater walls with concrete seating walls, saving $25,000. Using 3-D heavy civil modeling, we adjusted grading elevations to eliminate the need for soil import/export and reduce costly retaining walls. We also reviewed power, water, and sidewalk designs to confirm capacity, remove redundancies, and improve efficiency. Additionally, we researched synthetic turf and base options, recommending durable, cost-effective systems. Together, these strategies **reduced the project cost to $6.9M** without sacrificing user experience or program features.





Centennial Olympic Park

When Reeves Young began this Construction Management at Risk project, we were provided Phase I drawings that were already 100% complete, which limited opportunities to influence design decisions and confirm budget alignment. Our estimate showed the design would cost nearly double the available budget. Focusing on infrastructure and hardscapes, we identified major savings by challenging assumptions in the civil design. The engineer had planned a new storm system, assuming the existing one was inadequate. Leveraging our heavy civil expertise, we tested and verified the existing system and proved much of it could be reused, **saving $350,000.**

We applied the same rigor to paving materials and installation methods, ensuring cost-effective solutions without compromising quality. By the time Phase II began, which included high-visibility features such as the entrance water feature and amphitheater, Reeves Young worked with the design team early to establish a realistic budget aligned with current market conditions. Importantly, the conceptual budget we set never changed throughout subsequent estimates, giving the Owner confidence to make informed, cost-driven decisions and even pursue enhancements, knowing the budget was accurate and reliable.

Throughout our Construction Management at Risk projects, Reeves Young has demonstrated our ability and willingness to roll up our sleeves and do the investigative footwork necessary for very accurate design decisions which lead to lean project pricing.

Describe the process your firm will use to obtain a Guaranteed Maximum Price (GMP) and provide bonding for this project.

Open Book Approach

Having completed more than 350 CMAR projects, Reeves Young understands the value of an open book approach to GMP development. CMAR allows projects to proceed on a collaborative basis in advance of a completed design or even a full project definition.

Our open book approach starts from the day Reeves Young is awarded the project and relies on an open-book process for developing cost and cost estimates during preconstruction with validation throughout closeout of the project. Accurate and thorough cost estimates are developed in the Schematic, Design Development, and GMP stages of the project in a transparent manner which involves Reeves Young, the City of Zephyrhills, Architect, and other critical team members in the preconstruction process.

Cost estimates are completely open book and are reviewed by the critical team members in detail at each stage of preconstruction. Reeves Young's deliverables for each estimate will include quantities including detailed takeoff, methodology of how costs were derived in each area, associated subcontractor/supplier substantiation of specific costs included in the estimate, and any qualifications/clarifications to the estimate.

During development of the GMP, the project will be competitively bid amongst prequalified subcontractors. Each subcontractor proposal is reviewed for accuracy and completeness and a detailed scope sheet for each trade is developed showing the low bidder. These spreadsheets as well as the subcontractor proposals are thoroughly reviewed with the critical team members during the GMP review process and the GMP is ultimately agreed upon.

During procurement of subcontractors, a procurement log will be developed and submitted periodically to the City of Zephyrhills, which shows a GMP budget, Subcontractor Contract Amount, and any Savings in that particular trade. Subcontracts and Purchase Orders for each trade will be available for the City's review with the procurement log which will show the agreed upon subcontract amount and the specific scope of work for that subcontractor.

With Reeves Young's open book approach, you will know where every dollar is being spent on your project.

During construction, Reeves Young will provide substantiated billings with the project payment application which include subcontractor/supplier payment applications and invoices. Each subcontractor provides a detailed Schedule of Values with their payment application that matches their subcontract amount. The schedule of values also shows any agreed upon change orders between Reeves Young and the subcontractor/supplier. At the end of the project during the Closeout period, Reeves Young will provide a detailed print out from our accounting software that will be used to further confirm the costs incurred on the project.

Summary Open Book Approach

- Each stage of the preconstruction process involves acceptance/approval from critical team members.
- Cost estimates provided with unit costs, take off, subcontractor/supplier substantiating documents and qualifications/clarifications.
- Detailed spreadsheets and subcontractor/supplier proposals are submitted with the GMP estimate for critical team member review.
- Qualifications and clarifications are submitted with the GMP.
- Subcontracts and purchase orders are available for review.
- Purchasing log submitted on regular intervals showings GMP Budget, Subcontract/Supplier Amounts and associated savings.
- Substantiated payment applications are submitted on a monthly basis.
- Final accounting printouts are available for review during the Closeout process.

Explain how you will manage the construction phase.

Approach to the Construction Phase

Given our project management team's early involvement throughout the preconstruction phase, Reeves Young offers a seamless transition into construction where we will continue to add value by maximizing the schedule, managing cost, and implementing our plans for quality and safety. The Project Manager, Superintendent, and our entire project management team will communicate clearly with the Owner, Architect, and all stakeholders to keep everyone consistently informed of the project status. We will proactively approach issues that arise on the project and document our plans to address them effectively. Project billing will be managed effectively throughout, with our team ensuring a smooth and efficient project closeout process.

Present your cost management plan for controlling costs within established limitations during design and construction.

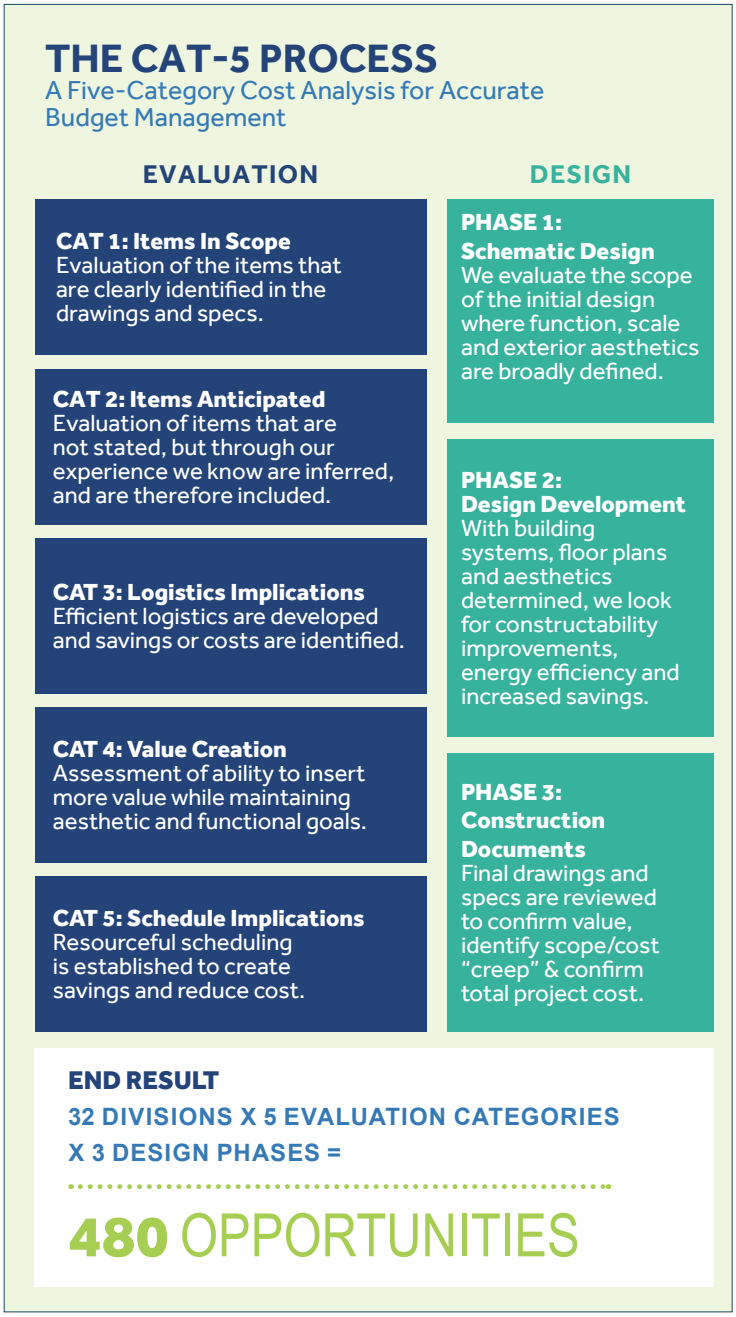
Cost Management

Conducting a five-category evaluation across 32 construction divisions for three consecutive design phases results in an exhaustive, comprehensive analysis of costs which is highly responsive to the Owner's desires and initiatives and quickly identifies savings and trade-offs. Referred to as the **"CAT-5 Process"** illustrated on the right, this cost model results in a bottom line budget for this project that you can take to the bank. In the event you desire to expedite construction, our team can even apply the CAT-5 Process to specific building components, such as foundations or pre-fabricated structures, in order to enable early approval. This allows construction to begin while secondary elements remain in the design process.

Present your change order management plan for controlling cost and schedule impacts.

Change Order Management Plan

Reeves Young believes the best way to control cost and schedule impacts from change orders is to prevent them before they happen. During preconstruction, we perform detailed constructability reviews and coordinate mechanical and electrical systems early, eliminating conflicts that typically drive change orders.



We also establish unit costs and contingencies for known risks such as unsuitable soils, providing the Owner with confidence in the Guaranteed Maximum Price (GMP).

When design changes occur, Reeves Young evaluates each adjustment for cost and schedule implications and presents data-driven recommendations to the Owner. No change moves forward without Owner approval, and all modifications are logged, dated, and tracked in ProCore. This transparent process ensures that financial impacts are clearly understood while keeping the project aligned with the established budget and timeline.

Management Plan - Construction Phase

During construction, we act quickly to evaluate potential changes, provide preliminary pricing and scheduling data, and integrate approved changes into our CPM schedule. We work with subcontractors to resequence activities, use float, or explore alternative strategies that protect the Owner's critical occupancy dates. Subcontractors are held accountable for timely responses, ensuring change management does not delay progress.

For Owner-initiated changes, Reeves Young provides a thorough analysis of cost and schedule impacts and collaborates with all parties to minimize disruption. No change is implemented until its full implications are agreed upon and documented. Throughout the project, monthly reports keep the Owner informed of the current budget and schedule, and all change orders are fully reconciled at closeout. This disciplined approach ensures that changes—whether unforeseen or Owner-driven—are managed efficiently, fairly, and without jeopardizing project success.

Describe your procurement plan.

Material Procurement Plan

Reeves Young brings decades of expertise in construction material procurement and a deep understanding of market fluctuations. This experience allows us to identify the critical project components that must be secured early to protect both budget and schedule.

Our Preconstruction and Project Management teams are already analyzing materials, configurations, and efficiencies to determine the best applications that deliver maximum value. These early insights are seamlessly carried forward into procurement efforts, ensuring materials are sourced on time and at the best value. By engaging both teams early and fostering continuous communication before construction begins, we proactively mitigate risks tied to market scarcity. This strategic approach gives you confidence that your project will be delivered on time and within budget.

The Grove at Walton County - Material Status Log

9/4/2025

Description	Updated	Sub/Supplier	Lead Times Weeks (Including Shipping)	Days	Weeks	Submitted
Building C - Softball Concessions						
Division 2 - Existing Conditions						
Termite Control			1	7	1	7/19/2024
Division 3 - Concrete						
Building C Rebar - Concrete and Masonry		Becdon - Montalvo Install	2	14	2	6/7/2024
Division 4 - Masonry						
CMU Product Data and Accessories		Montalvo	1	7	1	6/7/2024
Stone Veneer		Montalvo		0	0	7/8/2024
Cast Stone Sills and Mortar Color		Montalvo	10	70	10	10/28/2024
Mortar		Montalvo	1	7	1	6/7/2024
Masonry Reinforcement and Accessories		Montalvo	1	7	1	6/7/2024
Concrete Masonry Unit		Montalvo	2	14	Weeks	6/7/2024
Glass Unit Masonry and Accessories		Montalvo	12	84	Weeks	7/8/2024
Division 6 - Wood, Plastics and Composites						
Wood Roof Trusses		Performance Construction	4	28	4	9/9/2024
Plywood Roof decking		Performance Construction	0	0	0	
Plywood Interior Ceilings		Performance Construction	0	0	0	
Rough Carpentry (Wood Framing)		Performance Construction	0	0	0	
Framing hardware (hangers, fasteners)		Performance Construction	2	14	2	9/5/2024
Interior Architectural Woodwork (Millwork)		Stone Creek / Performance Construction	8	56	8	8/8/2024
Solid Surface		Stone Creek / Performance Construction	8	56	8	8/8/2024
Division 7 - Thermal and Moisture						
Rigid Board Insulation @ Masonry and Siding		Performance Construction	2	14	2	8/1/2024
Hardie Siding and Soffits		Performance Construction	0	0	0	8/2/2024
Metal roofing and Underlayment		Building Universal	8	56	8	7/9/2024
Downspouts and gutters		Building Universal	4	28	4	8/19/2024
Joint Sealants Package - Pass through Windows, Cast Stone, Sidewalk to Cast stone		Metro Waterproofing	2	14	2	8/1/2024
Water Repellents		Metro Waterproofing	0	0	0	7/31/2024
Fluid Applied Membrane Air Barriers (Envelope Waterproofing)		Metro Waterproofing	0	0	0	8/1/2024
Rigid Insulation behind High-Impact Gyp Board (Wall Type N02)		JSL	2	14	2	9/17/2024
Thru-Wall Self Adhesive Flashing at Hardie Siding		Performance Construction	2	14	2	8/2/2024
Roof Specialties - Sheet Metal Flashing and Trim		Universal Roofing	4	28	4	7/9/2024
Division 8 - Openings						
Hollow Metal Doors and Frames		Performance Construction	6	42	6	7/10/2024
Door hardware		Performance Construction	4	28	4	7/10/2024
Overhead Coiling Doors - Kitchen Pass Through		Top Notch	10	70	10	10/17/2024
Building C - Consession Window		Clearvue	5	35	5	10/22/2024
Access Doors and Frames		Performance Construction	6	42	6	7/10/2024
Aluminum Gate (Mech. Yard)		Security Fence	3	21	3	2/24/2025

Example: Material Tracking Log

Management Plan - Construction Phase

Describe your subcontractor management plan, including contract document compliance procedures, project accounting procedures, and issue resolution processes.

Subcontractor Team Management

With over seven decades of experience in construction, Reeves Young has well-established, positive relationships with hundreds of subcontractors and suppliers throughout the Southeast. As such, many of the subcontractors have worked with us previously and are well-informed of our expectations for safety and quality on all our projects. Reeves Young actively recruits new subcontractors and suppliers to work with us, as well as local, minority, and women-owned businesses.

Your Superintendent will supervise, direct, coordinate, and be responsible for all work performed by all trades. They will be the principal point of contact for each subcontractor, trade vendor, and supplier, ensuring communication and answering any questions or concerns. They will be responsible for the oversight of safety and quality, contract document compliance, and proactively identifying and resolving any onsite issues related to the project should they occur.

Contract Document Compliance

Your Superintendent will be responsible for all contract document compliance and will:

- Ensure subcontractors have reviewed and understand plans and specifications for their portion of the work and the entire project.
- Continually monitor all drawings and specification compliance by all trades through the daily inspection of all work performed.
- Continually review all subcontractors' work for coordination of the final installation of all products.
- Closely supervise all worker's actions and behaviors to ensure the safety of each person and the job site.
- Monitor and enforce the project schedule.

Project Accounting

During the subcontractor buy-out process and contract negotiation, Reeves Young collaboratively creates a detailed Schedule of Values (SOV) with the Subcontractor. The primary objective in the development of the SOV is to manage risk. We do this by ensuring the Subcontractor can never bill for more than has been installed and by assigning payment values to the administration tasks of the project, such as submittals, shop drawings and safety compliance.

Further, Reeves Young defines payment periods which are complementary to the established flow of the work. This insures critical items are completed in alignment with the project schedule.

Issue Resolution

Issue resolution takes place daily in the subcontractor meetings conducted by your Superintendent. Weekly, the field team will review the schedule, progress to date, pending work, quality, safety, and any outstanding issues needing attention. Subcontractor representatives begin attending these meetings two weeks prior to mobilizing onsite and are thus oriented to the project and become part of the team early. Attendance prior to mobilization also ensures that they know their contractual responsibilities and the group's expectations. All meetings and commitments are documented and distributed to the field team, Project Manager, and Project Executive.

Should an issue arise during work progress requiring corrective action, your Superintendent will implement Reeves Young's Corrective Action Program. Conditions requiring corrective action will be identified, documented, and submitted for review by the responsible party. Once the corrective action is complete, your Superintendent will verify the conditions and note whether further action is necessary or whether the work meets standards.



Our project closeout is crucial because it is your beginning.

Present your closeout management plan for this project.

Project Closeout

Our project closeout is crucial because it is your beginning. Reeves Young begins preparing for the closeout phase at the start of the project by beginning with the end in mind. We provide all final warranties, as-builts, and other closeout items within 30 days of substantial completion.

Expedited Punch List Completion

Within the industry, project closeout and the punch list process have a reputation for dragging out. To eliminate this possibility, Reeves Young proactively pre-inspects and pre-resolves any potential issues before the punch process begins. This minimizes the length of the formal punch list created by the Owner and Architect and expedites the process.

Our punch approach includes the following:

- Superintendent inspection
- Project Manager inspection
- Consolidation of inspection results from the Superintendent and Project Manager to create a preliminary punch list
- Address all items on the preliminary punch list prior to the Architect and Owner inspection,
- Architect and Owner inspection and creation of the final punch list

When the Architect and Owner compile the final punch list, each item is reviewed, and a fast-track completion timeline is established. As subcontractors report completing punch list items, the Project Manager and Superintendent will visually confirm compliance. They will conduct a final walk-through with the project team to collectively evaluate and accept the resolution of each punch list item. The formal closure of the punch list will be documented with the team signing a written letter of acceptance.

Building Operations Training

Modern buildings incorporate rapidly evolving technologies. During the Closeout phase, Reeves Young will coordinate and video record training sessions for the Owner conducted by tradesmen and installers.

These sessions will cover operating systems such as HVAC, electrical, fire alarm, sound, plumbing, audio/visual, security, and lighting systems. We will review your entire facility in detail to ensure that daily operations run smoothly.

Electronic O&M Manuals

Facility managers have demanding schedules! By supplying Operation and Maintenance manuals in an electronic format, Reeves Young helps facility managers be efficient. Instead of managing multiple three-ring binders of Operations and Maintenance Manuals for every building, we will electronically provide all maintenance information, equipment manufacturer, serial numbers, model numbers, etc. Instead of searching paper files and dusty bookshelves, clients can open an electronic file, locate the item of interest, and find out all the details in just minutes.

Warranty

When the equipment is gone and construction is complete, the last thing you want in your facility is something suddenly not functioning as it should.

Reeves Young understands this frustration, so we have spent decades honing our quality management system to prevent the need for warranty calls. This effort begins in the preconstruction and constructability review and will continue throughout construction when your Superintendent monitors installation methods and materials to confirm quality expectations.

In our experience, warranty calls are often related to equipment manufacturing issues. With the nature of this project, we do not anticipate any warranty issues. Reeves Young provides a one-year warranty commencing on the date of Substantial Completion. The warranty covers all labor, materials, and equipment provided for the job and includes repairing an adjacent work displaced.

Your Project Manager and Superintendent will remain integral members of your team throughout the warranty period, managing and resolving any warranty concerns that may arise. Within 24 hours of reporting a warranty issue, you will receive a phone call acknowledging your request. Following this, your Project Manager will reach out to gather the necessary information and arrange a site visit if needed. They will coordinate with the appropriate subcontractors or vendors and oversee the case until it is resolved to your satisfaction.

Describe your quality assurance plan.

Quality Control

Reeves Young's Site-Specific Quality Control Program requires work plans for each scope of work. These work plans identify what is needed to successfully complete the tasks (how many workers, what materials, what tools, etc.). They also identify pertinent specification sections, drawings, and submittals, along with the steps that will be taken to complete each task. Through this process, any potential "Bumps in the Road" are identified, and what will be done to prevent them. This strategic planning inevitably leads to improved production, fewer mistakes, and a higher-quality finished product.

Subcontractor and Supplier Standards

Your Superintendent will conduct meetings with all subcontractors and suppliers prior to the commencement of work. These meetings will review the requirements outlined in the contract documents, facilitate coordination with other trades, and address any complexities related to the project.

The Owner, Architect, and other stakeholders are encouraged to participate in these discussions. Specific methods of quality control, such as a concrete pour card, are also reviewed and agreed upon through this process. A punch list will also be implemented early in the project using Procore. Transparency in the punch list process allows for any issues with quality or performance to be documented and corrected in a timely manner. It also makes the closeout process at the end of the project much more efficient.

Throughout the project, it will be the team's approach that all work must meet Reeves Young's high quality standards before we look for your team's approval. Our Superintendent understands that one of their key responsibilities is ensuring that all subcontractors meet these requirements.

Describe your mold prevention plan.

Mold Prevention

For a park project, Reeves Young prioritizes mold prevention through proactive site and material management. Building materials are stored off the ground, under cover, and delivered just-in-time to reduce exposure to weather. We closely monitor site conditions and implement proper drainage, grading, and temporary protections to prevent water intrusion during construction. Any materials affected by moisture are immediately dried, cleaned, or replaced before installation to eliminate future risk. We also ensure proper ventilation and humidity control in enclosed structures such as restrooms, pavilions, or concession areas by sequencing the building envelope early and maintaining adequate airflow. Reeves Young tracks all required inspections and provides subcontractors with clear testing and inspection summaries so they understand their responsibilities for mold prevention. If water intrusion occurs, our team acts immediately to remediate, document, and confirm compliance before moving forward. By embedding these practices into our quality control process, we protect the Owner's investment and deliver durable, healthy facilities for the community.



Jessie Davis Park Improvements Under Construction

Describe your safety program. Provide your site logistics and safety plan for this project.

Site Logistics

Once awarded the project, Reeves Young will sit down with the City of Zephyrhills, Kimley-Horn, and key stakeholders to develop a site logistics plan. This plan will provide a framework for construction that minimizes impact on activities, including construction traffic pathways, parking and staging areas, and construction entrances.

In addition, Reeves Young will coordinate large deliveries and concrete pours to ensure there is minimal disruption to activities surrounding the site. Any required utility shutdowns (if required) will also be coordinated well in advance of the shutdown. The site logistics plan will be updated and reviewed at each OAC meeting.

Construction Entrance to Parking Lot

Reeves Young will cut in a temporary road to access the parking and staging area. This will allow construction traffic to enter the site without having an impact on the main road.

Construction Parking

Reeves Young will focus on completing the parking lots first to utilize for construction parking and staging. With the parking lots completed (minus the final top coat), the site will be much cleaner and mud will be extremely limited which will result in no mud on the access road to the site keeping the main campus entry clean.

Construction Fencing

Fencing will be placed around the entire site to ensure that the site is secure at all times. This fencing can also be customized. Custom fencing captures the spirit of the project and promotes the future of this project.

jump right in | REEVES YOUNG | Zephyrhills jump right in | REEVES YOUNG

Example: Custom Fencing



Being a Good Neighbor Means...

- Minimized Disruption
- Environmental Sensitivity
- Event Coordination
- Traffic Control
- DOT Coordination
- Pedestrian Access
- EMS/Public Safety Vehicle Coordination
- Tidy Site / Dust Control

Safety Program

Built from the ground up, Reeves Young's Safety Program provides comprehensive guidance on every OSHA requirement and industry best practice. It establishes clear responsibilities and accountability from field laborers to the Project Executive, supported by an advisory committee composed of both field and management team members. Our Director of Safety oversees the program at the corporate level, while multiple Safety Managers conduct regular audits of your project to ensure compliance. The Safety Program guarantees that all field technicians, foremen, your Superintendent, and Project Manager receive training tailored to your specific project scope. Additionally, they will communicate safety procedures and monitor results daily.

Before mobilization, we will customize our Safety Program to your project. We have successfully created a culture of safety on all our projects by defining safety responsibility for everyone and making the safety of the project everyone's responsibility.

Employees, subcontractors, and consultants who work onsite must complete Reeves Young's safety orientation and comply with the program. Safety is the first consideration given as we plan our work. Hazards are identified, and methods to address them are developed. Project leadership ensures that the correct processes are in place to mitigate risk and that they are being executed throughout the duration of the project.

Zero injuries, zero accidents, and zero near misses are our goals. We strive daily to train, create awareness, record, and improve our safety performance so that our employees and clients are confident that our projects are safe.

Our Safety Program includes the following:

- Safety orientation for all new hires and everyone new to a job site, regardless of employer
- Weekly site-wide safety meetings
- Training for our workforce
- Verification of subcontractor safety training
- Regular, documented safety audits
- Third party insurance inspections
- Evaluation of our employees based on safety performance.
- Conducting pre-employment and random drug testing

We will conduct a site safety meeting at the job site each week. Activities pending for the week, logistical changes, and a segment on task-specific training will be included. This meeting is an opportunity to discuss with the field team any concerns you may have or any new processes for the job site.

Preconstruction Safety Meeting Agenda

- Introduction of Team Members
- Review of Contractor's Safety Experience
- Review of Site-Specific Safety and Health Program
- Review of Emergency Action Plan
- Review of Authority Safety Requirements
- Open Discussion



Qualifications and Experience of Proposed Project Team

Provide details on your proposed team. Describe your firm's proposed organization for the construction management team, including the Superintendent, Project Manager, Project Director, Cost Estimator, Project Executive, and other key personnel who will manage the project. Identify the specific individuals for each role.

Provide an organizational chart showing the lines of responsibility and accountability.

Meet Your Proposed Team

This team has worked together on numerous projects just like yours. They are highly accomplished leaders who are experts at the Construction Management-at-Risk delivery method and have developed an exceptional reputation for customer satisfaction. Their primary focus is to deliver your project to best suit your needs through careful listening, executable strategy, and accountability.

Zephyrhills

Kimley»Horn

Reeves Young has worked with your designer, Kimley-Horn, on over 100 projects in the Southeast!



Mike Iezzi
Project Executive
Primary Point of Contact



Adam Scott
Senior
Preconstruction Manager



Marco Donjuan
Senior
Project Manager



Steve Jordan
General
Superintendent



Nick Turner
Senior
Superintendent

Provide a résumé for each of the above personnel, indicating the percentage of time they will be committed to this project.

Resumes start on the following page.



Mike Iezzi, LEED AP

Project Executive | Primary Point of Contact

Mike brings 24 years of construction management experience to the Zephyr Park Rehabilitation project. As Project Executive, he will lead your project and serve as the primary point of contact between Reeves Young, the City of Zephyrhills, Kimley-Horn, and the project team. Mike will oversee and coordinate the efforts of our Preconstruction and Construction departments through all phases of the project, planning, construction, commissioning, and warranty. With full decision-making authority, he ensures seamless communication and efficient execution at every stage, delivering a successful project from inception to completion.

24
Years Experience

Education
B.S. Electrical Engineering and Computer Engineering
Southern Polytechnic State University

Certifications
LEED Accredited Professional (AP)

Training
GSWCC NPDES Erosion Control Certified, OSHA 30 HR, First-Aid & CPR, Fall Safety, Excavation Safety, Scaffold Safety, Confined Space Safety

Time Commitment
25%

Relevant Experience

Jessie Davis Park Improvements Project
Douglasville, GA
Park improvements including an updated synthetic turf football field, a multi-use trail system, pavilion areas, new playground areas, zero-entry pool, splash pad area, landscaping, and signage. Three new buildings include a Community Center, Gymnasium, and a Senior Center.

Cherokee Veterans Park
Canton, GA
76.5 acre park with two multi-sport natural fields, one multi-sport artificial turf field, a skate park with three bowls, a concession/restroom building, 2,100 SF maintenance building, a press box, and three restroom buildings.

Lanierland Park
Cumming, GA
109-acre park including four multi-activity artificial turf fields, a playground, two one-story concession/restroom buildings, a one-story maintenance building, and all associated site work.

Brook Run Park
Dunwoody, GA
110-acre Brook Run Park included Great Lawn and amphitheater, Overlook Plaza, performance stage, pavilion, picnic/parking area, two multi-use synthetic turf fields, and open play field.

Suwanee Town Center on Main
Suwanee, GA
Award winning 25-acre development that successfully preserves 15 acres while transforming approximately 10 acres of the site. The completed park features a pedestrian bridge spanning the entire site, large water features, open lawn areas, volleyball courts, merchant setup areas, restroom buildings, and hardscapes.
A signature element of the park is the elevated, multi-use bridge that spans large portions of the site. The park also includes an iconic art piece.

Cauley Creek Park
Johns Creek, GA
200- acre-park including a court area for futsal, pickleball, basketball, and volleyball. The field area includes four multi-purpose fields – two with artificial turf and two with grass. Located on the west side of the park, the 5K staging area includes parking, restroom and a grassy open space to stage 5K races.

The Grove at Walton County
Loganville, GA
Softball complex, an amphitheater, a splash pad, teen center, walking trails, skate park for various skill levels, an amphitheater, a playground complex, and a community center.



Marco Donjuan

Senior Project Manager

Marco has successfully managed numerous park projects in a Senior Project Manager role, bringing proven expertise in both leadership and technical execution. He is responsible for overseeing document control, requests for proposals and change requests, material procurement and management, and subcontractor change orders. Marco also leads owner, architect, and contractor meetings, while coordinating closely with the superintendent to develop and maintain project schedules. His strong attention to detail, combined with excellent communication skills, allows him to consistently build trust with clients and foster collaboration among project teams.

11
Years Experience

Education
B.S. Construction Engineering
Kennesaw State University

Training
EIT LICENSE NO. EIT026475
GSWCC, NPDES Erosion Control Blue Card Certified
OSHA 30 HR
First Aid, AED, CPR, Bloodborne Pathogens, Fire Extinguisher Certified, Hand/PWR Tools, Silica, Fall Protection, Excavation & Trenching, Confined Space, Rigging/Signaling

Time Commitment
50%

Relevant Experience

Suwanee Town Center on Main
Suwanee, GA
Award winning 25-acre development that successfully preserves 15 acres while transforming approximately 10 acres of the site. The completed park features a pedestrian bridge spanning the entire site, large water features, open lawn areas, volleyball courts, merchant setup areas, restroom buildings, and hardscapes. A signature element of the park is the elevated, multi-use bridge that spans large portions of the site. The park also includes an iconic art piece.

Jessie Davis Park Improvements Project
Douglasville, GA
Three new buildings including a gymnasium building, a community center, and a senior center. The improvements included an updated synthetic turf football field, a multi-use trail system, pavilion areas, new playground areas, zero-entry pool, splash pad area, landscaping, and signage.

Cherokee Veterans Park
Canton, GA
76.5 acre park with two multi-sport natural fields, one multi-sport artificial turf field, a skate park with three bowls, a concession/restroom building, 2,100 SF maintenance building, a press box, and three restroom buildings.

Lanierland Park
Cumming, GA
109-acre park including four multi-activity artificial turf fields, a playground, two one-story concession/restroom buildings, a one-story maintenance building, and all associated site work.

Brook Run Park
Dunwoody, GA
110-acre Brook Run Park included Great Lawn and amphitheater, Overlook Plaza, performance stage, pavilion, picnic/parking area, two multi-use synthetic turf fields, and open play field.

Cauley Creek Park
Johns Creek, GA
200- acre-park including a court area for futsal, pickleball, basketball, and volleyball. The field area includes four multi-purpose fields – two with artificial turf and two with grass. Located on the west side of the park, the 5K staging area includes parking, restroom and a grassy open space to stage 5K races.

The Grove at Walton County
Loganville, GA
Softball complex, an amphitheater, a splash pad, teen center, walking trails, skate park for various skill levels, an amphitheater, a playground complex, and a community center.



Steve Jordan

General Superintendent

With more than 45 years of experience, Steve is a **proven expert in Florida's commercial construction market,** specializing in multi-phased, multi-building projects of significant complexity. His career is marked by successful delivery of some of **Central Florida's most iconic destinations, including large-scale resorts for Disney, major facilities for the University of Central Florida, and critical infrastructure at Tampa International Airport**. Having managed construction across operational campuses, resort environments, and high-profile community spaces, Steve brings unmatched expertise in coordinating phased schedules, meeting rigorous quality standards, and maintaining safe, efficient operations. His extensive knowledge of Central Florida's regulatory requirements, inspection processes, and local construction practices ensures that every project under his leadership is executed with excellence and precision.

45
Years Experience

Training
GSWCC NPDES Erosion Control Certified
OSHA 30 HR
First-Aid & CPR
Fall Safety
Excavation Safety
Scaffold Safety
Confined Space Safety

Time Commitment
35%

Relevant Experience

Jessie Davis Park Improvements Project
Douglasville, GA
Three new buildings including a gymnasium building, a community center, and a senior center. The improvements included an updated synthetic turf football field, a multi-use trail system, pavilion areas, new playground areas, zero-entry pool, splash pad area, and landscaping.

Disney's All Star Resort
Lake Buena Vista, FL
57-acre resort of 10 buildings housing 1,920 guestrooms, with five Disney movie themes. Included a 53,000 SF commercial building with a retail center, food court, and cast dining area, as well as themed pool areas, laundry and equipment buildings.

Disney's Coronado Springs Resort
Lake Buena Vista, FL
1,200,000 SF, southwestern-themed resort on a 142-acre site. Constructed around a lake, the site work included landscape/hardscape and over 12 water features.

Disney's Pop Century Resort
Lake Buena Vista, FL
448,000 SF, 2,880-room, 235-acre resort that included three pools, an interactive water feature and a lake promenade.

Tampa Bay Performing Arts Center
Tampa, FL
300,000 SF performing arts center featuring four separate theaters, a rehearsal hall, infrared listening system for the hearing impaired, banquet, retail and administrative facilities.

Tampa Convention Center
Tampa, FL
Five-story, 1,100,000 SF convention center offering 200,000 SF of exhibition space, an expandable ballroom, breakout rooms, and 90,000 SF of multi-purpose pre-function. The exhibit hall floor is elevated over a 600-foot run of a major downtown thoroughfare, entailing very difficult traffic coordination.

Tampa International Airport
Tampa, FL
235,000 SF terminal with 15 gates including two for commuter aircraft connected to the main terminal in a fully operational airport.

Osceola County Agricultural Center
Kissimmee, FL
434,550 SF, campus-style facility of six main structures on a 79-acre site. The project added an exhibition building, a central energy plant and a multi-purpose building.



Nick Turner

Senior Superintendent

Nick will serve as the Senior Superintendent, leading all onsite personnel and overseeing daily construction operations. With a proven track record of successfully delivering numerous projects similar in scope and complexity to Zephyr Park, Nick brings the expertise needed to ensure seamless execution. He will be based onsite full-time, providing direct oversight of field coordination, material delivery, quality control, safety enforcement, and overall project coordination. His leadership ensures that every aspect of the construction phase is executed to the highest standards of safety, quality, and efficiency.

14
Years Experience

Training
Haz Com/ SDS, Fire Extinguishers, Hand/PWR Tools, Silica, Fall Protection Excavation & Trenching, Confined Space, Rigging/Signaling, OSHA 30 HR, NPDES Blue Card

Time Commitment
75%

Relevant Experience

Suwanee Town Center on Main
Suwanee, GA
Award winning 25-acre development that successfully preserves 15 acres while transforming approximately 10 acres of the site. The completed park features a pedestrian bridge spanning the entire site, large water features, open lawn areas, volleyball courts, merchant setup areas, restroom buildings, and hardscapes. A signature element of the park is the elevated, multi-use bridge that spans large portions of the site. The park also includes an iconic art piece.

Creekside Park
Johns Creek, GA
Creekside Park is undergoing a revitalization to offer a dynamic blend of active and passive amenities. This picturesque 20-acre property, located adjacent to Johns Creek City Hall and bordered by Medlock Bridge Road, spans the area between Johns Creek Parkway and East Johns Crossing. Planned features for the park include a 15-foot-wide trail surrounding the pond and constructed wetland area, terraced seating, an amphitheater with a deck over the water, and pedestrian plazas & pond overlooks. These enhancements aim to create a vibrant and inviting space for the community to enjoy.

Jackson County
Kings Bridge Road Park
Jefferson, GA
116-acre park featuring playgrounds, softball/baseball complex, walking trails, restroom/concessions buildings, pavilions, maintenance buildings, tennis, pickleball, and basketball courts, and a dog park. Additional scope of work includes clearing, grading, erosion control, utilities, concrete flat work, asphalt paving, turf installation, fencing, field lighting, and landscaping

Cauley Creek Park
Johns Creek, GA
200- acre-park including a court area for futsal, pickleball, basketball, and volleyball. The field area includes four multi-purpose fields – two with artificial turf and two with grass. Located on the west side of the park, the 5K staging area includes parking, restroom and a grassy open space to stage 5K races.

Jessie Davis Park Improvements Project
Douglasville, GA
Three new buildings including a gymnasium building, a community center, and a senior center. The improvements included an updated synthetic turf football field, a multi-use trail system, pavilion areas, new playground areas, zero-entry pool, splash pad area, landscaping, and signage.



Adam Scott

Senior Preconstruction Manager

Adam is an experienced Senior Preconstruction Manager with a strong portfolio of park and public space projects. He provides leadership from early design through final pricing. His expertise includes performing detailed quantity takeoffs, evaluating costs for efficiency through value engineering, and producing accurate estimates across multiple design phases. Adam's ability to balance project goals with budget constraints ensures that community spaces are delivered with quality, accessibility, and long-term value in mind. He is also proficient in Revu, Procore, Onscreen Takeoff, and Sage Estimating software, enabling him to streamline the preconstruction process and deliver reliable results.

10
Years Experience

Education
B.S. Construction Management
Kennesaw State University

Training
First Aid, AED, CPR, and Bloodborne pathogens, SILICA, Fall Protection, Excavation & Trenching, Confined Space, Rigging & Signaling, Heavy Machinery, & GDOT Flagging

Time Commitment
75% during preconstruction

Relevant Experience

Suwanee Town Center on Main
Suwanee, GA
Award winning 25-acre development that successfully preserves 15 acres while transforming approximately 10 acres of the site. The completed park features a pedestrian bridge spanning the entire site, large water features, open lawn areas, volleyball courts, merchant setup areas, restroom buildings, and hardscapes. A signature element of the park is the elevated, multi-use bridge that spans large portions of the site.

Cauley Creek Park
Johns Creek, GA
200- acre-park including a court area for futsal, pickleball, basketball, and volleyball. The field area includes four multi-purpose fields – two with artificial turf and two with grass. Located on the west side of the park, the 5K staging area includes parking, restroom and a grassy open space to stage 5K races.

The Grove at Walton County
Loganville, GA
Softball complex, an amphitheater, a splash pad, teen center, walking trails, skate park for various skill levels, an amphitheater, a playground complex, and a community center.

L.B. Ahrens Recreation Center at Cherokee Veterans Park
Canton, GA
40,000 SF recreational center that includes basketball courts, gymnasium space, a fitness area, a climbing wall, two classrooms, an aerobics and dance studio, a large meeting hall with a kitchen and office space for Cherokee Recreation and Parks Agency officials. It also includes development of a parking lot and an expansion of the park's septic system.

Bartow County Recreation Center
Cartersville, GA
129,000 SF development that consists of a new 64,000 SF, two-story recreation center and a 65,000 SF outdoor water park. The recreation center will offer a variety of indoor amenities, while the outdoor water park, located directly adjacent to the recreation center, will provide additional recreational and leisure opportunities for the community.

Jessie Davis Park Improvements Project
Douglasville, GA
Park improvements including an updated synthetic turf football field, a multi-use trail system, pavilion areas, new playground areas, zero-entry pool, splash pad area, landscaping, and signage. Three new buildings include a Community Center, Gymnasium, and a Senior Center.

Identify the individual who will lead your construction team from start to finish and act as the primary point of contact between your firm, the Owner, the Architect, and other consultants.

Leader of the Firm's Construction Team .... *from Project Start to Finish*



Mike Iezzi, Project Executive
Primary Point of Contact

As **Project Executive, Mike Iezzi** will serve as the driving force and strategic leader of the team, acting as the primary liaison between Reeves Young, the City of Zephyrhills, and Kimley-Horn. In this pivotal role, he leads and oversees all project operations, ensuring seamless coordination between our Preconstruction and Construction departments throughout planning, execution, commissioning, and warranty phases. With over 24 years of specialized experience in municipal construction management, Mike brings a commanding expertise in project delivery. His track record includes successful execution of parks, community centers, and recreation center where he has led cost estimation, budget development, subcontractor negotiations, financial oversight, scheduling, and team coordination with precision.

Mike doesn't just support the team, he leads it from the front. During preconstruction, he collaborates closely with the team to establish a clear path to success. Once construction begins, Mike takes charge of ensuring that every aspect, cost, schedule, safety, and quality, is proactively managed to exceed client expectations. Known for his strategic mindset and analytical problem-solving, Mike sees the big picture while never losing sight of critical details. His upbeat, solution-oriented communication style ensures alignment across all stakeholders, making him a trusted and respected leader on every project he touches.

Achieving Customer Satisfaction

Mike is known for his exceptional customer service, which is rooted in his forward-thinking mindset and commitment to transparent, proactive communication. He consistently takes the time to understand each client's unique goals, actively listening and crafting thoughtful, tailored strategies that reflect their needs. Mike's client-first approach, paired with his unwavering accountability, has earned him a reputation as a trusted partner and go-to expert for municipal projects across Georgia.

The Centennial Olympic Park project was led by Mike Iezzi. We were always aware of the status of the project and were never surprised. I have built many projects in my career, none have been as successful and enjoyable as the project with Reeves Young. I highly recommend this team for your landmark project.

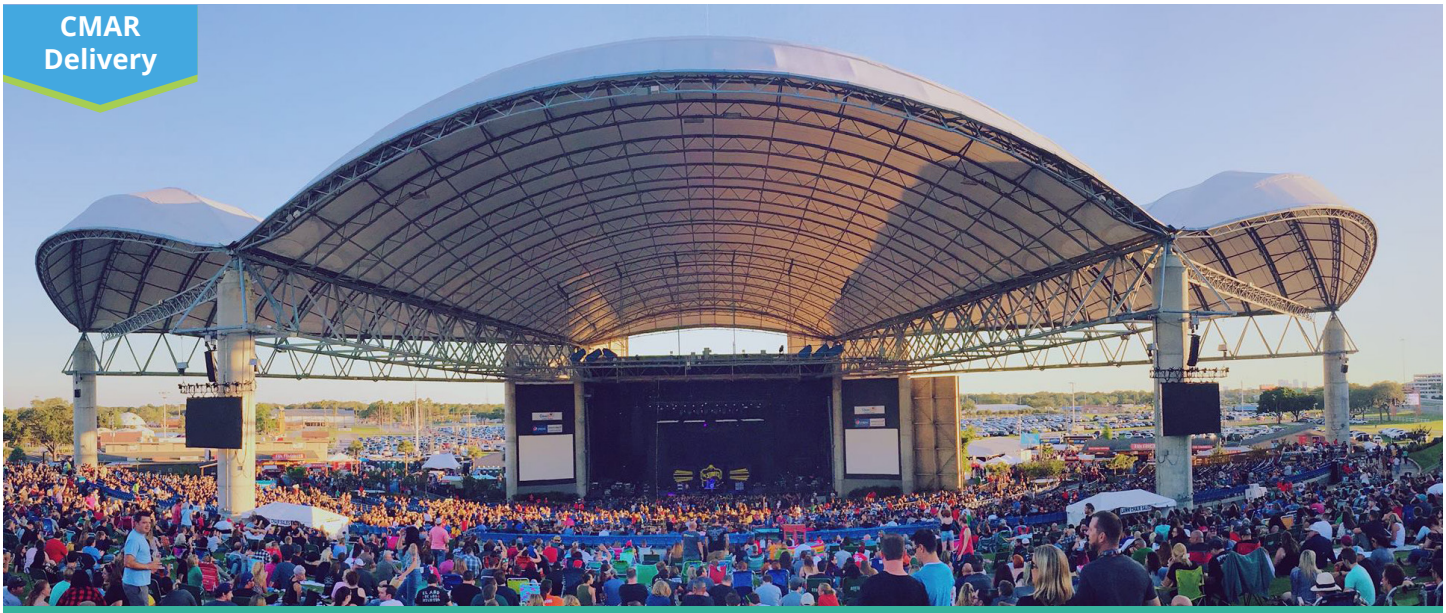
--Jeff Oden
Director of Project Management
Georgia World Congress Center Authority



Mid-Florida Credit Union Amphitheatre Rehabilitation

Tampa, FL

CMAR Delivery



Reeves Young is on the ground in Tampa to lead comprehensive repair and restoration efforts.

Description of Project


Damage from Hurricane

The Mid-Florida Credit Union Amphitheatre suffered significant damage to its distinctive 135,000 SF clamshell-style roof, when Hurricane Milton swept through the area. In response, Reeves Young has been engaged to provide Construction Manager at Risk (CMAR) services to lead comprehensive repair and restoration efforts. This includes the demolition and replacement of structural steel supports necessary for a new tensile fabric roof, along with the repair of damaged handrails, concrete, fireproofing, and the installation of new lighting fixtures, conduit, and low-voltage cabling for systems such as CCTV and wireless internet antennas. Additional work encompasses rebuilding the VIP wood decking, repairing roof and fascia over bar and restroom areas, enhancing soundproofing, patching asphalt, and installing or replacing signage and fencing across the property. Upgrades extend to the VIP Club's privacy fence, roofing above artist dressing room trailers, and repairs to leaks and fencing within the artist areas. Improvements also cover multiple concourse structures with roof and fascia repairs, concourse asphalt patching, signage replacement, and comprehensive restoration of damaged lawn structures and perimeter fencing.

Start Date 12/2024
Completion Date 5/2026

Construction Cost $35,000,000

Owner Contact
Live Nation
215 BW 24th Street, Suite 600
Miami, FL 33127
Ted Roberts
678.682.1799
tedroberts@livenation.com

Suwanee Town Center on Main

Suwanee, GA



Playground | Walking Trails | Stage | Pavilion | Landscape | Public Art | Water Feature


Water Feature and Elevated Bridge

Start Date 7/2022
Completion Date 1/2024

Construction Cost $26,067,127
Completed on Time and in Budget

Owner Contact
City of Suwanee
330 Town Center Avenue
Suwanee, Georgia 30024
Marty Allen
770.945.8996
mallen@suwanee.com

Description of Project

Reeves Young completed this 25-acre development that successfully preserves 15 acres while transforming approximately 10 acres of the site. The completed park features a pedestrian bridge spanning the entire site, large water features, open lawn areas, volleyball courts, merchant setup areas, restroom buildings, and hardscapes.

A signature element of the park is the elevated, multi-use bridge that spans large portions of the site. Beginning near the library, the bridge rises over a roadway and water feature, curving along the outer edge of the two lawn areas before landing at the hilltop terrace-level plaza. This bridge serves as both a functional and iconic architectural feature of the park.

The park also includes an iconic art piece, strategically placed within one of several locations designed for large public art installations. Building on the success of the city's public art initiative, a monumental piece has been commissioned, enhancing the park's visual appeal and cultural significance. Suwanee Town Center on Main gives even more opportunities for residents to enjoy outdoor activities and connect with nature.

Suwanee Town Center on Main
Owner Reference Letter

March 25, 2025

Mike Iezzi
Reeves Young
45 Peachtree Industrial Boulevard
Sugar Hill, GA 30518

RE: Reeves Young

To Whom It My Concern,

I am the City Manager for the City of Suwanee. I recently worked very closely with Reeves Young to construct a large urban park in Suwanee Town Center on Main. Given my experience with this firm, I'm happy to provide this letter of recommendation for Reeves Young based on their work with the City of Suwanee on our Town Center on Main project.

Town Center on Main was a large, important, complex, and highly visible project for our community—part park, part infrastructure upgrade, and a key piece of our growing downtown. Importantly, this park initially was set to begin just before the Covid pandemic changed everything. We strategically delayed construction while we worked through uncertainties. During that pause, we worked closely with Reeves Young to improve the design and value engineer key elements of the park to make it feasible. The resulting park is a showpiece – not only for the city, but also for the region.

Reeves Young played a central role in bringing it to life from the start to the end. They always approached the project with professionalism and flexibility. Their team was well-organized, and their communication was consistent and proactive. We always knew where things stood, and when challenges came up—as they always do—they worked quickly to find practical solutions and keep the project on track.

This was the city's first experience with a CM approach. Their approach gave us confidence that we were in good hands and provided us with good results. They kept the project on schedule and within budget. But beyond just the logistics, they understood our vision and what this space meant to the community. They cared about the details and were committed to getting it right.

Reeves Young was an excellent partner throughout the process. Their leadership helped guide the project and the end result is a park that we are proud of. I'd gladly work with them again and would recommend them without hesitation for future park or civic projects.

Sincerely,

Marvin Allen, City Manager
City of Suwanee

330 Town Center Avenue • Suwanee, GA 30024 • 770.945.8996 • @cityofsuwanee
suwanee.com

Centennial Olympic Park Renovation

Atlanta, GA



The Olympic ring feature sculpture, dubbed the Spectacular, was built for the gateway entrance and for visitors to take selfies.

Park Renovation | Pavilion with Stage | Water Feature | Landscape/Hardscape | Public Art



Great Lawn an d Plaza



Water Feature

Description of Project

Improvements to Centennial Olympic Park included replacing the amphitheater with shade structures, synthetic turf, new landscaping, and a technology-equipped stage, as well as reclaiming paved areas to expand green space. New features included a great lawn, decorative plaza, enhanced walkways, and a granite podium replicating Olympic medals. The new, interactive Olympic Rings sculpture, "The Spectacular." Additional enhancements include a new entrance with a water feature. The goal of the project was to increase community access, strengthen the City's Olympic heritage, and enhance the visitor experience.

Start Date 7/2017
Completion Date 1/2019

Construction Cost $14,695,479
Completed on Time and in Budget

Owner Contact

Georgia World Congress Center
285 Andrew Young International Blvd NW
Atlanta, GA 30313
Jeff Oden , Director of Program Management
770.313.2306
joden@gwcc.com

Centennial Olympic Park Renovations

Owner Reference Letter

GEORGIA WORLD CONGRESS CENTER AUTHORITY

January 25, 2019

Dear Selection Committee:

I wanted to share my experience with Reeves Young on our iconic project, Centennial Olympic Park.

From the start, Reeves Young understood the high-profile nature of our project. They understood the key elements which would stand out in the memories of our world-wide visitors and worked diligently to ensure they could be produced within our budget. Reeves Young worked hand in hand with the designers throughout the project to ensure we had accurate, detailed information as design decisions were being considered. Their contributions ensured efficient construction processes, and well-spent resources which resulted in the user experience we expected within the allocated budget. Time and again they demonstrated their willingness to dig deep into the details and do footwork above and beyond what was expected.

Our project team, Mike Iezzi and Brian DeStefano were exceptional. Great communicators, we were always aware of the status of the project and were never surprised. They participated in the considerable public relations campaign around this project willingly and professionally and were an asset to the story. At times their work was very tedious-they inventoried each and every memorial brick which was removed for the project-yet they never lost sight of the big picture and how this project would improve the immediate community and Atlanta as a whole.

I have built many projects in my career, none have been as successful and enjoyable as the project with Reeves Young. I highly recommend this team for your landmark project. As a result of the success of this project, Reeves Young is working on two additional projects for GWCCA; I could not be more pleased.

Best regards,

Jeff Oden

Georgia World Congress Center Authority
Director of Project and Program Management
o: 404.223.4821 | c: 770.313.2306
joden@GWCC.com

Westside Park
Atlanta, GA



Walking Trail System | Playground Areas | Water Feature | Restroom Building







Description of Project
Reeves Young provided construction services for Atlanta's largest park, spanning 280 acres. The project encompassed conceptual master planning, design, ecological restoration of degraded industrial sites, permitting, and construction. The 36-acre development included a gateway entrance at Johnson Road and Grove Park Place, featuring lighting, signage, and graphics on the park's north side. Enhancements to Grove Park Place included road resurfacing and improved landscaping along the corridor. The park also features scenic trails, a pedestrian connection to the Proctor Creek Greenway, and an ADA-accessible overlook.

Start Date 6/2018
Completion Date 8/2021

Construction Cost $19,394,795
Completed on Time and in Budget

Owner Contact
City of Atlanta
233 Peachtree Street NE, Suite 1700
Atlanta GA 30303
Keith Hicks
404.546.6865
kjhicks@atlantaga.gov

The Grove at Walton County

Monroe, GA

CMAR Delivery



Amphitheater with Stage | Splash Pad | Walking Trails | Playgrounds
Community Center | Multipurpose Fields





Description of Project
The Grove will feature numerous attractions including a softball complex, an amphitheater, a splash pad, teen center, walking trails, skate park for various skill levels, a great lawn with amphitheater accommodating 3,500 to 5,000 attendees, a playground complex, a splash pad, and a community center with phases introducing a gym and basketball courts. Additional features include an administration area, activity center, game room, fitness room, and kitchen. Phase II of the project will also feature soccer fields and tennis courts.

Start Date 3/2024
Completion Date 3/2026

Construction Cost $40,381,731
Completed on Time and in Budget

Owner Contact
Walton County
303 S Hammond Drive
Monroe, GA 30655
John Ward
770.267.1301
john.ward@co.walton.ga.us

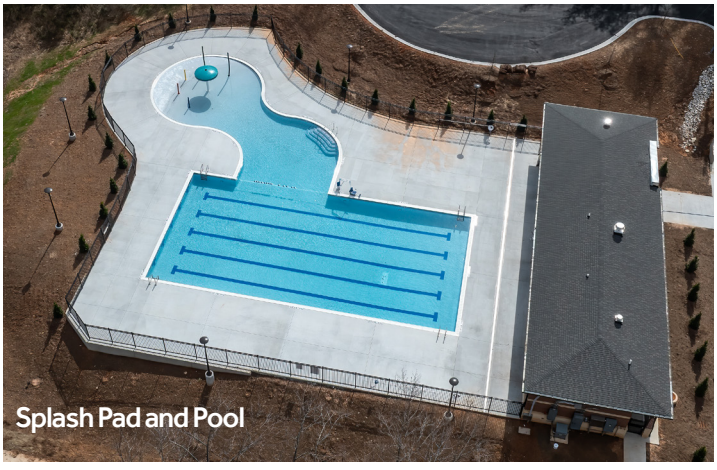
Jessie Davis Park Improvements

Douglasville, GA



Pool and Splash Pad | Playground | Trail System | Landscape | Community Buildings


Playground


Splash Pad and Pool

Description of Project

Reeves Young provided construction services for a series of major improvements to this 26-acre park, including an upgraded synthetic turf football field, a multi-use trail system, pavilion areas, new playgrounds, a zero-entry pool, a splash pad, landscaping, and new signage. Also included was the new construction a two-story Recreation Building featuring two indoor gymnasiums, an elevated walking track and concessions stand, a Community Center, and a Senior Center. Additional enhancements The project also includes future renovations to the existing gymnasium building, along with the demolition of outdated park features as part of the overall scope.

Start Date 10/2022
Completion Date 8/2024

Construction Cost $21,910,988
Completed on Time and in Budget

Owner Contact
City of Douglasville Parks and Recreation Department
Chris Bass, CPRP
Director, Parks and Recreation
678.449.3064
bassc@douglasvillega.gov

Jessie Davis Park Improvements

Douglasville, GA







DOUGLASVILLE
PARKS AND RECREATION

August 21, 2025

RE: Letter of Reference for Reeves Young

I am pleased to recommend Reeves Young, who served as our construction partner for the Jessie Davis Park Improvements Project, which included a new Recreation Center with a Gymnasium, a Community Center, and a Senior Center.

From start to finish, Reeves Young demonstrated professionalism, reliability, and a commitment to quality. Their team communicated clearly, collaborated effectively with stakeholders, and delivered results that exceeded expectations.

One of their greatest strengths was proactive communication—keeping us informed, addressing challenges promptly, and ensuring the project stayed on schedule and within budget. Their staff consistently displayed teamwork, flexibility, and a strong dedication to our community's vision.

The completed project reflects excellent craftsmanship and thoughtful design, and our community is proud of the result. Reeves Young played a vital role in bringing this vision to life.

I strongly recommend Reeves Young to any organization seeking a skilled and dependable construction partner.

Respectfully,

Chris Bass

Christopher Bass, MPA, CPRE
Douglasville Parks and Recreation Director

Cherokee County Veterans Park and Community Center

Canton, GA



Park | Playground | Multipurpose Fields | Community Center | Multipurpose Spaces





Description of Project

The 76.5-acre Veterans Park features multi-sport fields, a skate park, a new concession/restroom building, a 2,100 SF maintenance building, a press box, and three prefabricated modular restroom buildings. Following the successful delivery of Veterans Park, Cherokee County again turned to Reeves Young to construct their 36,500 SF Community Center, which includes a gymnasium, classrooms, offices, a meeting room, locker rooms, a dance studio, a catering kitchen, and restrooms. Outdoor amenities further expand the community's gathering space with a large patio area designed for flexible use.

Start Date 12/2015
Completion Date 11/2022

Construction Cost $23,013,077
Park and Community Center combined

Owner Contact
Jud Martin
(formerly with Cherokee County,
now Deputy Program Manager at
Cobb County Parks/SPLOST Program)
770.547.2831
jud.martin@cobbcounty.org

Historic Old Fourth Ward Park

Atlanta, GA



Event Lawn | Amphitheater | Walking Trails | Splash Pad | Lake with Fountain



Historic Old Fourth Ward Park is an example of a sustainable design solution for a severe environmental problem resulting in a high-quality urban transformation within a community.



Description of Project

The City of Atlanta's Old Fourth Ward Park is an award-winning sustainable green space designed around a functional stormwater retention pond that serves as the park's focal point. Reeves Young constructed significant portions of the highly visible 17-acre multi-activity park, delivering features such as a recirculating stream, splash pad, waterfalls, amphitheater and event lawn, restroom facilities, and a large outdoor trellis with a sculpture garden.

The park offers an array of community amenities including walking and hiking trails, bike paths, sidewalks, concrete and stone retaining walls, water features, benches, playgrounds, and performance areas.

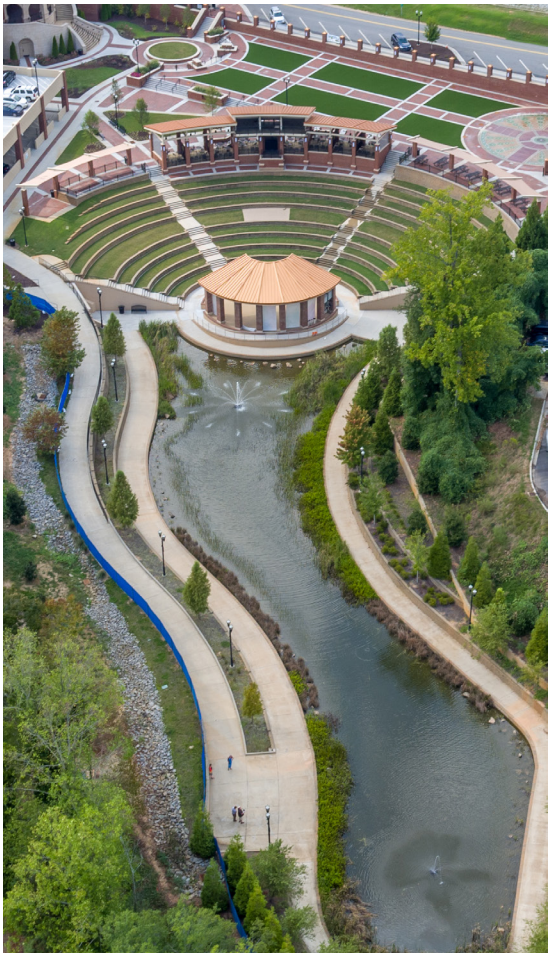
Reeves Young also built the third parcel, which introduced Atlanta's first public skate park with over 15,000 square feet of bowls, curbs, and smooth rolling concrete mounds, alongside a sports field, solar-panel-topped shade trellis, and additional public restrooms, establishing Old Fourth Ward Park as a dynamic destination that seamlessly blends recreation, sustainability, and community engagement.

City of Sugar Hill Town Center

Sugar Hill, GA



Event Lawn | Amphitheater | Walking Trails | Splash Pad | Lake with Fountain



Description of Project

Reeves Young partnered with the City of Sugar Hill to deliver a series of park-like improvements that transformed the Town Green into a vibrant community destination. The initial phase included the construction of a pond and stormwater management device, along with a new pavilion featuring structural steel and wood coverings, a covered stage, and a 10-tier modular wall and grass amphitheater. Serving as general contractor, Reeves Young self-performed all utility installation and grading. Since then, the team has delivered ongoing enhancements to the Bowl Venue, including eight semi-private VIP suites supported by 60 helical piers, a backstage greenroom facility, movable screen walls, expanded ADA seating, and a newly designed pavilion roof. Additional sitewide improvements included concrete and brick paver sidewalks, a splash pad, interactive fountain, and artificial turf green, features that elevated both the functionality and the aesthetic appeal of this public gathering space.

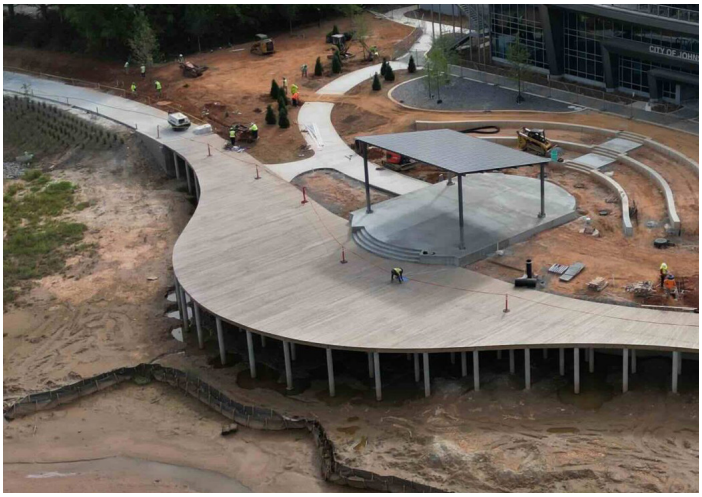


Creekside Park
Johns Creek, GA



Scheduled for completion in early 2026, this project aims to create a "civic hub" and "sense of place" for the community, enhancing the Town Center area of Johns Creek.

Amphitheater | Terraced Seating | Walking Tails and Boardwalk | Playground





Description of Project

Reeves Young is providing construction services to transform a 17.36-acre site into a city park. Known as Creekside Park, the project aims to create a vibrant community gathering space and reinforce the City's identity. Creekside Park project will feature an amphitheater, terraced seating areas for concert viewing, 15-foot-wide trails, pedestrian plazas, and pond overlooks.

The amenities are connected by a boardwalk to a three-acre constructed wetland designed to improve water quality and provide regional stormwater detention for future development in the Town Center area. Collectively, these improvements will help make the Town Center a vibrant destination. Planned improvements around the upper pond include terraced seating, an amphitheater with a deck extending over the water, and a small playground.



Satisfied Clients and Award Winning Park Projects

With each project, Reeves Young strives to exceed expectations, delivering unparalleled quality and craftsmanship. Our clients consistently praise our professionalism, attention to detail, and ability to bring their visions to life. From government clients to private agencies, our team's dedication to excellence shines through in every testimonial. These references serve as a testament to our commitment to client satisfaction and our unwavering pursuit of excellence in the construction industry.

References for Three Recent Projects

Marty Allen
City Manager
City of Suwanee
770945.8996
mallen@suwanee.com

Chris Bass, CPRP
Director Parks and Recreation
City of Douglasville
678.449.3064
bassc@douglasvillega.gov

Jud Martin
Deputy Program Manager for Cobb County Parks
(formerly with Cherokee County)
770.547.2831
jud.martin@cobbcounty.org

City of Atlanta Westside Park

The City of Atlanta's Westside Park project required extensive communication and coordination with numerous team members and stakeholders, and I am extremely pleased by Reeves Young's overall performance. Their team showed excellence in their ability to adapt to whatever conditions were presented on the project. Their team's ability to collaborate with the City, the designer, and the numerous subcontractors and suppliers was exemplary. They completed their work with quality and safety through a smooth and efficient process. Their efforts resulted in an award-winning project for the City of Atlanta and a wonderful place for visitors from all over the country to enjoy. I recommend Reeves Young for its ability to deliver exceptional results on time and within budget.

-- Keith J. Hicks , Director, Office of Park Design
City of Atlanta Department of Parks and Recreation



Award Winning Westside Park



Award Winning Suwanee Town Center on Main

Suwanee Town Center on Main

Reeves Young played a central role in bringing Suwanee Town Center on Main to life from the start to the end. They always approached the project with professionalism and flexibility. Their team was well-organized, and their communication was consistent and proactive. We always knew where things stood, and when challenges came up, as they always do, they worked quickly to find practical solutions and keep the project on track. Reeves Young was an excellent partner throughout the process. Their leadership helped guide the project and the end result is a park that we are proud of. I'd gladly work with them again and would recommend them without hesitation for future park or civic projects.

-- Marvin Allen, City Manager
City of Suwanee

Describe your firm's current capacity. Provide a brief statement of your current workload and available resources.. Demonstrate your ability to meet the project schedule and staffing requirements.

Current Workload and Available Resources

Reeves Young is a fully integrated construction company comprising four business units: Commercial, Heavy Civil, Water Resources, and Industrial. Each group stands independent as their respective scopes of work are different, however, each group's ability to perform at a high level is bolstered by the experience and expertise of the others. With employees and offices in Atlanta, Savannah, Nashville, and Greenville, Reeves Young is positioned to deliver diverse building services to clients throughout the Southeast.

Reeves Young is fully equipped and committed to delivering timely and high-quality services for the Zephyr Park rehabilitation project. Our ability to absorb additional workload stems from both our operational scale and our strategic resource planning. As a growing firm with a robust portfolio, we maintain a flexible yet dependable project delivery infrastructure that enables us to take on new responsibilities without compromising performance.

We have deliberately allocated our top-tier personnel, individuals with proven experience and deep expertise in community-focused construction, to this effort. These dedicated professionals are fully available and prepared to engage from day one, ensuring seamless project execution. You have our commitment: SUCCESS IS THE ONLY OPTION.



Ability to Meet the Schedule

The City of Zephyrhills will have confidence in your project throughout the duration. You will understand the status of the project at all times, and will know the next steps. You will know far ahead of time how you will need to participate so you can ensure your resources are available. Communication between the City of Zephyrhills, Kimley-Horn, additional stakeholders and Reeves Young is vital to the success of your project.

With rapport and mutual respect firmly established, the team will communicate regularly during the construction phase. In particular, the team will convene at Project Review Meetings to discuss project status, pending work, and any challenges. The frequency of these meetings will be determined after the award of contract; however, due to the nature of this project we recommend these meetings are conducted at least weekly.

Informally, the project management and superintendent teams will review work progress daily. Any subcontractor that does not appear to be meeting its obligations will be contacted immediately for remedial action.
We will formally review the project schedule with subcontractors weekly. During the meeting, the Subcontractor Stakeholders will review progress to date and two-week look ahead schedules so they can collaborate and plan their work appropriately. The team will make small internal adjustments so as not to impact the larger schedule milestones.

Most subcontractors respond to the informal and formal directives. In the event the subcontractor field team is not responsive, we will escalate and document the situation with the subcontractor management staff. If necessary, we will augment the field forces in order to move the project forward. The due diligence and collaboration that takes place during the design phase pays off in the construction phase. Because of the up-front work the team engaged in, constructability issues will not appear at this stage and hence change orders will not appear.

We will continually review the project for contracted costs vs. actual costs vs. projected costs to ensure the project remains within budget. As an added level of cost assurance, our executive staff will review job cost reports monthly to ensure our projects remain on track.

Scheduling/Sequence of Work/Phasing

Reeves Young incorporates LEAN thinking across our entire company and on all our projects from preconstruction to closeout/ warranty. Using the Pull Planning Approach, we create a collaborative team environment with all project partners fully engaged and actively participating throughout the project. LEAN schedules are developed collaboratively with the team members who are directly performing the work.

Our project team will work together to create an Overall Project Schedule that reflects the key construction and logistics activities, durations, and critical path to completing this project. The OPS is then expanded in greater detail using the Last Planner System (LPS) and LEAN scheduling tools, including pull planning sessions, weekly planners, a 4-week look-ahead schedule, and Planned Percent Complete (PPC) charts. The project team will use these LEAN scheduling tools to monitor and track progress, identify trends and constraints, establish a streamlined workflow, promote open communication, and eliminate project waste. This process aids in just-in-time deliveries, off-site manufacturing, and other instances that require thoughtful planning.



Pull Planning Session

For each project we:

- Establish milestones from the OPS.
- Use pull planning schedule technique placing more accountability on the subcontractors and their commitment to having work in place. Pull planning strategy will be used during preconstruction scope meetings to identify trade requirements inspections, durations, approvals, etc.
- Conduct weekly Last Planner meetings on site with all trade partner supervision to evaluate progress and adjust planning as necessary to complete work on time.
- Fill out a weekly planner and constraints log to ensure tracking by trade partners.
- Utilize a conference room at the job site with boards and magnets to track the progress of the 4-week look-ahead activity and plan our work.
- Utilize a Planned Percent Complete (PPC) chart to monitor completed tasks and trends. This is also reviewed with the subcontractor's monthly payment applications.
- Perform daily subcontractor huddles onsite.
- Identify and track constraints by a constraint log on the job site.

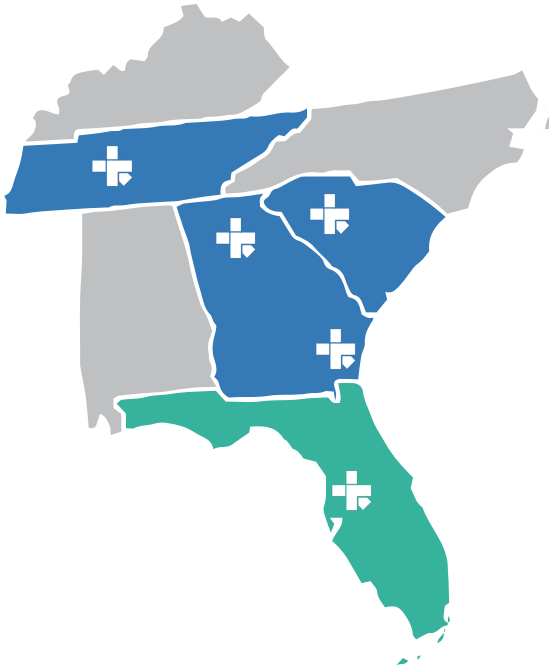
Reeves Young and our subcontractor teams will meet weekly to review and update the near-term progress and track the status of crucial material procurement items. This meeting will take a more detailed look at the activities that must be completed in the weeks ahead. Activities and progress will always tie back to the Overall Project Schedule so that any trends can be identified. During coordination meetings, the participating specialty contractors will work together to sequence their work and to identify and resolve conflicts. All potential conflicts are proactively resolved during design to ensure that construction is seamless, that all systems function efficiently, and are designed to the most economical option possible.

Effect of Project Team on Project Responses

Identify the location (city/state) where each element of work will be performed, whether by the prime firm or a subconsultant/contractor, and who in your organizational chart will oversee that work.

Reeves Young's corporate headquarters is located in Sugar Hill, Georgia. Preconstruction services and overall project management will be directed and supported from this office, providing access to our full range of corporate resources and industry expertise. In addition, a full-time, on-site project team will be dedicated exclusively to the success of this project.

To support day-to-day operations, we will establish a temporary field office at the jobsite. This facility will include two offices and a conference room designed to accommodate project management activities, Owner collaboration, subcontractor and supplier meetings, and regular field safety training.



The temporary office will be strategically located to avoid any impact on construction progress. It will be fully removed near project completion to ensure that all sitework can be finalized without disruption.

Identify the members of the project team and their locations. If key personnel are not stationed locally, describe how they will be successfully integrated into the project team for timely coordination.

Mike Iezzi, Project Executive	Corporate Office
Marco Donjuan, Senior Project Manager	Tampa Field Office
Steve Jordan, General Superintendent	Tampa Field Office
Nick Turner, Senior Superintendent	Tampa Field Office
Adam Scott, Senior Preconstruction Manager	Corporate Office

Confirm that the project team location will be within the greater Tampa Bay region, within an 80 mile radius of Zephyrhills.

Reeves Young confirms that our project team will be located within the greater Tampa Bay region, well inside the 80-mile radius of Zephyrhills. We have an established office in Tampa, Florida, which serves as a local hub for our operations in the region. From this location, our team is actively engaged in the rehabilitation of the Mid-Atlantic Live Nation Amphitheater and other regional work. This local presence ensures that our project leadership, support staff, and field teams will be readily available to respond to project needs, coordinate with stakeholders, and maintain the high level of accessibility and accountability Reeves Young is known for.

Reeves Young is ready to *jump right in* to the Zephyr Park Rehab!



Reeves Young, LLC Response

Pricing unsealed at Sep 19, 2025 10:00 AM

CONTACT INFORMATION

Company
Reeves Young, LLC

Email
miezzi@reevesyoung.com

Contact
Mike Iezzi

Address
45 Peachtree Industrial Blvd. N.W.,
Sugar Hill, GA 30518

Phone
N/A

Website
www.reevesyoung.com

Submission Date
Sep 19, 2025 8:42 AM (Eastern Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. FEIN Number* ☑ Pass ☐ Fail

Enter FEIN Number

46-4674821

2. LICENSES* ☑ Pass ☐ Fail

Please upload your State of Florida licenses

FL-General_Contractors_License,Exp.8-31-26.pdf

3. Are you a Parent Company?* ☑ Pass ☐ Fail

Please verify whether you are a Parent Company

Yes

3.1. Parent Company Name* ☑ Pass ☐ Fail

Enter Parent Company Name

Reeves Young, LLC

3.2. Former Parent Company Information, if any* ☑ Pass ☐ Fail

Enter Former Parent Company/Companies Names

Reeves Contracting & Ditching Co.

4. Firm Principal Information* ☑ Pass ☐ Fail

Enter Name/Title/Phone Number of two Principals in the firm.

Mike Iezzi, Business Unit Leader-Commercial, 404.391.5482

Chad McLeod, President, 770.490.8808

5. Present Office Locations and Number of Personnel* ☑ Pass ☐ Fail

Enter Present Office locations, City/State/Number of personnel for each

Corporate Office-Sugar Hill/GA/508

Savannah/GA/10

Greenville/SC/127

Nashville/TN/68

6. Request for Qualifications Confirmation* ☑ Pass ☐ Fail

PROJECT IDENTIFICATION NUMBER: 2025-011

PROJECT NAME: Construction Management Services - Zephyr Park Rehabilitation

RFQ DEADLINE: Friday, September 19, 2025, 10:00 am

The undersigned, hereby declares that no person or other persons other than the undersigned are interested in this RFQ, as Principal, and this response to request for qualifications is made without collusion with others; and that we have carefully read and examined the specifications, and with full knowledge of all conditions under which the services herein is contemplated must be furnished, hereby proposed and agree to furnish this service according to the requirements set out in the specifications for said purchase and service.

☑ Confirmed

7. Will you be using subcontractors/consultants?* ☑ Pass ☐ Fail

No

8. Drug Free Workplace* ☑ Pass ☐ Fail

The undersigned vendor, in accordance with Florida Statute 287.087, hereby certifies that the Firm does:

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' 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 the 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 pleas of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or 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 so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

☑ Confirmed

9. Public Entity Crimes* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> *PUBLIC_ENTITY_CRIMES.docx*

Public_Entity_Crimes_Reeves_Young.pdf

10. Non-Collusive Affidavit* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> *NON-COLLUSIVE_AFFIDAVIT.docx*

Non_Collusive_Affidavit_Reeves_Young.pdf

11. No Coercion of Labor Affidavit* ☑ Pass ☐ Fail

Please download the below documents, complete, and upload.

> *36641134v1_-_Trafficking_Affidavit.docx*

Non_Coercion_of_Labor_Affidavit_Reeves_Young.pdf

12. Foreign Country of Concern Attestation* ☑ Pass ☐ Fail

Please download the below documents, complete, and upload.

> *36994068v1_-_PUR_1355_Foreign_Country_of_Concern_Attestation.docx*

Foreign_Country_of_Concern_Attestation_Reeves_Young.pdf

13. Statement of E-Verify Requirements Compliance* ☑ Pass ☐ Fail

By confirming, I, the duly authorized representative/agent of the firm I am representing for this bid hereinafter referred to as Successful Respondent, by this Affidavit attest to the following:

The Successful Respondent acknowledges that Section 274A of the Immigration and Nationalization Act and other relevant provisions of law prohibit the employment of unauthorized aliens; that the U.S. Department of Homeland Security has established an E-Verify System that allows employers to verify employee eligibility in an efficient manner; and that the Office of the Governor of the State of Florida has issued Executive Order 11-116, encouraging public agencies not under the control of the Governor to include as a provision of contracts for the provision of goods or services a requirement that contractors and subcontractors utilize the E-Verify System to verify employee eligibility. Successful Respondent hereby affirms and agrees that Successful Respondent is in compliance and shall at all times comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens. Successful Respondent shall verify the eligibility of its current and prospective employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Agreement. Successful Respondent shall include in all contracts with subcontractors related to this Agreement a provision requiring the subcontractor to comply with Section 274A of the Immigration and Nationalization Act and other provisions of law with respect to the hiring of unauthorized aliens and to verify the employment eligibility of all the subcontractor's current and prospective employees using the U.S. Department of Homeland Security's E-Verify System. The Successful Respondent shall maintain records showing its compliance with the requirements of this paragraph, and shall provide copies of all such records to the City upon request. Failure to comply with any requirement of this paragraph shall constitute a breach of this Agreement for which the City may immediately terminate the Contract without penalty. In the event of such breach or termination, the Successful Respondent shall be liable to the City for any costs incurred by the City as a result of the breach.

IN ACCORDANCE WITH § 837.06, FLA. STAT., SUCCESSFUL RESPONDENT ACKNOWLEDGES THAT WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN § 775.082 OR § 775.083, FLA. STAT.

☑ Confirmed

---

14. Errors and Omissions* ☑ Pass ☐ Fail

Upon review of this project's plans and construction documents are you aware of any apparent errors or omissions?

No

---

15. Have you included your Resumes and Organization Chart in your Response* ☑ Pass ☐ Fail

Yes

---

16. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusions* ☑ Pass ☐ Fail

By clicking confirm, the prospective Vendor certifies:

1. By submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal Department or Agency.
2. Where the Vendor is unable to certify to the above statement, the prospective Vendor shall attach an explanation to this form.

☑ Confirmed

---

17. AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)* ☑ Pass ☐ Fail

The Contractor will comply with all the requirements imposed by the ADA (42 USC 12012. Et. Seq.) the regulations of the Federal government issued thereunder, and the assurance by the Contractor pursuant thereto

☑ Confirmed

18. AUDITS AND INSPECTIONS* ☑ Pass ☐ Fail

Vendors shall permit State and Federal authorized representative(s) to inspect all work, materials, payrolls, records; and to audit the books, records and accounts pertaining to the Project. Notification to the City's Project Manager will be made by the Vendor if such requests and access is provided.

☑ Confirmed

19. CLEAN AIR ACT & FEDERAL WATER POLLUTION CONTROL ACT* ☑ Pass ☐ Fail

The Contractor will comply with all requirements imposed by the CLEAN AIR ACT, codified as 42 U.S.C. 7401 et seq and the Federal Water Pollution Control Act (Clean Water Act) 33 U.S.C. 1251-1387, the regulations of the Federal government issued thereunder, and the assurance by the Contractor pursuant thereto.

☑ Confirmed

20. COPYRIGHT RESTRICTIONS* ☑ Pass ☐ Fail

No material prepared under this agreement shall be subject to copyright in the United States or any other country.

☑ Confirmed

21. DEPT NOT OBLIGATED TO THIRD PARTIES* ☑ Pass ☐ Fail

The City, State and/or Federal agency shall not be obligated or liable hereunder to any party other than the agency in regards to this Project.

☑ Confirmed

22. DISADVANTAGED BUSINESS ENTERPRISE (DBE) POLICY* ☑ Pass ☐ Fail

DBE Policy: It is the policy of the Department that Disadvantaged Business Enterprises (DBE) as defined in 49 CFR Part 2, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with State and/or Federal funds under this Project.

☑ Confirmed

23. DOMESTIC PREFERENCES* ☑ Pass ☐ Fail

As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase order for work or products under this award.

☑ Confirmed

24. ENVIRONMENTAL REGULATIONS* ☑ Pass ☐ Fail

The Vendor certifies that the Project will be carried out in conformance with all applicable environmental regulations included in the securing of any applicable permits. The Vendor will be solely responsible for any liability in the event of non-compliance with the applicable environmental regulations, including the securing of any applicable permits, and will reimburse the State and/or Federal agency for any loss incurred in connection therewith.

☑ Confirmed

25. EQUAL EMPLOYMENT OPPORTUNITY* ☑ Pass ☐ Fail

Vendor shall not discriminate against any employee or applicant for employment because of race, age, creed, color, sex, or national origin. The Vendor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, age, creed, color, sex, or national origin. Such action shall include, but not be limited to, the following: Employment upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

☑ Confirmed

26. DELEGATES, CONGRESS OR LEGISLATURE MEMBERS* ☑ Pass ☐ Fail

The Vendor shall not permit a member or delegate to the Congress of the United States or the State of Florida Legislature, to any share or part of the Contract or any benefit arising therefrom.

☑ Confirmed

27. INSPECTOR GENERAL COOPERATION* ☑ Pass ☐ Fail

The Vendor agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes for the compliance to conduct reviews and evaluations on financial; compliance, electronic data processing and performance audits of and preparation of audit reports of the findings.

☑ Confirmed

28. RECOVERED MATERIALS PROCUREMENT* ☑ Pass ☐ Fail

40 CFR part 247, Section 6002 for Procurement of Recovered Materials states a non-federal entity that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal act, as amended by the Resource Conversation and Recovery Act.

☑ Confirmed

29. PROHIBITED INTERESTS* ☑ Pass ☐ Fail

“Material interest” means direct or indirect ownership of more than five (5) percent of the total assets of capital stock of any business entity.

The Vendor shall not enter into any subcontract or arrangement in connection with the Project or any property included or planned to be included in the project, with any person or entity who was represented before the Vendor by any person who at the time during the immediately preceding two (2) years was an officer, director or employee of the Vendor.

☑ Confirmed

30. TELECOMMUNICATIONS EQUIPMENT OR SERVICES* ☑ Pass ☐ Fail

The Contractor will comply with all requirements imposed by FAR 85 FR 53126 Defense Department for the use of covered telecommunications equipment or services, or any equipment, system or service that uses covered telecommunications equipment or services. By confirmation of this regulation issued thereunder, and the assurance by the Contractor pursuant thereto

☑ Confirmed

31. RIGHTS AND REMEDIES NOT WAIVED* ☑ Pass ☐ Fail

In no event shall the making any payment to the Vendor via the City constitute or be construed as a waiver by the State and/or Federal agency of any breach of covenant or any default which may then exist, on the part of the Vendor, and the making of such payment by the City while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to the State and/or Federal agency with respect to such breach or default.

☑ Confirmed

32. SEVERABILITY* ☑ Pass ☐ Fail

If any provision of this agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance the remainder would then continue to conform to the terms and requirements of applicable law.

☑ Confirmed

33. CIVIL RIGHTS ACT OF 1964* ☑ Pass ☐ Fail

The Vendor will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964 (42 USC 2000d, et. Seq), the Regulations of the Federal Department of Transportation issued thereunder, and the assurance by the Vendor pursuant thereto

☑ Confirmed

34. CIVIL RIGHTS ACT OF 1968* ☑ Pass ☐ Fail

The Vendor will comply with all the requirements imposed by Title VIII of the Civil Rights Act of 1968, (42 USC 3601, et seq.,) which among other things, prohibits discrimination in employment on the basis of race, color, national origin, creed, sex and age.

☑ Confirmed

35. Addenda* ☑ Pass ☐ Fail

By clicking below you confirm you are aware of all addenda published and have read all questions and responses to this solicitation

☑ Confirmed

36. RFQ Acceptance* ☑ Pass ☐ Fail

Please download the below document(s), complete, and upload.

> *ACCEPTANCE.docx*

RFP_Acceptance_Reeves_Young.pdf

37. RFQ Technical Response* ☑ Pass ☐ Fail

Upload your firm's response package.

Zephyr_Park_Rehab_Project_ID_Number_2025-011_Reeves_Young.pdf

38. Redacted Bid containing any information deemed confidential?* ☑ Pass ☐ Fail

If your response contains any information deemed confidential, provide an additional redacted version of your response labeled “Redacted”. An electronic copy shall be in Microsoft Word or Adobe – the most recent software version.

No

39. Point of Contact for Solicitation (Name/Email/Phone)* ☑ Pass ☐ Fail

Mike Iezzi, miezzi@reevesyoung.com , 404.391.5482

40. Authorized Signatory

40.1. Name and Title of Authorized Signatory* ☑ Pass ☐ Fail

Enter the Name and Title of the Authorized Signatory

Mike Iezzi, Business Unit Leader-Commercial

40.2. By clicking confirm, the authorized signatory is confirming that they are authorized to bind the entity to the contract.*

By clicking confirm the Authorized Signatory is certifying that this Response is made without prior understanding, agreement, connections with any corporation, firm or person submitting a Response for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to all conditions of this Bid/Proposal and certify that I am authorized to sign this Response for the company. In submitting a Response to the City of Zephyrhills, the Responder offers and agrees that if the Response is accepted, the Company will convey, sell, assign or transfer to the City of Zephyrhills all rights, title and interest in and all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Zephyrhills. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Company. ☑ Pass ☐ Fail

☑ Confirmed

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

GRAFF, MATTHEW A

REEVES YOUNG, LLC
45 PEACHTREE INDUSTRIAL BLVD
SUITE 200
SUGARHILL GA 30518

LICENSE NUMBER: CGC1525254

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a),
FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

PROJECT NUMBER: 2025-011

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Zephyrhills, Florida
(print name of the public entity)

by Chad McLeod, President
(print individual's name and title)

for Reeves Young, LLC
(print name of entity submitting sworn statement)

whose business address is

Construction

and (if applicable) its Federal Employer Identification Number (FEIN) is 46-4674821

(If the entity has no FEIN, include the Social Security Number of the individual

signing this sworn statement: .)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes means:

    1. A predecessor or successor of a person convicted of a public entity crime; or
    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the

legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

Sworn to and subscribed before me this 18 day of September, 2025

Personally known X

Or Produced identification _____

Notary Public – State of Georgia

_____
My commission expires February 26, 2028
(Type of Identification)

Laurie Walters
(Printed, Typed or stamped commissioned name of notary public)

LAURIE M. WALTERS NOTARY PUBLIC FULTON COUNTY, GEORGIA

NON-COLLUSIVE AFFIDAVIT

PROJECT NUMBER: 2025-011

State of Florida
County of _____

Chad McLeod, being first duly sworn, deposes and says that he/she is

President, the party making the fore-going submittal of qualifications or bid that such
submittal (partner or officer of the Firm, etc)

Or bid is genuine and not collusive or sham; that said Firm has not colluded, conspired, connived or agreed, directly or indirectly, with any Firm or person, to put in a sham response or to refrain from responding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to secure any advantage against the City of Zephyrhills of any person interested in the proposed contract; and that all statements in said response are true.

_____
Officer

Reeves Young, LLC *(Company Name)*

State of Florida
County of _____

The foregoing instrument was acknowledged before me this 19 day of September, 2025 by Chad McLeod, President *(name and title of corporate officer)* of Reeves Young, LLC *(Name of Corporation),* a Limited Liability Company *(state or place of incorporation)* corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ *(Identification type)* as identification.

_____ *(Signature line for notary public)*

Laurie Walters *(Name of notary type, printed or stamped)*

_____ *(Title or rank)*

My commission expires: 2/26/2028

Serial number, if any _____

LAURIE M. WALTERS NOTARY PUBLIC FULTON COUNTY, GEORGIA

1

STATE OF GEORGIA

COUNTY OF GWINNETT

NO COERCION OF LABOR AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Chad McLeod, who, after being duly sworn, deposes and states that he/she is an adult person, over the age of 18, competent to testify as to the following matters to which he/she has personal knowledge:

1. My name is Chad McLeod.

2. I am currently the President of Reeves Young, LLC.

3. In that capacity, I am authorized to make this attestation.

4. Pursuant to the requirement of Florida Statutes § 787.06(13), my company attests, under penalty of perjury, that it does not use coercion, as defined in Florida Statutes § 787.06(2)(a), for labor or services.

FURTHER AFFIANT SAYETH NOT:

_____

_____

The foregoing instrument was attested to before me this 19 day of September, 2025, by Chad McLeod, who is [X] personally known to me or [__] who has produced _____ as identification, and who did take an oath under penalty of perjury, and who appeared before me at the time of notarization.

Sign: _____

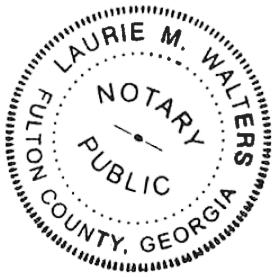
Print: Laurie Walters

Notary Public-State of Georgia

Commission No: _____

Commission Expires: 2/26/2028

seal:



36641134v1

FOREIGN COUNTRY OF CONCERN ATTESTATION
(PUR 1355)

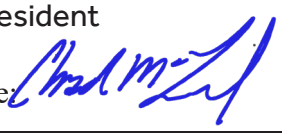
This form must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with a Governmental Entity which would grant the entity access to an individual's Personal Identifying Information. Capitalized terms used herein have the definitions ascribed in Rule 60A-1.020, F.A.C.

Name of entity is not owned by the government of a Foreign Country of Concern, is not organized under the laws of nor has its Principal Place of Business in a Foreign Country of Concern, and the government of a Foreign Country of Concern does not have a Controlling Interest in the entity.

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

Printed Name: Chad McLeod

Title: President

Signature: 

Date: September 18, 2025

RFP ACCEPTANCE

I acknowledge and understand the requirements set forth in
RFP No: 2025-011

Project Description: Zephyr Park Rehabilitation

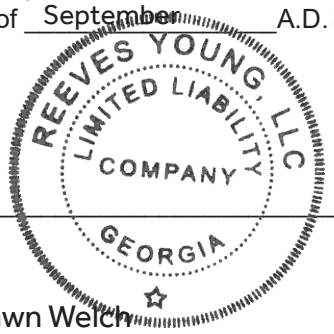
Authorized Signature

September 18, 2025
Date

Chad McLeod
Printed Name

Reeves Young, LLC
Company Name

In witness whereof, the above submitted has hereunto set his signature and affixed his seal this 18 day of September A.D. 2025



(Seal)

By: Dawn Welch

Title: Corporate Secretary

REEVES + YOUNG

Zephyrhills
jump right in

CONSTRUCTION MANAGER AT RISK SERVICES

ZEPHYR PARK REHABILITATION



THE RIGHT *Team*

Project Leadership



CHAD McLEOD
President



MIKE IEZZI
Project Executive

Project Management



MARCO DONJUAN
Senior Project Manager

Preconstruction



ADAM SCOTT
Senior Preconstruction Manager

Field Management



STEVE JORDAN
General Superintendent



NICK TURNER
Senior Superintendent

- PARK PROJECTS
- CMAR PROJECTS
- TRAIL SYSTEMS
- PLAYGROUND EXPERIENCE
- MUNICIPAL PROJECTS
- PUBLICLY FUNDED PROJECTS
- SPLASH PADS / WATER FEATURES
- COMMUNITY ENHANCEMENT
- REVITALIZATION

THE RIGHT *Experience*











350+ CONSTRUCTION MANAGER AT RISK PROJECTS

120+ PUBLICLY FUNDED PROJECTS

50+ PARK PROJECTS

PROJECT ~~CHALLENGES~~ *Solutions*





PARKS/COMMUNITY CENTERS

- Amphitheater / Stage Placement
- Pavilions & Community Gathering Areas
- Splash Pad Integration
- Multiple Playground Zones
- Restrooms & Concessions
- VIP / Event Access & Security
- Parking, Drop-Off, & Pedestrian Flow
- Accessibility (ADA) & Wayfinding
- Acoustics & Lighting
- AV / IT Infrastructure for Events
- Back-of-House / Service Zones
- Weather Protection & Shade Structures

LANDSCAPE/HARDSCAPE

- Multi-Use Trails & Nature Paths
- Landscape Planting & Irrigation Systems
- Drainage & Stormwater Management
- Hardscape Materials & Pavement Types
- Site Furnishings & Public Art Integration
- Crosswalks & On-Street Parking Design
- Roundabouts / Traffic Calming Features
- Utilities Coordination (Electrical, Water, Sewer)
- Gateway & Entry Features
- Signage / Wayfinding Elements
- Sustainable Features (Low-Impact Development, Shade, Water Use)

Creating ALIGNMENT

- SHARED VISION
- SOLUTIONS DRIVEN
- COLLABORATIVE APPROACH
- PROVEN PROCESS
- TWO-WAY STREET
- 100+ PROJECTS WITH KIMLEY-HORN



KEY PROJECT DRIVERS



Fast-Track Scheduling

Flexible Planning for the Future

Community and Recreation

Addressing Challenges

Creating Cost Certainty

FIRST, WE *Listen*

Design and Preconstruction Phase Activities

Reeves Young has ***"jumped right in"*** to deliver numerous park projects that align with the delivery method, size, and scope of the Zephyr Park Rehabilitation. With 73 years of proven experience, we bring valuable lessons learned and a deep understanding of the unique strategies required to design and build a project of this nature. By beginning with the end in mind, our team has developed a clear, winning approach that ensures successful execution from concept through completion.



TASK 1
Develop a provisional critical-path method (CPM) project schedule.

Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: Upon project award.
Team Members Impacted: Reeves Young, Kimley-Horn, City of Zephyrhills, and any key stakeholders

TASK 2
Develop requirements for safety, quality assurance, and schedule adherence.

Who: Mike Iezzi, Marco Donjuan, Nick Turner, Adam Scott
When: During Preconstruction.
Team Members Impacted: Reeves Young

TASK 3
Perform constructability and maintainability reviews.

Who: Mike Iezzi, Marco Donjuan, Adam Scott
When: Upon project award.
Team Members Impacted: Reeves Young, Kimley-Horn

TASK 4
Provide detailed construction cost estimates to achieve the City's budget.

Who: Adam Scott
When: Upon project award.
Team Members Impacted: Reeves Young

TASK 5
Develop a construction budget (schedule of values) to be maintained throughout construction.

Who: Mike Iezzi, Marco Donjuan
When: Once GMP is established.
Team Members Impacted: Reeves Young

TASK 6
Maintain and update the project schedule.

Who: Reeves Young Team
When: Throughout duration of project.
Team Members Impacted: Reeves Young

TASK 7
Regularly attend project planning and coordination meetings with City of Zephyrhills and Kimley-Horn as required.

Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: Throughout duration of project.
Team Members Impacted: City of Zephyrhills, Reeves Young, Kimley-Horn



TASK 8
Assist in permitting processes.

Who: Mike Iezzi
When: Once permit documents are issued by Kimley-Horn.
Team Members Impacted: Reeves Young, Kimley-Horn



TASK 9
Develop a Guaranteed Maximum Price (GMP) for construction.

Who: Adam Scott
When: During design and preconstruction and finalized during bid and award phase.
Team Members Impacted: Reeves Young

FIRST, WE *Listen*

Bidding and Award Phase Activities

TASK 1
Prepare bid packages and sample contracts for subcontractors.

Who: Adam Scott
When: During Preconstruction.
Team Members Impacted: Reeves Young

TASK 2
Develop requirements to ensure schedule, cost and quality control during construction.

Who: Mike Iezzi, Marco Donjuan, Nick Turner, Adam Scott
When: Already completed prior to project award.
Team Members Impacted: Reeves Young

TASK 3
Provide a provisional CPM construction schedule for issuance with bid packages.

Who: Mike Iezzi
When: Prior to bids being issued.
Team Members Impacted: Reeves Young

TASK 4
Identify prospective bidders.

Who: Adam Scott
When: Prior to bids being issued.
Team Members Impacted: Reeves Young

TASK 5
Schedule and conduct pre-bid conferences in conjunction with City of Zephyrhills and Kimley-Horn.

Who: Mike Iezzi, Marco Donjuan, Adam Scott
When: Before bids are due.
Team Members Impacted: City of Zephyrhills , Reeves Young, Kimley-Horn

TASK 6
Advertise and distribute bid documents.

Who: Adam Scott
When: During bid and award phase.
Team Members Impacted: Reeves Young

TASK 7
Monitor bidder activity.

Who: Adam Scott
When: During bid and award phase.
Team Members Impacted: Reeves Young

TASK 8
Review and analyze bids. Make recommendations for subcontractor selection for the City's approval.

Who: Mike Iezzi, Marco Donjuan, Adam Scott
When: Once all bids are received and validated.
Team Members Impacted: Reeves Young

TASK 9
Award contracts to owner-approved subcontractors and suppliers.

Who: Mike Iezzi, Marco Donjuan
When: Once all bids are received and validated.
Team Members Impacted: Reeves Young

TASK 10
Maintain and update the project schedule.

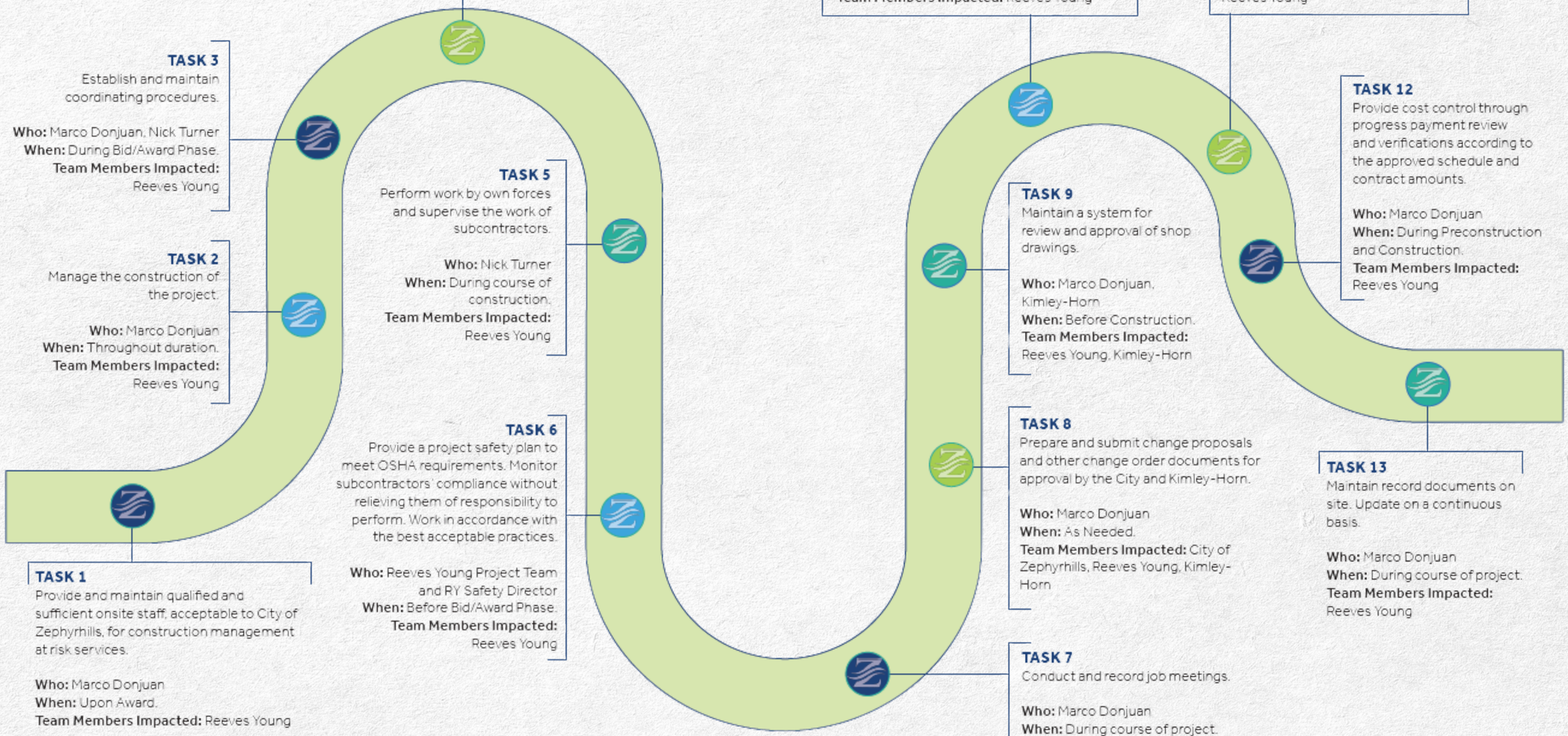
Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: Throughout project duration.
Team Members Impacted: Reeves Young

Key decision milestones will keep the team on track toward the bidding and award phase.



FIRST, WE *Listen*

Construction Phase Activities



TASK 1
Provide and maintain qualified and sufficient onsite staff, acceptable to City of Zephyrhills, for construction management at risk services.

Who: Marco Donjuan
When: Upon Award.
Team Members Impacted: Reeves Young

TASK 2
Manage the construction of the project.

Who: Marco Donjuan
When: Throughout duration.
Team Members Impacted: Reeves Young

TASK 3
Establish and maintain coordinating procedures.

Who: Marco Donjuan, Nick Turner
When: During Bid/Award Phase.
Team Members Impacted: Reeves Young

TASK 4
Develop and maintain a detailed CPM schedule for submittals, materials delivery, testing and inspections, construction, and occupancy.

Who: Marco Donjuan, Nick Turner
When: During Bid/Award phase.
Team Members Impacted: Reeves Young

TASK 5
Perform work by own forces and supervise the work of subcontractors.

Who: Nick Turner
When: During course of construction.
Team Members Impacted: Reeves Young

TASK 6
Provide a project safety plan to meet OSHA requirements. Monitor subcontractors' compliance without relieving them of responsibility to perform. Work in accordance with the best acceptable practices.

Who: Reeves Young Project Team and RY Safety Director
When: Before Bid/Award Phase.
Team Members Impacted: Reeves Young

TASK 7
Conduct and record job meetings.

Who: Marco Donjuan
When: During course of project.
Team Members Impacted: Reeves Young

TASK 8
Prepare and submit change proposals and other change order documents for approval by the City and Kimley-Horn.

Who: Marco Donjuan
When: As Needed.
Team Members Impacted: City of Zephyrhills, Reeves Young, Kimley-Horn

TASK 9
Maintain a system for review and approval of shop drawings.

Who: Marco Donjuan, Kimley-Horn
When: Before Construction.
Team Members Impacted: Reeves Young, Kimley-Horn

TASK 10
Maintain records and submit daily reports, biweekly reports and formal monthly reports to the City of Zephyrhills and Kimley-Horn.

Who: Marco Donjuan, Nick Turner
When: During Construction.
Team Members Impacted: Reeves Young

TASK 11
Maintain quality control and ensure conformity to construction documents.

Who: Nick Turner
When: During construction.
Team Members Impacted: Reeves Young

TASK 12
Provide cost control through progress payment review and verifications according to the approved schedule and contract amounts.

Who: Marco Donjuan
When: During Preconstruction and Construction.
Team Members Impacted: Reeves Young

TASK 13
Maintain record documents on site. Update on a continuous basis.

Who: Marco Donjuan
When: During course of project.
Team Members Impacted: Reeves Young

FIRST, WE *Listen*

Construction Phase Activities

TASK 14
Maintain surrounding streets and parking lots in full operation during the entire length of the construction project.

Who: Nick Turner
When: During course of construction.
Team Members Impacted: Reeves Young

TASK 15
Coordinate construction activities with neighboring building operations and functions.

Who: Nick Turner
When: Prior to groundbreaking and during construction.
Team Members Impacted: Reeves Young

TASK 16
Coordinate construction staging plans with the City of Zephyrhills and Kimley-Horn

Who: Marco Donjuan, Nick Turner
When: Prior to materials arriving at site.
Team Members Impacted: Reeves Young, City of Zephyrhills, Kimley-Horn

TASK 17
Coordinate and schedule City-provided independent testing laboratories and ensure required material testing meets contract requirements

Who: Nick Turner
When: As Needed through Construction.
Team Members Impacted: Reeves Young, Kimley-Horn, City of Zephyrhills

TASK 18
Develop as-built drawings and deliver to Kimley-Horn for inclusion into a CAD disk to be submitted by Kimley-Horn for maintenance and operations use.

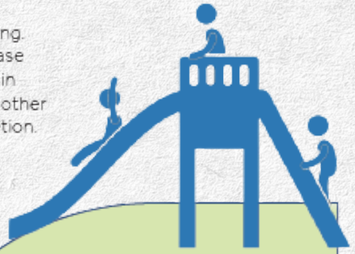
Who: Marco Donjuan, Nick Turner
When: During course of project; finalized 30 days before Substantial Completion.
Team Members Impacted: Reeves Young, Kimley-Horn

TASK 19
Coordinate post-completion activities including the assembly of guarantees, manuals, close-out documents, and training for City's final acceptance.

Who: Nick Turner
When: 45-60 days before Substantial Completion.
Team Members Impacted: Reeves Young, City of Zephyrhills

Warranty and Closeout Activities

Our closeout is important because it is your beginning. Reeves Young begins preparing for the closeout phase at the start of the project by beginning with the end in mind. We will provide all final warranty, as-builts, and other closeout items within 30 days of substantial completion.



TASK 1
Coordinate and monitor the resolution of remaining punchlist items.

Who: Marco Donjuan, Nick Turner
When: We strive for zero punch items!
Team Members Impacted: Reeves Young, City of Zephyrhills, Kimley-Horn

TASK 2
Coordinate, monitor and resolve all warranty items to the satisfaction of the City of Zephyrhills during the one-year general warranty period.

Who: Marco Donjuan, Nick Turner
When: We strive for zero warranty complaints!
Team Members Impacted: Reeves Young, City of Zephyrhills

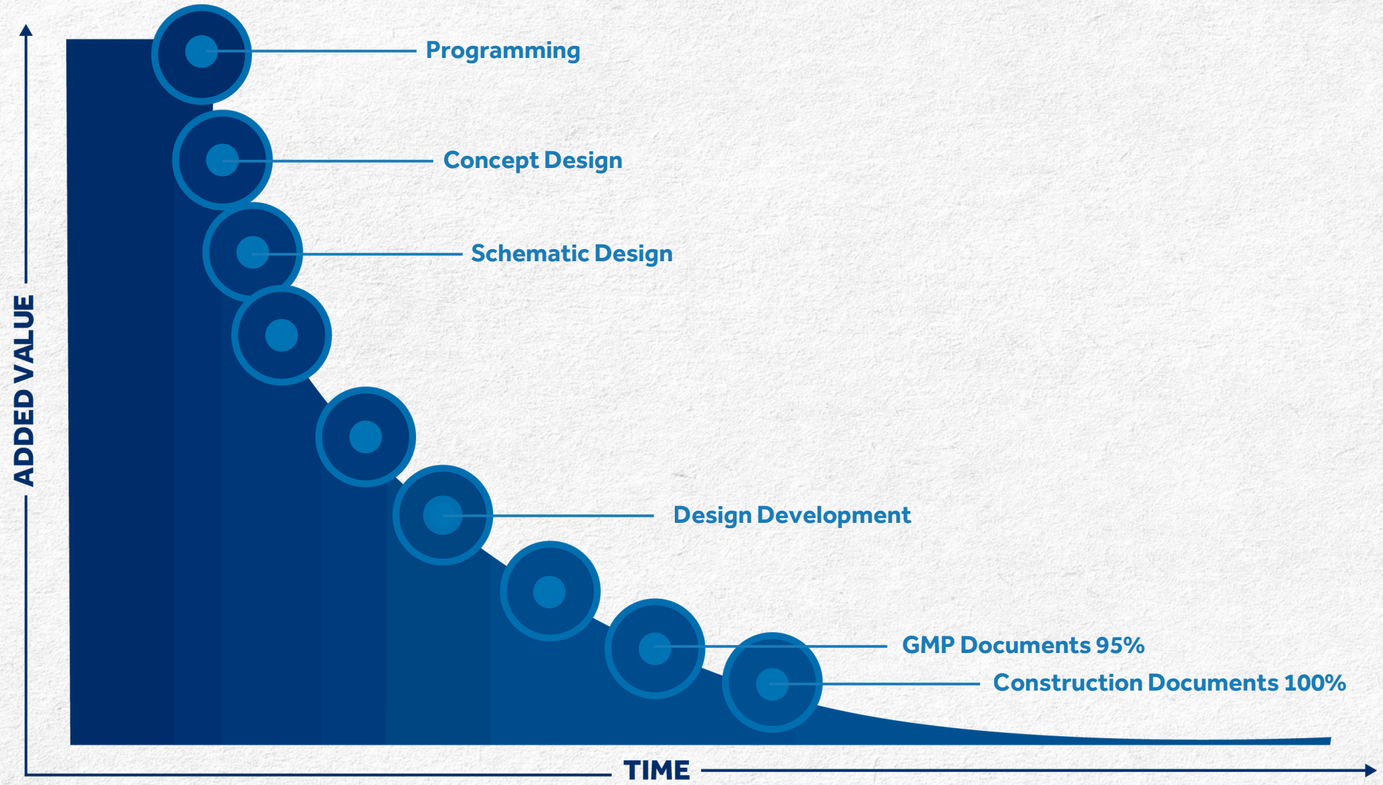
TASK 3
Participate in 11-month warranty walk-through with the City of Zephyrhills and Kimley-Horn and address warranty items as required.

Who: Mike Iezzi, Marco Donjuan, Nick Turner
When: 11 months after the Substantial Completion Date.
Team Members Impacted: Reeves Young, City of Zephyrhills, Kimley-Horn

Zephyrhills
jump right in

CREATING COST *Certainty*

Zephyrhills
jump right in



CORE VALUES

Be an active partner in design

Understand that the first price is the most important

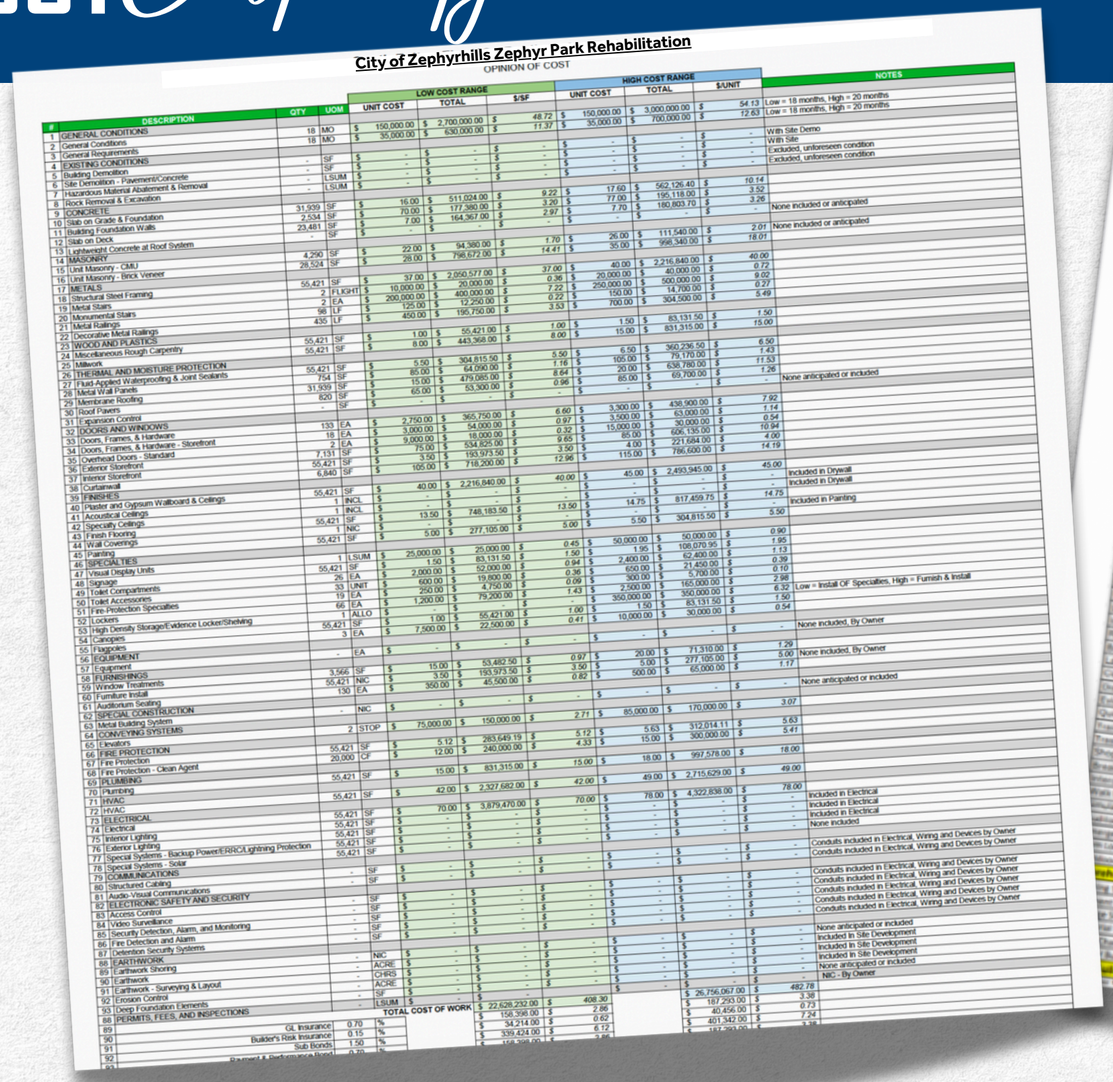
Build value while saving cost

Leverage the market's expertise with detailed & competitive bid packages

Be transparent & open book throughout

CREATING COST *Certainty*

Zephyrhills
jump right in



City of Zephyrhills Zephyr Park Rehabilitation
OPINION OF COST

#	DESCRIPTION	QTY	UOM	LOW COST RANGE UNIT COST	LOW COST RANGE TOTAL	LOW COST RANGE $/SF	HIGH COST RANGE UNIT COST	HIGH COST RANGE TOTAL	HIGH COST RANGE $/UNIT	NOTES
1	GENERAL CONDITIONS	18	MO	$ 150,000.00	$ 2,700,000.00	$ 48.72	$ 150,000.00	$ 3,000,000.00	$ 54.13	Low = 18 months, High = 20 months
2	General Conditions	18	MO	$ 35,000.00	$ 630,000.00	$ 11.37	$ 35,000.00	$ 700,000.00	$ 12.63	Low = 18 months, High = 20 months
3	General Requirements									
4	EXISTING CONDITIONS	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	With Site Demo
5	Building Demolition	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	With Site
6	Site Demolition - Pavement/Concrete	-	LSUM	$ -	$ -	$ -	$ -	$ -	$ -	Excluded, unforeseen condition
7	Hazardous Material Abatement & Removal	-	LSUM	$ -	$ -	$ -	$ -	$ -	$ -	Excluded, unforeseen condition
8	Rock Removal & Excavation									
9	CONCRETE	31,939	SF	$ 16.00	$ 511,024.00	$ 9.22	$ 17.60	$ 562,126.40	$ 10.14	
10	Slab on Grade & Foundation	2,534	SF	$ 70.00	$ 177,380.00	$ 3.20	$ 77.00	$ 195,118.00	$ 3.52	
11	Building Foundation Walls	23,481	SF	$ 7.00	$ 164,367.00	$ 2.97	$ 7.70	$ 180,803.70	$ 3.26	
12	Slab on Deck	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	None included or anticipated
13	Lightweight Concrete at Roof System									
14	MASONRY	4,290	SF	$ 22.00	$ 94,380.00	$ 1.70	$ 26.00	$ 111,540.00	$ 2.01	None included or anticipated
15	Unit Masonry - CMU	28,524	SF	$ 28.00	$ 798,672.00	$ 14.41	$ 35.00	$ 998,340.00	$ 18.01	
16	Unit Masonry - Brick Veneer									
17	METALS	55,421	SF	$ 37.00	$ 2,050,577.00	$ 37.00	$ 40.00	$ 2,216,840.00	$ 40.00	
18	Structural Steel Framing	2	FLIGHT	$ 10,000.00	$ 20,000.00	$ 0.36	$ 20,000.00	$ 40,000.00	$ 0.72	
19	Metal Stairs	2	EA	$ 200,000.00	$ 400,000.00	$ 7.22	$ 250,000.00	$ 500,000.00	$ 9.02	
20	Monumental Stairs	98	LF	$ 125.00	$ 12,250.00	$ 0.22	$ 150.00	$ 14,700.00	$ 0.27	
21	Metal Railings	435	LF	$ 450.00	$ 195,750.00	$ 3.53	$ 700.00	$ 304,500.00	$ 5.49	
22	Decorative Metal Railings									
23	WOOD AND PLASTICS	55,421	SF	$ 1.00	$ 55,421.00	$ 1.00	$ 1.50	$ 83,131.50	$ 1.50	
24	Miscellaneous Rough Carpentry	55,421	SF	$ 8.00	$ 443,368.00	$ 8.00	$ 15.00	$ 831,315.00	$ 15.00	
25	Millwork									
26	THERMAL AND MOISTURE PROTECTION	55,421	SF	$ 5.50	$ 304,815.50	$ 5.50	$ 6.50	$ 360,236.50	$ 6.50	
27	Fluid-Applied Waterproofing & Joint Sealants	754	SF	$ 85.00	$ 64,090.00	$ 1.16	$ 105.00	$ 79,170.00	$ 1.43	
28	Metal Wall Panels	31,599	SF	$ 15.00	$ 473,985.00	$ 8.64	$ 20.00	$ 631,980.00	$ 11.53	
29	Membrane Roofing	820	SF	$ 65.00	$ 53,300.00	$ 0.96	$ 85.00	$ 69,700.00	$ 1.26	
30	Roof Pavers	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	None anticipated or included
31	Expansion Control									
32	DOORS AND WINDOWS	133	EA	$ 2,750.00	$ 365,750.00	$ 6.60	$ 3,300.00	$ 438,900.00	$ 7.92	
33	Doors, Frames, & Hardware	18	EA	$ 3,000.00	$ 54,000.00	$ 0.97	$ 3,500.00	$ 63,000.00	$ 1.14	
34	Doors, Frames, & Hardware - Storefront	2	EA	$ 9,000.00	$ 18,000.00	$ 0.32	$ 30,000.00	$ 60,000.00	$ 0.54	
35	Overhead Doors - Standard	7,131	SF	$ 75.00	$ 534,825.00	$ 9.65	$ 85.00	$ 606,135.00	$ 10.94	
36	Exterior Storefront	55,421	SF	$ 3.50	$ 193,973.50	$ 3.50	$ 4.00	$ 221,684.00	$ 4.00	
37	Interior Storefront	6,840	SF	$ 105.00	$ 718,200.00	$ 12.96	$ 115.00	$ 786,600.00	$ 14.19	
38	Curtainwall									
39	FINISHES	55,421	SF	$ 40.00	$ 2,216,840.00	$ 40.00	$ 45.00	$ 2,493,945.00	$ 45.00	Included in Drywall
40	Plaster and Gypsum Wallboard & Ceilings	1	INCL	$ -	$ -	$ -	$ -	$ -	$ -	Included in Drywall
41	Acoustical Ceilings	1	INCL	$ -	$ -	$ -	$ -	$ -	$ -	
42	Specialty Ceilings	55,421	SF	$ 13.50	$ 748,183.50	$ 13.50	$ 14.75	$ 817,459.75	$ 14.75	Included in Painting
43	Finish Flooring	1	NIC	$ -	$ -	$ -	$ -	$ -	$ -	
44	Wall Coverings	55,421	SF	$ 5.00	$ 277,105.00	$ 5.00	$ 5.50	$ 304,815.50	$ 5.50	
45	Painting									
46	SPECIALTIES	1	LSUM	$ 25,000.00	$ 25,000.00	$ 0.45	$ 50,000.00	$ 50,000.00	$ 0.90	
47	Visual Display Units	55,421	SF	$ 1.50	$ 83,131.50	$ 1.50	$ 1.95	$ 108,070.95	$ 1.95	
48	Signage	26	EA	$ 2,000.00	$ 52,000.00	$ 0.94	$ 2,400.00	$ 62,400.00	$ 1.13	
49	Toilet Compartments	33	UNIT	$ 600.00	$ 19,800.00	$ 0.36	$ 650.00	$ 21,450.00	$ 0.39	
50	Toilet Accessories	59	EA	$ 250.00	$ 4,750.00	$ 0.09	$ 300.00	$ 5,700.00	$ 0.10	
51	Fire-Protection Specialties	19	EA	$ 1,200.00	$ 79,200.00	$ 1.43	$ 2,500.00	$ 165,000.00	$ 2.98	
52	Lockers	66	EA	$ -	$ -	$ -	$ 350,000.00	$ 350,000.00	$ 6.32	Low = Install OF Specialties, High = Furnish & Install
53	High Density Storage/Evidence Locker/Shelving	1	ALLO	$ -	$ -	$ -	$ 1.50	$ 83,131.50	$ 1.50	
54	Canopies	55,421	SF	$ 1.00	$ 55,421.00	$ 1.00	$ 10,000.00	$ 30,000.00	$ 0.54	
55	Flagpoles	3	EA	$ 7,500.00	$ 22,500.00	$ 0.41	$ -	$ -	$ -	None included, By Owner
56	EQUIPMENT	-	EA	$ -	$ -	$ -	$ -	$ -	$ -	
57	Equipment									
58	FURNISHINGS	3,566	SF	$ 15.00	$ 53,482.50	$ 0.97	$ 20.00	$ 71,310.00	$ 1.29	None included, By Owner
59	Window Treatments	55,421	NIC	$ 3.50	$ 193,975.50	$ 3.50	$ 5.00	$ 277,105.00	$ 5.00	
60	Furniture Install	130	EA	$ 350.00	$ 45,500.00	$ 0.82	$ 500.00	$ 65,000.00	$ 1.17	
61	Auditorium Seating	-	NIC	$ -	$ -	$ -	$ -	$ -	$ -	None anticipated or included
62	SPECIAL CONSTRUCTION									
63	Metal Building System	2	STOP	$ 75,000.00	$ 150,000.00	$ 2.71	$ 85,000.00	$ 170,000.00	$ 3.07	
64	CONVEYING SYSTEMS									
65	Elevators	55,421	SF	$ 5.12	$ 283,649.19	$ 5.12	$ 5.63	$ 312,014.11	$ 5.63	
66	FIRE PROTECTION	20,000	CF	$ 12.00	$ 240,000.00	$ 4.33	$ 15.00	$ 300,000.00	$ 5.41	
67	Fire Protection									
68	Fire Protection - Clean Agent	55,421	SF	$ 15.00	$ 831,315.00	$ 15.00	$ 18.00	$ 997,578.00	$ 18.00	
69	PLUMBING									
70	Plumbing	55,421	SF	$ 42.00	$ 2,327,682.00	$ 42.00	$ 49.00	$ 2,715,629.00	$ 49.00	
71	HVAC									
72	HVAC	55,421	SF	$ 70.00	$ 3,879,470.00	$ 70.00	$ 78.00	$ 4,322,838.00	$ 78.00	Included in Electrical
73	ELECTRICAL	55,421	SF	$ -	$ -	$ -	$ -	$ -	$ -	Included in Electrical
74	Electrical	55,421	SF	$ -	$ -	$ -	$ -	$ -	$ -	Included in Electrical
75	Interior Lighting	55,421	SF	$ -	$ -	$ -	$ -	$ -	$ -	None included
76	Exterior Lighting	55,421	SF	$ -	$ -	$ -	$ -	$ -	$ -	
77	Special Systems - Backup Power/ERRC/Lightning Protection									Conduits included in Electrical, Wiring and Devices by Owner
78	Special Systems - Solar	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	Conduits included in Electrical, Wiring and Devices by Owner
79	COMMUNICATIONS	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	
80	Structured Cabling	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	Conduits included in Electrical, Wiring and Devices by Owner
81	Audio-Visual Communications	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	Conduits included in Electrical, Wiring and Devices by Owner
82	ELECTRONIC SAFETY AND SECURITY	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	Conduits included in Electrical, Wiring and Devices by Owner
83	Access Control	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	Conduits included in Electrical, Wiring and Devices by Owner
84	Video Surveillance	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	Conduits included in Electrical, Wiring and Devices by Owner
85	Security Detection, Alarm, and Monitoring	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	
86	Fire Detection and Alarm									None anticipated or included
87	Detention Security Systems									Included in Site Development
88	EARTHWORK	-	NIC	$ -	$ -	$ -	$ -	$ -	$ -	Included in Site Development
89	Earthwork Shoring	-	ACRE	$ -	$ -	$ -	$ -	$ -	$ -	Included in Site Development
90	Earthwork	-	CHRS	$ -	$ -	$ -	$ -	$ -	$ -	None anticipated or included
91	Earthwork - Surveying & Layout	-	ACRE	$ -	$ -	$ -	$ -	$ -	$ -	NIC - By Owner
92	Erosion Control	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	
93	Deep Foundation Elements	-	LSUM	$ -	$ -	$ -	$ -	$ -	$ -	
88	PERMITS, FEES, AND INSPECTIONS			TOTAL COST OF WORK	$ 22,626,232.00	$ 408.30		$ 26,756,067.00	$ 482.78	
89	GL Insurance	0.70	%		$ 158,398.00	$ 2.86		$ 187,293.00	$ 3.38	
90	Builder's Risk Insurance	0.15	%		$ 34,214.00	$ 0.62		$ 40,456.00	$ 0.73	
91	Sub Bonds	1.50	%		$ 339,424.00	$ 6.12		$ 401,342.00	$ 7.24	
92	Payment & Performance Bond	0.70	%		$ 158,398.00	$ 2.86		$ 187,293.00	$ 3.38	



REEVES + YOUNG

City of Zephyrhills Zephyr Park Rehabilitation
Responsibility Matrix

Scope	Design	Procurement	Installation
FFE			
Lockers and locker benches			
Office Chairs, desks, tables			
Exterior Building Signage			
Interior Clock			
Visitor Benches			
Parking Security Gates			
Parking Security System			
Street Monument Signage			
Address Numbers			
Parking Lot Light Poles			
EV Chargers			
Gym Equipment			
Armory Shelving/Cabinets			
Wall Monitors			
Door Access Card Readers			
Security Cameras			
Dish Sinks			
Computer/Desk Monitors			
Electrical Training Equipment and Pads			
Projectors			
Storage Shelving Units (Lockers)			
Conference Room Tables and Chairs			
Corridor Flooring			
Carpet and Shelving Under Cabinets			
Fingerprint Equipment			
Lobby Furniture			
Interior Building Signage			
Room Numbers			
Breakroom Table and Chairs			
Lactation/Quite Room Furniture			
Clerk Counters (Millwork)			
Dispatch Equipment			
Conference Room Furniture			
Evidence and Dry Storage Equipment/Shelving			
Quiet Room Furniture			
Training Room Equipment/Furniture			
Telephone and Receptionist			
Range/Safety Port Equipment/Shelving			
Classroom Appliances			
Intercom System			
Walk-Through Metal Detectors			
Barricades			
Mailboxes			
Emergency Generator Center			
Air Under Mattress			
Door Panic/Access Hardware			
Warehouse Equipment			
Forklift			
Air Compressor			
Tire Shelving Units			
Tire Storage Cabinets			
Chairs, desks, tables			
Parking Signage			
Building			
Doors			
Windows			
Flooring			
Roofing			
Walls			
Ceilings			
Lighting			
Plumbing			
HVAC			
Electrical			
Fire Protection			
Elevators			
Security Systems			
Communications			
Site Work			
Landscaping			
Parking Lots			
Utilities			

TARGET VALUE Design

Zephyrhills
jump right in

OPTION ANALYSIS

#	DESCRIPTION	QTY	UOM	OPTION 1 - ALL LBMS W/ STO PANELS UNIT COST	OPTION 1 TOTAL	OPTION 1 $/UNIT	OPTION 2 - ALL LBMS W/ FIELD APPLIED EIFS UNIT COST	OPTION 2 TOTAL	OPTION 2 $/UNIT	OPTION 3 - 2 FLOORS OF LBMS & 5 FLOORS WOOD UNIT COST	OPTION 3 TOTAL	OPTION 3 $/UNIT	
78	Pavement Markings & Striping	-	SPACE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	See Parking Deck below
79	Parking Equipment / Signage	-	ALLOW	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	See Parking Deck below
80	Fencing & Railing at Retaining Walls	-	LF	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	None anticipated or included
81	Monument Signage	1	EA	$ 20,000.00	$ 20,000.00	$ 61.54	$ 20,000.00	$ 20,000.00	$ 61.54	$ 20,000.00	$ 20,000.00	$ 61.54	
82	Landscape - Sod & Mineral Trees	63,117.20	SF	$ 0.68	$ 42,919.70	$ 132.06	$ 0.68	$ 42,919.70	$ 132.06	$ 0.68	$ 42,919.70	$ 132.06	
83	Landscape - Streetscape	1.00	LSUM	$ 35,000.00	$ 35,000.00	$ 107.69	$ 35,000.00	$ 35,000.00	$ 107.69	$ 35,000.00	$ 35,000.00	$ 107.69	
84	Landscape - Pool Amenity	2,100	SF	$ 25.00	$ 52,500.00	$ 161.54	$ 25.00	$ 52,500.00	$ 161.54	$ 25.00	$ 52,500.00	$ 161.54	
85	PARKING DECK - 3 LEVEL, 325 SPACES	112,545	SF			$ 16,647.67							
86	Intermediate Foundations	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assumes shallow foundations
87	Slab on Grade & Footings	37,515.00	SF	$ 18.00	$ 675,270.00	$ 2,077.75	$ 18.00	$ 675,270.00	$ 2,077.75	$ 18.00	$ 675,270.00	$ 2,077.75	
88	Elevated Structure - Precast Concrete	75,030.00	SF	$ 38.00	$ 2,851,140.00	$ 8,772.74	$ 38.00	$ 2,851,140.00	$ 8,772.74	$ 38.00	$ 2,851,140.00	$ 8,772.74	
89	CMU Walls at Electrical Rooms	1,056.00	SF	$ 22.00	$ 23,232.00	$ 71.48	$ 22.00	$ 23,232.00	$ 71.48	$ 22.00	$ 23,232.00	$ 71.48	
90	Stairs - Precast Concrete	6.00	FLIGHT	$ 14,600.00	$ 87,600.00	$ 269.54	$ 14,600.00	$ 87,600.00	$ 269.54	$ 14,600.00	$ 87,600.00	$ 269.54	
91	Misc. Metals & Stair Railings	112,545.00	SF	$ 1.62	$ 182,322.90	$ 560.99	$ 1.62	$ 182,322.90	$ 560.99	$ 1.62	$ 182,322.90	$ 560.99	
92	Joint Sealants	112,545.00	SF	$ 0.75	$ 84,408.75	$ 259.72	$ 0.75	$ 84,408.75	$ 259.72	$ 0.75	$ 84,408.75	$ 259.72	
93	Vehicular Traffic Coating	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	None anticipated or included
94	Exterior Skin/Deck Screening	-	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	None anticipated or included
95	Roofing	550.00	SF	$ 42.00	$ 23,100.00	$ 71.08	$ 42.00	$ 23,100.00	$ 71.08	$ 42.00	$ 23,100.00	$ 71.08	Elevator & stair towers
96	Doors, Frames & Hardware	9.00	EACH	$ 3,050.00	$ 27,450.00	$ 84.46	$ 3,050.00	$ 27,450.00	$ 84.46	$ 3,050.00	$ 27,450.00	$ 84.46	
97	Painting	112,545.00	SF	$ 0.85	$ 95,663.25	$ 294.35	$ 0.85	$ 95,663.25	$ 294.35	$ 0.85	$ 95,663.25	$ 294.35	
98	Fire Extinguishers	6.00	EACH	$ 350.00	$ 2,100.00	$ 6.46	$ 350.00	$ 2,100.00	$ 6.46	$ 350.00	$ 2,100.00	$ 6.46	
99	Parking Equipment / Signage	1.00	ALLOW	$ 75,000.00	$ 75,000.00	$ 230.77	$ 75,000.00	$ 75,000.00	$ 230.77	$ 75,000.00	$ 75,000.00	$ 230.77	
100	Elevators - 3,500lbs	6.00	STOP	$ 32,000.00	$ 192,000.00	$ 590.77	$ 32,000.00	$ 192,000.00	$ 590.77	$ 32,000.00	$ 192,000.00	$ 590.77	
101	Fire Protection	112,545.00	SF	$ 3.15	$ 354,516.75	$ 1,090.82	$ 3.15	$ 354,516.75	$ 1,090.82	$ 3.15	$ 354,516.75	$ 1,090.82	
102	Plumbing	112,545.00	SF	$ 1.34	$ 150,810.30	$ 464.03	$ 1.34	$ 150,810.30	$ 464.03	$ 1.34	$ 150,810.30	$ 464.03	
103	HVAC	1.00	LSUM	$ 35,000.00	$ 35,000.00	$ 107.69	$ 35,000.00	$ 35,000.00	$ 107.69	$ 35,000.00	$ 35,000.00	$ 107.69	Open air, no exhaust system
104	Electrical	112,545.00	SF	$ 4.27	$ 480,567.15	$ 1,478.67	$ 4.27	$ 480,567.15	$ 1,478.67	$ 4.27	$ 480,567.15	$ 1,478.67	
105	Electric Vehicle Charging Stations (DUALS)	7	EA	$ 9,000.00	$ 63,000.00	$ 193.85	$ 9,000.00	$ 63,000.00	$ 193.85	$ 9,000.00	$ 63,000.00	$ 193.85	2% of spaces
106	Pavement Markings & Striping	325.00	SPACE	$ 22.50	$ 7,312.50	$ 22.50	$ 22.50	$ 7,312.50	$ 22.50	$ 22.50	$ 7,312.50	$ 22.50	
107	PERMITS, FEES, AND INSPECTIONS	-	LSUM	$ -	$ -		$ -	$ -		$ -	$ -		NIC - By Owner
108				TOTAL COST OF WORK	$ 67,350,237.00	$ 223,879.17		$ 64,135,789.00	$ 197,340.89		$ 57,893,743.00	$ 178,134.59	
109	General Conditions & General Requirements	7.00	%		$ 4,714,517.00	$ 14,506.27		$ 4,489,506.00	$ 13,813.86		$ 4,052,563.00	$ 12,469.42	Full GC cost study needed to firm up pricing
110	GL Insurance	0.70	%		$ 471,452.00	$ 1,450.62		$ 448,951.00	$ 1,381.39		$ 405,257.00	$ 1,246.94	
111	Builder's Risk Insurance	0.00	%		$ -	$ -		$ -	$ -		$ -	$ -	Excluded, BR insurance quotes are taking ~2-3 weeks
112	Sub-Bonds	1.00	%		$ 673,503.00	$ 2,072.32		$ 641,358.00	$ 1,973.41		$ 578,938.00	$ 1,781.35	
113	Payment & Performance Bond	0.00	%		$ -	$ -		$ -	$ -		$ -	$ -	Excluded, bonding can be provided
114	Design Detail Contingency	0.00	%		$ -	$ -		$ -	$ -		$ -	$ -	RY recommends Ownership carry a design detail contingency
115	Escalations Contingency	0.00	%		$ -	$ -		$ -	$ -		$ -	$ -	RY recommends Ownership carry an escalation contingency
116	Technology Fee	0.12	%		$ 80,821.00	$ 248.68		$ 76,963.00	$ 236.81		$ 69,473.00	$ 213.76	
117	CM/GC Contingency	3.00	%		$ 2,020,509.00	$ 6,216.95		$ 1,924,074.00	$ 5,920.23		$ 1,736,813.00	$ 5,344.04	
118	RY Fee	4.00	%		$ 2,694,010.00	$ 8,289.26		$ 2,565,432.00	$ 7,893.64		$ 2,315,750.00	$ 7,125.38	
119	Design & Preconstruction Cost	1.00	LSUM		$ 123,190.00	$ 379.97		$ 123,190.00	$ 379.97		$ 122,190.00	$ 375.97	
				TOTAL	$ 78,127,258.00		TOTAL	$ 74,404,263.00		TOTAL	$ 67,174,727.00		
					$ 240,391.50 /UNIT			$ 228,936.19 /UNIT			$ 206,691.47 /UNIT		
					$ 231.19 /GSF			$ 220.18 /GSF			$ 198.78 /GSF		
				PARKING DECK BREAKOUT COST	$ 5,410,493.60			$ 5,410,493.60			$ 5,410,493.60		
					$ 16,647.67 /SPACE			$ 16,647.67 /SPACE			$ 16,647.67 /SPACE		
					$ 223,743.83 /UNIT without parking			$ 212,288.52 /UNIT without parking			$ 190,943.80 /UNIT without parking		
					$ 215.18 /GSF without parking			$ 204.16 /GSF without parking			$ 182.77 /GSF without parking		

NOTES:
- Pricing based on conceptual drawings from SPAXEL
- Cost assumes 325 units per Owner direction
- Cost assumes 325 parking spaces per Owner direction
- ALL options assume building as 75' to top of parapet and will not fall into high-rise requirements
- Cost assumes open air deck with no HVAC exhaust systems

VALUE MANAGEMENT LOG

REEVES YOUNG

10/17/2023

VALUE MANAGEMENT LOG

PROJECT: **TOWN OLD PEACHTREE - PERMIT**

STATUS LEGEND	
PA	PENDING ADD
PD	PENDING DEDUCT
A	ACCEPTED
R	REJECTED
C	CLOSED - ITEM NO LONGER APPLICABLE TO CURRENT PROJECT SCOPE
I	INCORPORATED INTO CURRENT DRAWINGS

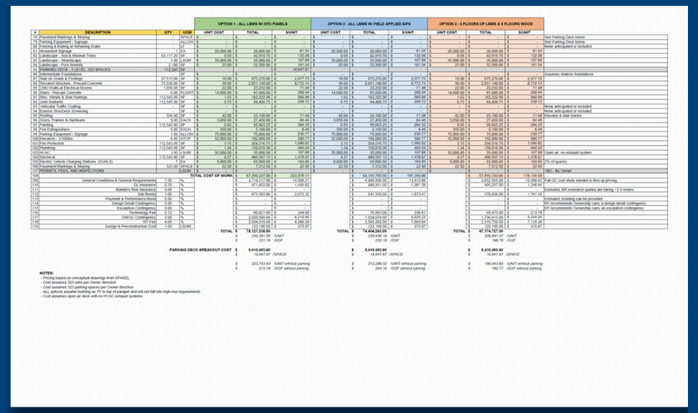
EXECUTIVE SUMMARY

Starting Estimate (TOP-04 dated 2023-08-22)	$ 74,863,540.00
Accepted Value Management	$ (697,664.00)
Mark-up Adjustment for Accepted Items	$ (30,836.00)
Current Estimate Amount	$ 74,135,040.00
Target Budget	$ 71,500,000.00
Variance to Overcome	$ 2,635,040.00

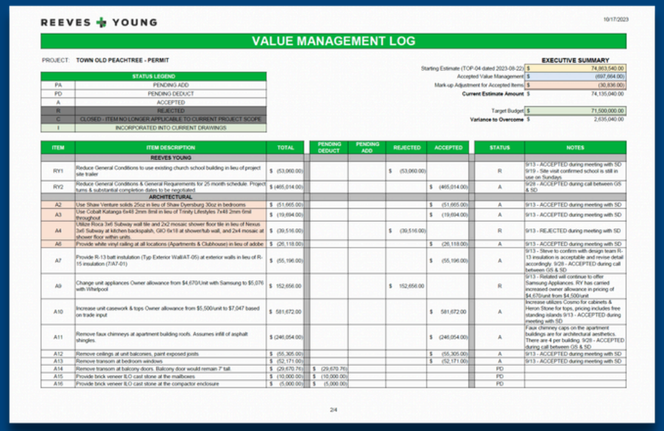
ITEM	ITEM DESCRIPTION	TOTAL	PENDING DEDUCT	PENDING ADD	REJECTED	ACCEPTED	STATUS	NOTES
	REEVES YOUNG							
RY1	Reduce General Conditions to use existing church school building in lieu of project site trailer	$ (53,060.00)			$ (53,060.00)		R	9/13 - ACCEPTED during meeting with SD 9/19 - Site visit confirmed school is still in use on Sundays
RY2	Reduce General Conditions & General Requirements for 25 month schedule. Project turns & substantial completion dates to be negotiated.	$ (465,014.00)				$ (465,014.00)	A	9/28 - ACCEPTED during call between GS & SD
	ARCHITECTURAL							
A2	Use Shaw Venture solids 25oz in lieu of Shaw Dyersburg 30oz in bedrooms	$ (51,665.00)				$ (51,665.00)	A	9/13 - ACCEPTED during meeting with SD
A3	Use Cobalt Katanga 6x48 2mm 8mil in lieu of Trinity Lifestyles 7x48 2mm 6mil throughout	$ (19,694.00)				$ (19,694.00)	A	9/13 - ACCEPTED during meeting with SD
A4	Utilize Roca 3x6 Subway wall tile and 2x2 mosaic shower floor tile in lieu of Nexus 3x6 Subway at kitchen backspalsh, GIO 6x18 at shower/tub wall, and 2x4 mosaic at shower floor within units.	$ (39,516.00)			$ (39,516.00)		R	9/13 - REJECTED during meeting with SD
A6	Provide white vinyl railing at all locations (Apartments & Clubhouse) in lieu of adobe.	$ (26,118.00)				$ (26,118.00)	A	9/13 - ACCEPTED during meeting with SD
A7	Provide R-13 batt instulation (Typ Exterior Wall/AT-05) at exterior walls in lieu of R-15 insulation (7/A7-01)	$ (55,196.00)				$ (55,196.00)	A	9/13 - Steve to confirm with design team R-13 insulation is acceptable and revise detail accordingly. 9/28 - ACCEPTED during call between GS & SD
A9	Change unit appliances Owner allowance from $4,670/Unit with Samsung to $5,076 with Whirlpool	$ 152,656.00			$ 152,656.00		R	9/13 - Related will continue to offer Samsung Appliances. RY has carried increased owner allowance in pricing of $4,670/unit from $4,500/unit
A10	Increase unit casework & tops Owner allowance from $5,500/unit to $7,047 based on trade input	$ 581,672.00				$ 581,672.00	A	Increase utilizes Cosmo for cabinets & Heron Stone for tops, pricing includes free standing islands 9/13 - ACCEPTED during meeting with SD
A11	Remove faux chimneys at apartment building roofs. Assumes infill of asphalt shingles.	$ (246,054.00)				$ (246,054.00)	A	Faux chimney caps on the apartment buildings are for architectural aesthetics. There are 4 per building. 9/28 - ACCEPTED during call between GS & SD
A12	Remove ceilings at unit balconies, paint exposed joists	$ (55,305.00)				$ (55,305.00)	A	9/13 - ACCEPTED during meeting with SD
A13	Remove transom at bedroom windows	$ (52,171.00)				$ (52,171.00)	A	9/13 - ACCEPTED during meeting with SD
A14	Remove transom at balcony doors. Balcony door would remain 7' tall.	$ (29,670.76)	$ (29,670.76)				PD	
A15	Provide brick veneer ILO cast stone at the mailboxes	$ (10,000.00)	$ (10,000.00)				PD	
A16	Provide brick veneer ILO cast stone at the compactor enclosure	$ (5,000.00)	$ (5,000.00)				PD	

2/4

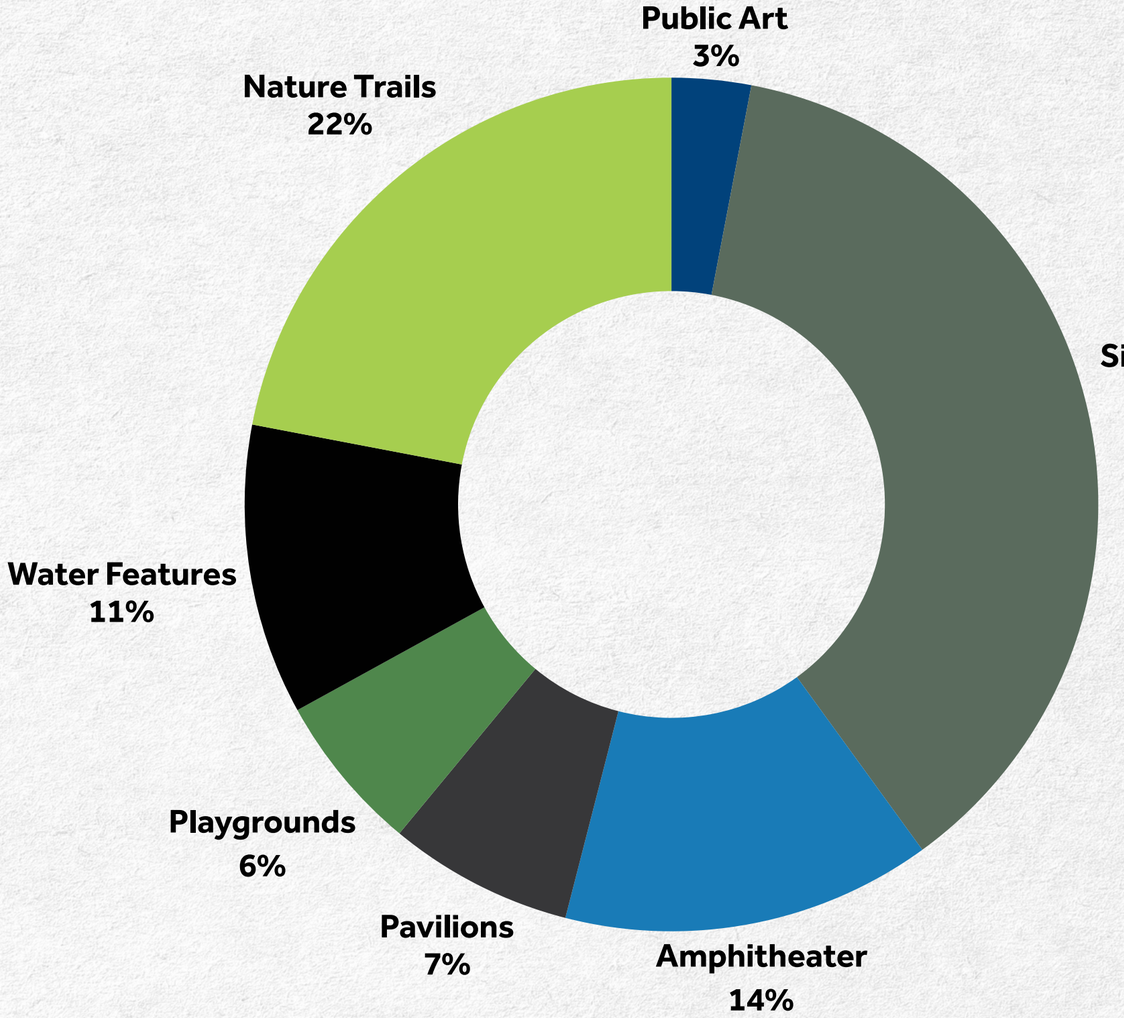
TARGET VALUE Design



OPTION ANALYSIS



VALUE MANAGEMENT LOG



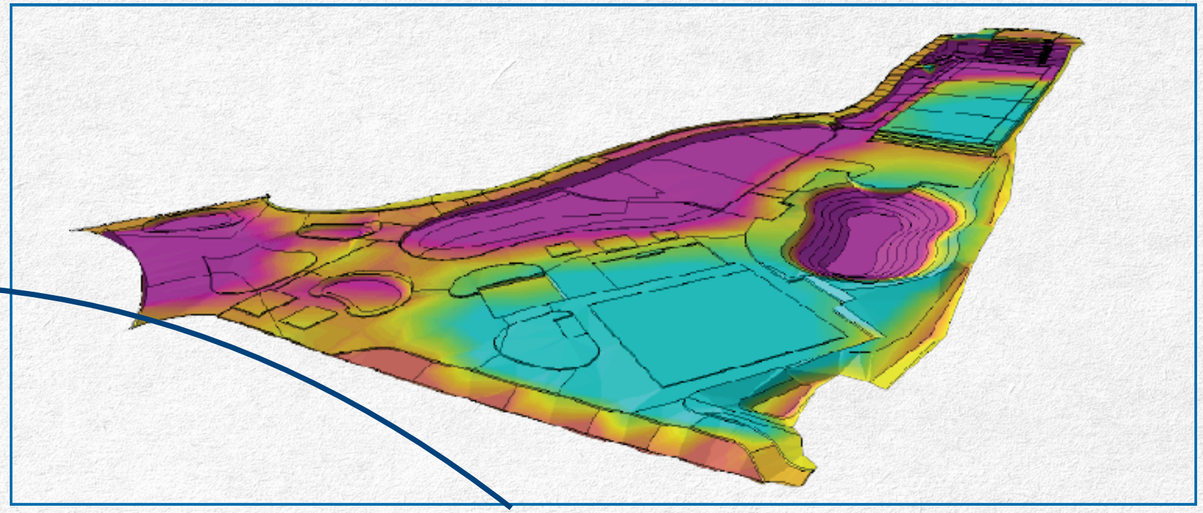
ACCURARY THROUGH *Detail*

PIERS





AGTEK



DREDGING





WATER QUALITY STANDARDS



Project
UNDERSTANDING

STRUCTURES

RESTROOMS



PAVILIONS



Project
UNDERSTANDING

PLAYGROUNDS

SPLASH PADS



PLAYGROUNDS



Project
UNDERSTANDING

LANDSCAPES

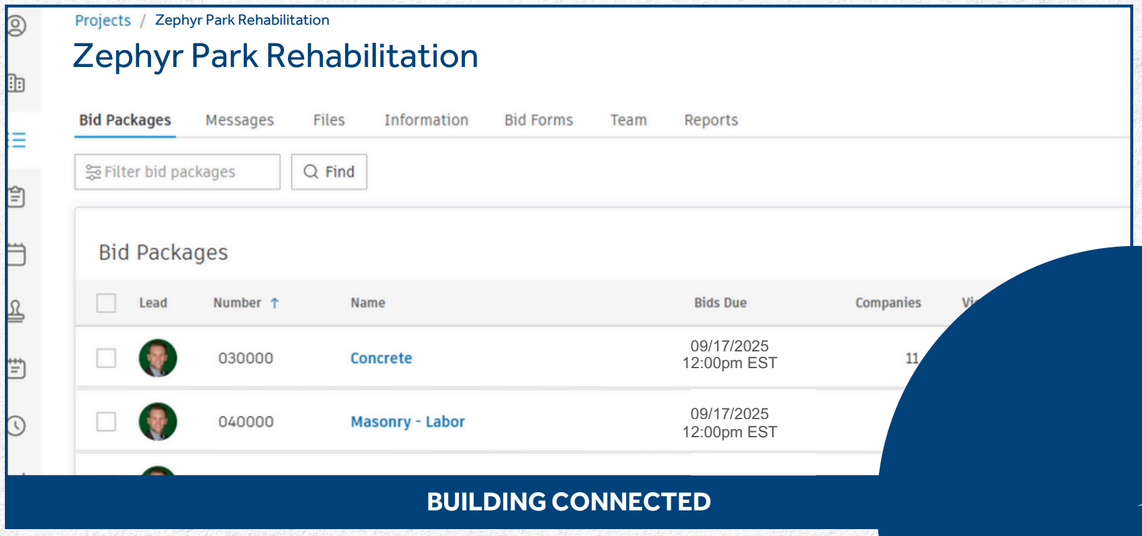
NATURE TRAILS



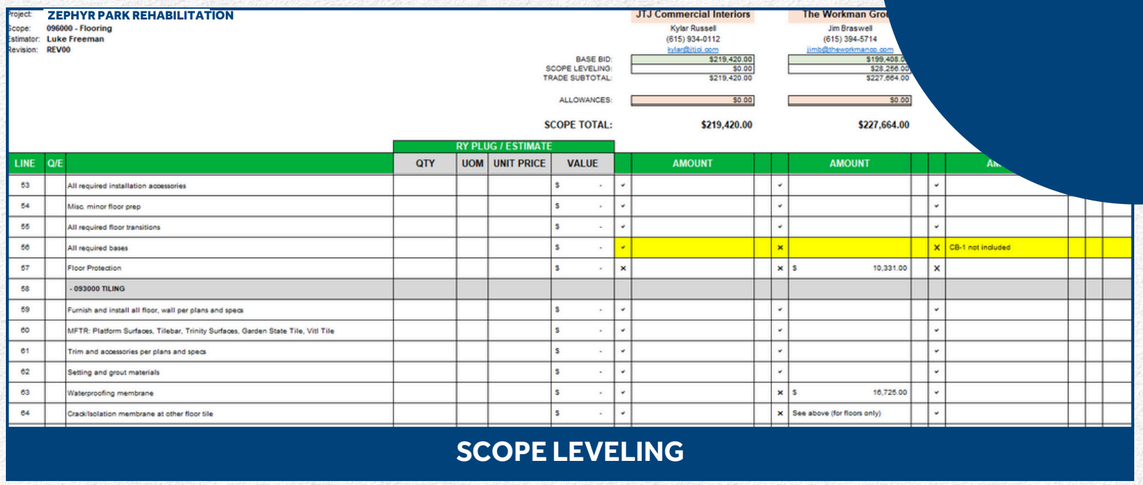
LANDSCAPE / HARDSCAPE



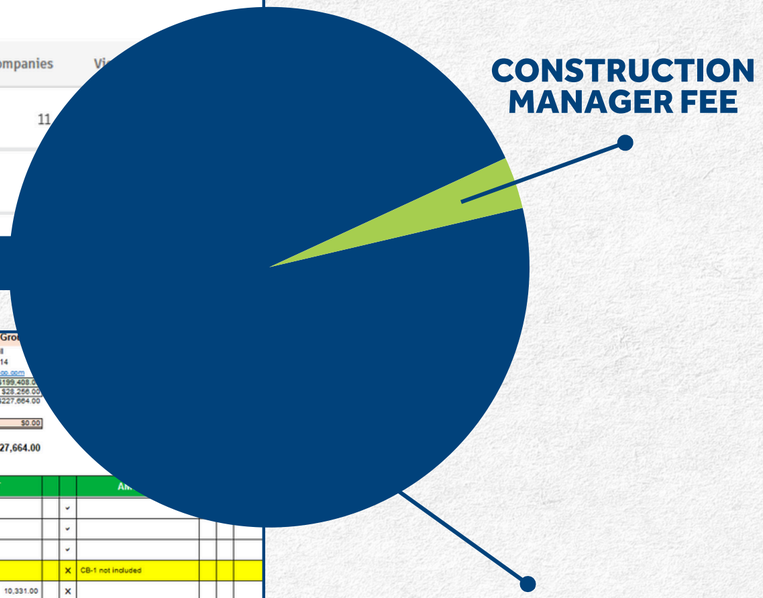
Creating OPPORTUNITIES



BUILDING CONNECTED



SCOPE LEVELING



CONSTRUCTION MANAGER FEE

OPPORTUNITY DOLLARS REINVESTED LOCALLY



PROVEN PROCESS

	PROJECT	SD PRICING	GMP	VARIANCE
	CITY OF SUGAR HILL BOWL VENUE	$20,127,968	$20,127,968	0.00%
	SUWANEE TOWN CENTER ON MAIN	$26,067,127	$26,067,127	0.00%
	CENTENNIAL OLYMPIC PARK RENOVATION	$ 17,100,000	$14,695,479	-14.06%
	LIVE NATION MID-FLORIDA CREDIT UNION AMPHITHEATER	$ 35,730,327	$35,730,327	0.00%
	CITY OF JOHNS CREEK CREEKSIDE PARK	$36,582,986	$36,582,986	0.00%

ZEPHYR PARK REHABILITATION

Overview



Project UNDERSTANDING















Project UNDERSTANDING

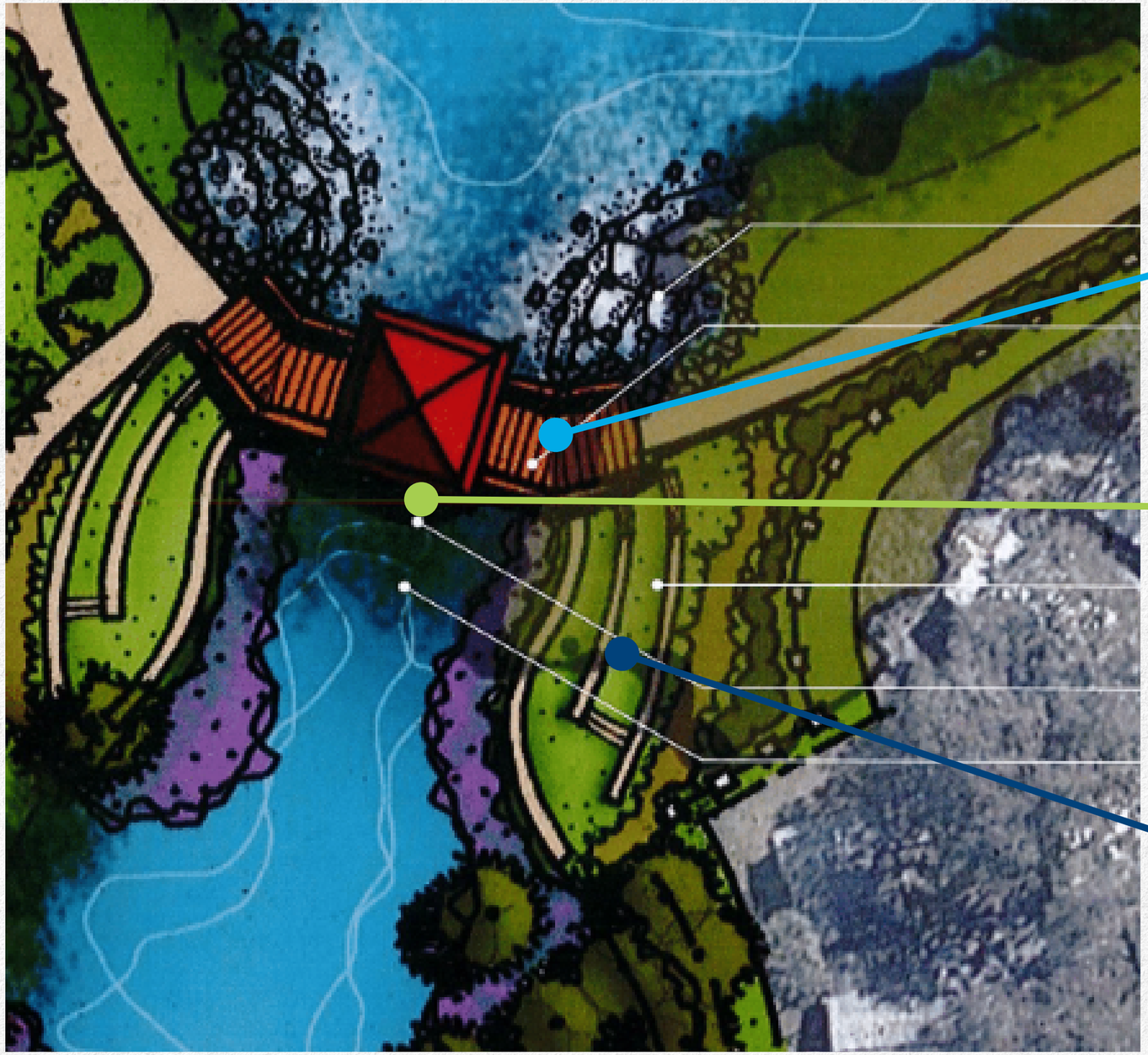








Project UNDERSTANDING









Project
UNDERSTANDING

LANDSCAPE / HARDSCAPE

Landscaping



Water Features



Community Enrichment



Sidewalks



Greenscape



Wayfinding



Project
UNDERSTANDING

PUBLIC ART













MILESTONE *Schedule*

Zephyrhills
jump right in

2025 2026 2027

OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

PRECONSTRUCTION

CONSTRUCTION

PRECONSTRUCTION

- 10/28/25 – NOTICE TO PROCEED
- 12/10/25 – DUE DILIGENCE
- 2/11/26 – SCHEMATIC DESIGN
- 4/15/26 – DESIGN DEVELOPMENT
- 5/20/26 – GMP
- 6/17/26 – PERMITTING
- 7/1/26 – CONSTRUCTION DOCUMENTS

CONSTRUCTION

- 6/17/26 – CONSTRUCTION START
- 8/5/26 – MASS GRADING
- 9/23/26 – UTILITIES
- 11/18/26 – RESTROOMS
- 1/20/27 – NATURE TRAIL SYSTEM
- 3/10/27 – HARDSCAPES/LANDSCAPES
- 4/28/27 – MULTIPLE PLAYGROUND AREAS
- 5/26/27 – STAGE
- 6/16/27 – PAVILIONS
- 6/23/27 – ADDITIONAL RECREATIONAL AREAS
- 6/20/27 – SPLASH PAD
- 7/9/27 – PUBLIC ART
- 7/12/27 – FINAL INSPECTIONS
- 7/21/27 – SUBSTANTIAL COMPLETION

EARLY RELEASE PACKAGES 4/16/26-6/5/26

- ELECTRICAL
- HVAC
- SPECIALTY EQUIPMENT
- STRUCTURES
- SITEWORK
- SPECILTY NATURE TRAILS

PRELIMINARY *Site Logistics*



BEING A *Good* NEIGHBOR



Being a GOOD NEIGHBOR means...

- **Minimized Disruption**
- **Environmental Sensitivity**
- **Event Coordination**
- **Traffic Control**
- **Pedestrian Access**
- **Residential and Business Consideration**
- **Tidy Site / Dust Control**

Fence Screen

Directional Signage

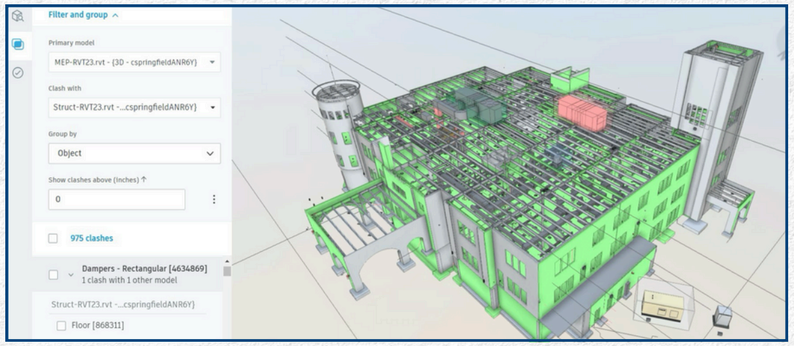


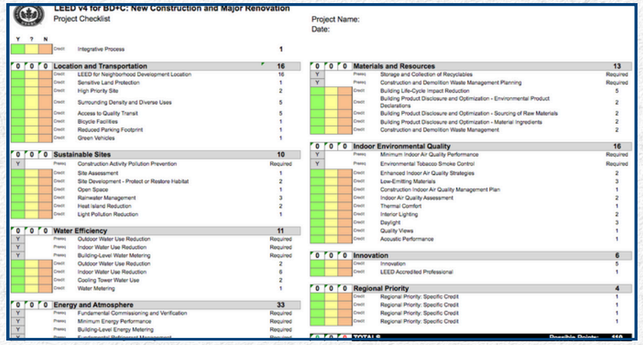
Zephyrhills jump right in

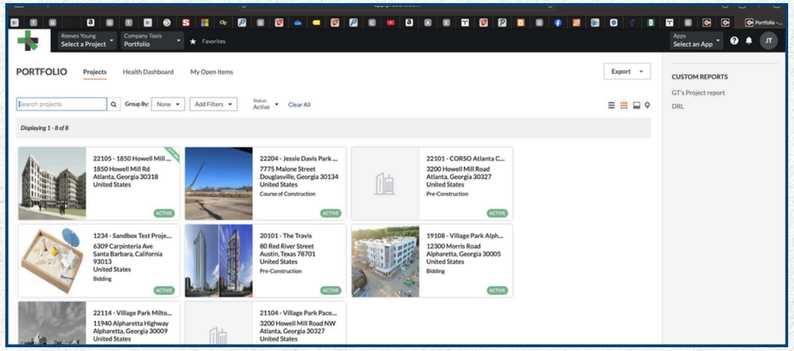
REEVES YOUNG

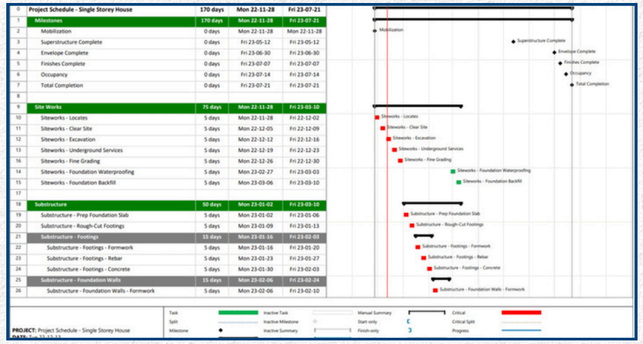
DOCUMENTATION IS *Communication*













- PROCORE
- PROJECT SNAPSHOT
- COMMISSIONING
- ELECTRONIC CLOSEOUT
- SCHEDULING SOFTWARE
- MOVE MANAGEMENT
- VIRTUAL DESIGN / CONSTRUCTION COORDINATION
- SUSTAINABILITY / LEED CERTIFICATION
- QUALITY CONTROL DOCUMENTATION
- COMMUNITY INVOLVEMENT

DON'T JUST TAKE OUR WORD FOR IT...

I have built many projects in my career, none have been as successful and enjoyable as the project with Reeves Young. I highly recommend this team for your landmark project.

Jeff Oden,
GWCC


DOUGLASVILLE
PARKS AND RECREATION

August 21, 2025

RE: Letter of Reference for Reeves Young

city of Suwanee georgia

March 25, 2025

Mike Iezzi
Reeves Young
45 Peachtree Industrial Boulevard
Sugar Hill, GA 30518

RE: Reeves Young

To Whom It My Concern,

I am the City Manager for the City of Suwanee. I recently worked very closely with Reeves Young to construct a large urban park in Suwanee Town Center on Main. Given my experience with this firm, I'm happy to provide this letter of recommendation for Reeves Young based on their work with the City of Suwanee on our Town Center on Main project.

Town Center on Main was a large, important, complex, and highly visible project for our community—part park, part infrastructure upgrade, and a key piece of our growing downtown. Importantly, this park initially was set to begin just before the Covid pandemic changed everything. We strategically delayed construction while we worked through uncertainties. During that pause, we worked closely with Reeves Young to improve the design and value engineer key elements of the park to make it feasible. The resulting park is a showpiece – not only for the city, but also for the region.

Reeves Young played a central role in bringing it to life from the start to the end. They always approached the project with professionalism and flexibility. Their team was well-organized, and their communication was consistent and proactive. We always knew where things stood, and when challenges came up—as they always do—they worked quickly to find practical solutions and keep the project on track.

This was the city's first experience with a CM approach. Their approach gave us confidence that we were in good hands and provided us with good results. They kept the project on schedule and within budget. But beyond just the logistics, they understood our vision and what this space meant to the community. They cared about the details and were committed to getting it right.

Reeves Young was an excellent partner throughout the process. Their leadership helped guide the project and the end result is a park that we are proud of. I'd gladly work with them again and would recommend them without hesitation for future park or civic projects.

Sincerely,

"[Reeves Young's] efforts resulted in an award-winning project and a wonderful place for visitors from all over the country to enjoy. I recommend Reeves Young for its ability to deliver exceptional results on time and within budget.

Keith J. Hicks
Director of Park Design

"On many occasions, we have had to ask them to do things above and beyond what is expected of them in the contract, and they have always responded willingly and always in a collegial and professional manner. Their business dealings with the BeltLine have always been fair and reasonable"

Fred Yalouris
Former Director of Design

". . . massive transformation, makes a place where there was none , seeks to accomplish diverse goals of practical utility upgrades with highlighting "intangible values" and themes like diversity, racial justice, inclusion, and wellbeing . . ."

Jury Comment, SCUP Excellence in Landscape Architecture for General Design

"REEVES YOUNG WAS VERY RESPONSIVE TO THE PROJECT NEEDS AND MANY TIMES WENT ABOVE AND BEYOND..."

Edward A. Rogers
Formerly with POND

"[Reeves Young] did an outstanding job on the project, which faced many challenges, including the COVID pandemic, supply chain issues, cost escalation, and challenging utility company coordination."

William H. Clark
Principal
SSOE Group (Formerly Stevens & Wilkinson)

A TEAM FOCUSED ON...

Zephyrhills
jump right in

CELEBRATING COMMUNITY
A REVITALIZED PARK THAT BRINGS FAMILIES, NEIGHBORS, AND VISITORS TOGETHER.

EXPANDING RECREATION
NEW SPLASH PAD, PLAYGROUNDS, TRAILS, AND AMPHITHEATER FOR ALL AGES.

ENHANCING CONNECTIVITY
SAFER WALKWAYS, IMPROVED PARKING, AND ACCESSIBLE FEATURES FOR EVERY GUEST.

PRESERVING BEAUTY
SUSTAINABLE LANDSCAPING, DRAINAGE, AND GREEN SPACE DESIGNED FOR LONGEVITY.

BUILDING FOR THE FUTURE
A VIBRANT CENTERPIECE THAT REFLECTS THE CITY'S VISION AND PRIDE.



Information Only

WORKSHOP ITEMS 1.5

Discussion

Issue:

Background:

Attachment(s):
None

Fiscal Impact:

Staff Recommendation: