



**CITY COUNCIL SPECIAL MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, November 17, 2025
5:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Council President Charles E. Proctor

Roll Call — City Clerk Ricardo Quiñones

Invocation —

Pledge of Allegiance —

CITIZEN COMMENTS

1. CONSENT ITEMS

- 1.1 Request approval to purchase three (3) vehicles for the Utilities Department — Water Division
 1. NJPA_ZEPHYRHILLS, CITY OF_67989_Quote_4
 2. NJPA_ZEPHYRHILLS, CITY OF_67835_Quote_7
- 1.2 Award of RFQ #2025-011, Construction Manager at Risk (CMAR) - Zephyr Park Rehabilitation to Reeves Young, LLC
 1. 01 - 2025-011 - Eval Committee Recommendations
 2. 02 - 2025-011 - Vendor Reference Analysis
 3. 07 - 2025-011 - Reeves Young - Proposal
- 1.3 State of Florida Funds HL258 Zephyr Park Improvements
 1. 21499.02.97-INV-RSI (1) (1)

2. BUSINESS ITEMS

- 2.1 Purchase of 7251 16th Street

1. Aerial Map
2. Appraisal Report - AccuQuick Appraisals, Inc
3. Appraisal Report - LEE PALLARDY, INC

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made 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.**

CONSENT ITEMS 1.1

Request approval to purchase three (3) vehicles for the Utilities Department — Water Division

Issue:

Request approval to purchase three (3) vehicles for the Utilities Department — Water Division

Background:

This vehicle purchase request is to replace two (2) vehicles (18 & 24) due to age and mechanical issues, and add one (1) to our fleet for the employees hired this FY.

Attachment(s):

1. NJPA_ZEPHYRHILLS, CITY OF_67989_Quote_4
2. NJPA_ZEPHYRHILLS, CITY OF_67835_Quote_7

Fiscal Impact:

Two (2) of the vehicles are \$75,825.00 each for a total of \$151,650.00. The budgeted amount was \$200,000.00.

The Meter Reader vehicle cost is \$53,275.00 which is a little over the \$50,000.00 budgeted in the FY.

Staff Recommendation:

It is the staff's recommendation to the City Council to approve these items as presented.

ALAN JAY FLEET SALES

Contract Number: 2026 091521-NAF & 032824-NAF
Quote ID: 67989
Agency: ZEPHYRHILLS, CITY OF
Date: 11/6/2025

Thank you from the Alan Jay Fleet Team for the opportunity to provide this quotation for (1) 2026 CHEVY COLORADO CREW CAB PICKUP 4WD 131" WB WT 5' BED 23" CA, please review carefully and contact us with any errors or changes.

MSRP:	\$38,740.00
Base Price:	\$35,999.00
Factory Options:	\$940.00
Aftermarket Options:	\$16,336.00
Purchase Total:	\$53,275.00

Per attached vehicle specifications.

This quotation is valid as long as the manufacturer is accepting orders for the model year specified. Purchase orders received after factory order cutoff may not be honorable. The vehicle(s) offered on this quotation will be ordered in the color(s) listed. Please contact your Alan Jay sales representative with any questions you have on this quote.

Quoted By: ASHLEE WILSON / 863-273-1105 / Ashlee.Wilson@AlanJay.com



Awarded Contract

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	67989-4
Corporate Office	2003 U.S. 27 South	MOBILE 863-273-1105	Mailing Address	P.O. BOX 9200
	Sebring, FL 33870	FAX 863-402-4221		Sebring, FL 33871-9200

ORIGINAL QUOTE DATE
11/5/2025

QUICK QUOTE SHEET

REVISED QUOTE DATE
11/6/2025

REQUESTING AGENCY	ZEPHYRHILLS, CITY OF		
CONTACT PERSON	C.J. FUNNELL	EMAIL	Cfunnell@ci.zephyrhills.fl.us
PHONE	813-780-0000 Ext. 3582	MOBILE	813-235-3520
		FAX	813-780-0025

SOURCEWELL CONTRACT # 2026 091521-NAF & 032824-NAF **www.NationalAutoFleetGroup.com**

MODEL	14C43 4WT	MSRP	\$38,740.00
	2026 CHEVY COLORADO CREW CAB PICKUP 4WD 131" WB WT 5' BED 23" CA		

CUSTOMER ID **CONTRACT PRICE \$35,999.00**

BED LENGTH 5' Bed23" CA

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS	DESCRIPTION	
GAZ	Summit White	\$0.00
H1T	Jet Black, Cloth seat trim	\$0.00
L3B	Engine, TurboMax	\$0.00
MFC	Transmission, 8-speed automatic	\$0.00
4WT	OPTIONS Work Truck Preferred Equipment Group	\$0.00
A50	Seats, front bucket	\$0.00
FE9	Emissions, Federal requirements	\$0.00
G80	Differential, automatic locking rear	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00
JL1	Trailer brake controller, integrated	\$0.00
QHR	Tires, 255/65R17 all-season, blackwall	\$0.00
RD6	Wheels, 17" X 8.0" (43.2 cm x 20.3 cm), Ultra Silver Metallic steel	\$0.00
U1D	Trailer App	\$0.00
UKW	Blind Zone Steering Assist with Trailing	\$0.00
URL	11.3" diagonal advanced color LCD display with Google built-In	\$0.00
Z82	Trailer Package, heavy-duty	\$0.00
ZL6	Advanced Trailing Package	\$940.00

CONTRACT OPTIONS	DESCRIPTION	FACTORY OPTIONS	\$940.00
NEW-TAG-CITY	New CITY tag Includes temp tag & two way overnight shipping for signature.		\$245.00
EWD	EXTENDED WARRANTY DECLINED		\$0.00
DTF 4 TRK	Deep tint film installed on four doors and back glass for extended/crew cab pickups.		\$245.00
HD SOB SH	HD Scorpion spray on bed liner (short bed) under rail.		\$760.00
W LIBERTY48-AA	Whelen 48" Liberty II solo light bar (AMBER) with adjustable feet & strap kit.		\$2,750.00
FS MP3-4-AA	(4) Federal Signal Micro Pulse Ultra LED's with (2) mounted in grille and (2) mounted to rear of vehicle (AMBER).		\$860.00
W 6-SWITCH	Whelen 6-switch controller.		\$165.00
REN-700-PU	RENOGY 700W pure sine inverter mounted behind front passenger seat or under rear passenger seat with ignition sourced relay. (Alternate mounting location may be required due to clearance.) Includes freight and installation, appropriate gauge wire for distance from battery, heat shrink connectors and wire loom.		\$460.00
K 57918630- col	A.R.E. TOPPER - '26 Colorado Wrap Over & Cover Truck Bed Cap, Trim Edge Options: Trimless Edge, Driver Side Window: Aluminum Paneled Window w/ Folding T, Passenger Side Window: Aluminum Paneled Window w/ Folding T, Door: Aluminum Framed Double T Door, Front Options: Aluminum Framed Picture Window, Interior Options: Dark Gray Headliner, Interior Light Options: OPT#7 - 12V LED Dome Light w/ Prop Switch & Center Rope Light, Roof Rack Option: Roof Tracks Only, Driver Side Toolbox: DS Option #2, Passenger Side Toolbox: PS Option #2, Truck Harness: 30ft CHMSL/12V, Mounting Kit: Reinforcement Bed Kit w/ Clamps + Seal		\$6,530.00

SOURCEWELL CONTRACT # 2026 091521-NAF & 032824-NAF

www.NationalAutoFleetGroup.com

K 35081005	AluRack 80" with Roller and Mounting Feet	\$1,585.00
K 35081005	DECKED - CargoGlide DCG1000 56"x41"	\$2,231.00
BUA	Federal Signal 90 dB back-up alarm.	\$190.00
WTF CRW	Weather Tech floor liner system for crew cab pick-up trucks.	\$315.00
CONTRACT OPTIONS		\$16,336.00

TRADE IN

TOTAL COST

\$53,275.00

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~

TOTAL COST LESS TRADE IN(S)

QTY

1

\$53,275.00

Estimated Annual payments for 60 months paid in advance: \$12,249.02

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS

VEHICLE QUOTED BY

ASHLEE WILSON

GOVERNMENT ACCOUNT MANAGER

Ashlee.Wilson@AlanJay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time. I am always happy to be of assistance.

Dealer Information

Model

ToolMaster

Truck Information

Truck Year: 2026
Truck Make: Chevy
Truck Model: Colorado
Truck Cab: Crew
Truck Bed: 59.6 in.

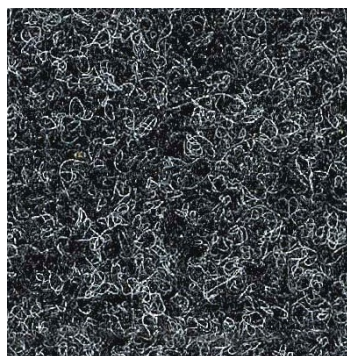


Options

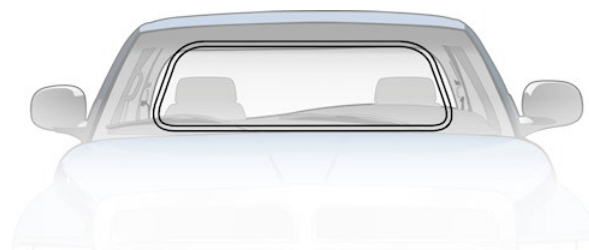
Toolmaster Cap
V Series



Toolmaster Interior
Acrylic Fabric Liner



Toolmaster Front Window
Front Picture Window



Toolmaster Rear Door
1/2 Glass Door - Double T Handles



Toolmaster Driver Side Window

Foldable T Handle Win-door with Painted Aluminum Inserts



Toolmaster Passenger Side Window

Foldable T Handle Win-door with Painted Aluminum Inserts



Toolmaster Driver Side Toolbox Shelving

Standard Toolbox



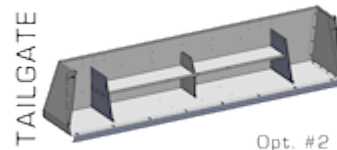
Toolmaster Passenger Side Toolbox Shelving

Standard Toolbox

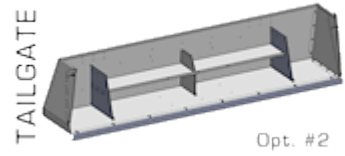


Toolmaster Divider

Driver Side 2C



Toolmaster Divider
Passenger Side 2C



Toolmaster Ladder Rack
80



Toolmaster Lighting
12V LED Dome Light & Center Rope Light



Toolmaster Prop Switch
Prop Switch For 12V LED Dome Light & Center Rope Light



Additional Accessories

CargoGlide Option
Decked CargoGlide 1000 - 1000 lb Capacity

CG1000

Main Specs					
Steel Frame	70% - 75% Extension	Burnished Aluminum Face Plate	2 Full Complement Sealed Ball Bearings	Preassembled	1000lb Capacity

Disclaimer: Requesting a quote is not an order. Orders will be placed through and by your local RealTruck A.R.E. dealer. Information provided throughout the build your own can be changed with the RealTruck A.R.E. dealer you are sending the quote to. Availability of options is subject to change and is specific to truck make and model. Options listed throughout the build your own are not available on all truck makes and models. RealTruck A.R.E. reserves the right to change options and availability at any time without notice.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (✔ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT

MSRP:\$35,700.00

Interior:Jet Black, Cloth seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, TurboMax

Transmission, 8-speed automatic

OPTIONS

CODE	MODEL	MSRP
14C43	[Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT	\$35,700.00
OPTIONS		
4WT	Work Truck Preferred Equipment Group	\$0.00
A50	Seats, front bucket	\$0.00
FE9	Emissions, Federal requirements	\$0.00
G80	Differential, automatic locking rear	Inc.
GAZ	Summit White	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00

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Data Version: 26904. Data Updated: Nov 4, 2025 6:49:00 PM PST.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (✔ Complete)

H1T	Jet Black, Cloth seat trim		\$0.00
JL1	Trailer brake controller, integrated	Inc.	
L3B	Engine, TurboMax		\$0.00
MFC	Transmission, 8-speed automatic		\$0.00
QHR	Tires, 255/65R17 all-season, blackwall		\$0.00
RD6	Wheels, 17" X 8.0" (43.2 cm x 20.3 cm), Ultra Silver Metallic steel		\$0.00
U1D	Trailer App	Inc.	
UKW	Blind Zone Steering Assist with Trailing	Inc.	
URL	11.3" diagonal advanced color LCD display with Google Built-In		\$0.00
Z82	Trailing Package, heavy-duty	Inc.	
ZL6	Advanced Trailing Package		\$945.00

SUBTOTAL	\$36,645.00
Adjustments Total	\$0.00
Destination Charge	\$2,095.00
TOTAL PRICE	\$38,740.00

FUEL ECONOMY

Est City:17 MPG

Est Highway:22 MPG

Est Highway Cruising Range:470.80 mi

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Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Standard Equipment

Package

Safety Package includes (UKI) Blind Zone Steering Assist, (UFB) Rear Cross Traffic Braking and (UD7) Rear Park Assist (With (ZL6) Advanced Trailing Package, includes (UKW) Blind Zone Steering Assist with Trailing that replaces (UKI) Blind Zone Steering Assist.)

Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKT) Front Pedestrian and Bicyclist Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam

Mechanical

Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD)

Transmission, 8-speed automatic (STD)

Rear axle, 3.42 ratio

Engine control, stop/start system disable button

Engine air filtration monitor

Push Button Start

Automatic Stop/Start

Transfer case, single speed electronic Autotrac with push button control

Four wheel drive

Battery, AGM, 800 cold-cranking amps with 80 amp hour rating, 12V

Alternator, 170 amp (Not available with (Z82) Trailing Package.)

Radiator Grille Shutters, automatic

Vehicle health management, provides advanced warning of vehicle issues

Hitch Guidance dynamic single line to aid in truck trailer alignment for hitching

Recovery hooks, front, Black

Frame, fully-boxed

GVWR, 6250 lbs. (2835 kg)

Pickup box

Brakes, 4-wheel antilock, 4-wheel disc

Capless fuel fill

Exterior

Wheels, 17" X 8.0" (43.2 cm x 20.3 cm), Ultra Silver Metallic steel (STD)

Tires, 255/65R17 all-season, blackwall (STD)

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Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Exterior

- Tire, spare 255/65R17 all-season, blackwall
- Wheel, spare, 17 x 8" (43.2 cm x 20.3 cm) steel
- CornerStep, rear bumper
- Moldings, Black beltline
- Headlamps, halogen with automatic exterior lamp control
- IntelliBeam, automatic high beam on/off
- Headlamp control, automatic on and off with automatic delay
- Cargo box light, back of cab
- Mirrors, outside heated power-adjustable
- Mirror caps, molded with color
- Glass, deep-tinted
- Glass, solar glazing front side windows
- Glass, privacy glazing rear side windows
- Windshield, solar absorbing
- Door handles, Black
- Tailgate, remote locking, (locks and unlocks with key fob)
- Tailgate handle, Black

Entertainment

- 11.3" diagonal advanced color LCD display with Google Built-In includes color touch-screen, multi-touch display, AM/FM stereo, Bluetooth streaming audio for music and most phones; featuring wireless Android Auto and Apple CarPlay capability for compatible phones, advanced voice recognition, in-vehicle apps, personalized profiles for infotainment and vehicle settings (STD) (Terms and limitations apply.)
- Audio system feature, 6-speaker system
- SiriusXM with 360L Trial Subscription. SiriusXM with 360L transforms your customers' ride with our most extensive and personalized radio experience on the road. (IMPORTANT: The SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change. Some features require GM connected vehicle services.)
- Wireless phone projection, for Apple CarPlay and Android Auto
- Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

- Seats, front bucket (STD)

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Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Interior

- Seat trim, Cloth
- Seat adjuster, driver 6-way manual
- Seat adjuster, passenger 4-way manual
- Seat, rear 60/40 split-folding bench with storage
- Console, floor front compartment with cup holders and cell phone storage
- Floor covering, color-keyed carpeting
- Steering column, tilt, manual
- Steering wheel, urethane
- Steering wheel controls, mounted audio controls
- Speedometer, miles/kilometers
- Driver Information Center, 11" diagonal fully-digital display
- Windows, power front, driver express down
- Window, power front, passenger express down
- Windows, power rear, express down
- Window, rear-sliding, manual
- Door locks, power
- Remote Keyless Entry
- Cruise control, electronic, automatic
- Theft-deterrent system, unauthorized entry
- USB Ports, 2 (first row) located on console
- Power outlet, 12-volt located in center console bin
- Air conditioning, single-zone manual climate control
- Air vents, rear
- Heater, air conditioning duct, rear passenger
- Defogger, rear-window electric
- Handles, door release, front and rear, Jet Black
- Mirror, inside rearview manual day/night
- Visors, driver and front passenger vanity mirrors
- Lighting, interior, center dome
- Lighting, interior

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Interior

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

Safety-Mechanical

Automatic Emergency Braking

Front Pedestrian and Bicyclist Braking

Rear Cross Traffic Braking

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist

Hitch View

Safety-Exterior

Daytime Running Lamps, Halogen

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

HD Rear Vision Camera

Rear Park Assist

Blind Zone Steering Assist (Not available with (ZL6) Advanced Trailering Package.)

Lane Keep Assist with Lane Departure Warning

Forward Collision Alert

Following Distance Indicator

LED Reflective Windshield Collision Alert

Seat Belt, Black

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Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (✔ Complete)

Safety-Interior

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior.

Door locks, rear child security

Rear Seat Reminder

Rear Seat Belt Indicator

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu (Not available with (T4Z) Buckle To Drive.)

Tire Fill Alert provides an audible indication when tire pressure is added to a tire that is low. Aids to achieve optimal tire pressure

Tire Pressure Monitoring System (does not apply to spare tire)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

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Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Technical Specifications

Powertrain

Transmission

Drivetrain	Four Wheel Drive	Trans Order Code	MFC
Trans Type	8	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	4.56
Second Gear Ratio (:1)	2.97	Third Gear Ratio (:1)	2.08
Fourth Gear Ratio (:1)	1.69	Fifth Gear Ratio (:1)	1.27
Sixth Gear Ratio (:1)	1.00	Reverse Ratio (:1)	4.56
Clutch Size	N/A	Trans Power Take Off	N/A
Final Drive Axle Ratio (:1)	N/A	Transfer Case Model	Autotrac
Transfer Case Gear Ratio (:1), High	1.00	Transfer Case Gear Ratio (:1), Low	N/A
Transfer Case Power Take Off	N/A	Seventh Gear Ratio (:1)	0.85
Eighth Gear Ratio (:1)	0.65		

Mileage

EPA Fuel Economy Est - Hwy	22 MPG	Cruising Range - City	363.80 mi
EPA Fuel Economy Est - City	17 MPG	Fuel Economy Est-Combined	19 MPG
Cruising Range - Hwy	470.80 mi	Estimated Battery Range	N/A

Engine

Engine Order Code	L3B	Engine Type	Turbocharged Gas I4
Displacement	2.7L-TBD-	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	310 @ 5600	SAE Net Torque @ RPM	430 @ 3000
Engine Oil Cooler	N/A		

Electrical

Cold Cranking Amps @ 0° F (Primary)	800	Cold Cranking Amps @ 0° F (2nd)	N/A
Cold Cranking Amps @ 0° F (3rd)	N/A	Maximum Alternator Capacity (amps)	170

Cooling System

Total Cooling System Capacity	N/A
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Data Version: 26904. Data Updated: Nov 4, 2025 6:49:00 PM PST.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Powertrain

Cooling System

Vehicle

Emissions

Tons/yr of CO2 Emissions @ 15K mi/year	9.2	EPA Greenhouse Gas Score	N/A
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Chassis

Weight Information

Standard Weight - Front	0.00 lbs	Standard Weight - Rear	0.00 lbs
Base Curb Weight	N/A	Gross Axle Wt Rating - Front	3500 lbs
Gross Axle Wt Rating - Rear	4270 lbs	Curb Weight - Front	2354 lbs
Curb Weight - Rear	1850 lbs	Option Weight - Front	0.00 lbs
Option Weight - Rear	0.00 lbs	Reserve Axle Capacity - Front	1146.00 lbs
Reserve Axle Capacity - Rear	2420.00 lbs	As Spec'd Curb Weight	4204.00 lbs
As Spec'd Payload	2046.00 lbs	Maximum Payload Capacity	2046.00 lbs
Gross Combined Wt Rating	13250 lbs	Gross Axle Weight Rating	7770.00 lbs
Curb Weight	4204.00 lbs	Reserve Axle Capacity	3566.00 lbs
Total Option Weight	0.00 lbs	Payload Weight Front	0 lbs
Payload Weight Rear	0 lbs	Gross Vehicle Weight Rating	6250.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	7700 lbs	Wt Distributing Hitch - Max Tongue Wt.	770 lbs
Fifth Wheel Hitch - Max Trailer Wt.	N/A	Fifth Wheel Hitch - Max Tongue Wt.	N/A
Maximum Trailering Capacity	7700 lbs		

Frame

Frame Type	Fully-boxed	Sect Modulus Rails Only	N/A
Frame RBM	N/A	Frame Strength	N/A
Frame Thickness	N/A		

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Alan Jay Fleet

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Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Chassis

Suspension

Suspension Type - Front	Independent	Suspension Type - Rear	2-Stage Multi-Leaf
Spring Capacity - Front	3500 lbs	Spring Capacity - Rear	3600 lbs
Axle Type - Front	N/A	Axle Type - Rear	N/A
Axle Capacity - Front	3500 lbs	Axle Capacity - Rear	3600 lbs
Axle Ratio (:1) - Front	3.42	Axle Ratio (:1) - Rear	3.42
Shock Absorber Diameter - Front	N/A	Shock Absorber Diameter - Rear	N/A
Stabilizer Bar Diameter - Front	N/A	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QHR	Rear Tire Order Code	QHR
Spare Tire Order Code	ZAO	Front Tire Size	255/65R17
Rear Tire Size	255/65R17	Spare Tire Size	255/65R17
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A

Wheels

Front Wheel Size	17 x 8 in	Rear Wheel Size	17 x 8 in
Spare Wheel Size	17 x 8 in	Front Wheel Material	Steel
Rear Wheel Material	Steel	Spare Wheel Material	Steel

Steering

Steering Type	Electric Rack & Pinion	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A
Turning Diameter - Curb to Curb	N/A	Turning Diameter - Wall to Wall	N/A

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	13.4 x -TBD- in

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Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Chassis

Brakes

Rear Brake Rotor Diam x Thickness	13.3 x -TBD- in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank

Fuel Tank Capacity, Approx	21.4 gal	Aux Fuel Tank Capacity, Approx	N/A
Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A

Dimensions

Interior Dimensions

Passenger Capacity	5	Front Head Room	40.29 in
Front Leg Room	45.17 in	Front Shoulder Room	57.4 in
Front Hip Room	54.71 in	Second Head Room	38.28 in
Second Leg Room	34.7 in	Second Shoulder Room	56.13 in
Second Hip Room	53.09 in		

Exterior Dimensions

Wheelbase	131.36 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	213.02 in
Width, Max w/o mirrors	74.91 w/Mirrors Folded, 84.4 w/Mirrors in	Height, Overall	78.79 in
Overhang, Front	34.51 in	Overhang, Rear w/o bumper	47.11 in
Front Bumper to Back of Cab	N/A	Cab to Axle	23.4 in
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	7.9 in	Ground Clearance, Rear	7.9 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	61.7 in	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	58.8 in	Cargo Box Width @ Wheelhousings	45.5 in


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Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Colorado (14C43) 4WD Crew Cab WT ( Complete)

Dimensions

Cargo Area Dimensions

Cargo Box (Area) Height	N/A	Tailgate Width	N/A
Cargo Volume	41.9 ft³	Ext'd Cab Cargo Volume	N/A

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ALAN JAY FLEET SALES

Contract Number: 2026 091521-NAF & 032824-NAF
Quote ID: 67835
Agency: ZEPHYRHILLS, CITY OF
Date: 11/6/2025

Thank you from the Alan Jay Fleet Team for the opportunity to provide this quotation for (2) 2026 CHEVY SILVERADO 3500HD DOUBLE CAB PICKUP 4WD DRW WT 8' BED, please review carefully and contact us with any errors or changes.

MSRP:		\$55,295.00
Base Price:		\$49,252.00
Factory Options:		\$843.00
Aftermarket Options:		\$25,730.00
<hr/>		
Vehicle Price:		\$75,825.00
<hr/>		
Purchase Total:	Qty (2)	\$151,650.00

Per attached vehicle specifications.

This quotation is valid as long as the manufacturer is accepting orders for the model year specified. Purchase orders received after factory order cutoff may not be honorable. The vehicle(s) offered on this quotation will be ordered in the color(s) listed. Please contact your Alan Jay sales representative with any questions you have on this quote.

Quoted By: ASHLEE WILSON / 863-273-1105 / Ashlee.Wilson@AlanJay.com



Awarded Contract

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	67835-7
Corporate Office	2003 U.S. 27 South	MOBILE 863-273-1105	Mailing Address	P.O. BOX 9200
	Sebring, FL 33870	FAX 863-402-4221		Sebring, FL 33871-9200

ORIGINAL QUOTE DATE
10/31/2025

QUICK QUOTE SHEET

REVISED QUOTE DATE
11/6/2025

REQUESTING AGENCY	ZEPHYRHILLS, CITY OF		
CONTACT PERSON	CJ FUNNELL	EMAIL	Cfunnell@ci.zephyrhills.fl.us
PHONE	813-780-0000 Ext. 3582	MOBILE	813-235-3520
		FAX	

SOURCEWELL CONTRACT # 2026 091521-NAF & 032824-NAF

www.NationalAutoFleetGroup.com

MODEL	CK30953 1WT	MSRP	\$55,295.00
	2026 CHEVY SILVERADO 3500HD DOUBLE CAB PICKUP 4WD DRW WT 8' BED		

CUSTOMER ID	CONTRACT PRICE	\$49,252.00
BED LENGTH	8' Bed	

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS	DESCRIPTION	
GAZ	Summit White	\$0.00
H2G	Jet Black, Vinyl seat trim	\$0.00
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline	\$0.00
MKM	Transmission, 10-Speed automatic	\$0.00
DZW	Dual Rear Wheels	\$0.00
1WT	OPTIONS Work Truck Preferred Equipment Group	\$0.00
5N5	Rear Camera Kit	\$68.00
9J4	Bumper, rear, delete	\$0.00
9L3	Spare tire delete	\$0.00
9L7	Upfitter switch kit, (5)	\$145.00
AKO	Glass, deep-tinted	\$0.00
AZ3	Seats, front 40/20/40 split-bench	\$0.00
C49	Defogger, rear-window electric	\$0.00
DBG	Mirrors, outside power-adjustable vertical trailering with heated upper glass	\$0.00
FE9	Emissions, Federal requirements	\$0.00
G9Y	GVWR, 14,000 lbs. (6350 kg) with dual rear wheels	\$0.00
GT4	Rear axle, 3.73 ratio	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo	\$0.00
P03	Wheel trim, painted center caps	\$0.00
PCV	WT Convenience Package	\$630.00
PYW	Wheels, 17" (43.2 cm) painted steel	\$0.00
QZT	Tires, LT235/80R17E all-terrain, blackwall	\$0.00
SFW	Back-up alarm calibration	\$0.00
U01	Lamps, Smoked Amber roof marker, (LED)	\$0.00
UJM	Tire Pressure Monitoring System	\$0.00
ZW9	Pickup bed, delete	\$0.00
	Capped Fuel Fill	\$0.00
FACTORY OPTIONS		\$843.00

SOURCEWELL CONTRACT # 2026 091521-NAF & 032824-NAF

www.NationalAutoFleetGroup.com

CONTRACT OPTIONS	DESCRIPTION	
NEW-TAG	New tag Includes temp tag & two way overnight shipping for signature.(specify state, county, city, sheriff, etc.)	\$245.00
EWD	EXTENDED WARRANTY DECLINED	\$0.00
WTF EXT	Weather Tech floor liner system for extended cab pick-up trucks.	\$315.00
DTF 4 TRK	Deep tint film installed on four doors and back glass for extended/crew cab pickups.	\$245.00
RS 4	Stick on rain shields (4-doors).	\$135.00
RAM-VB-196-SW1	RAM universal laptop mounting kit with universal cradle.	\$605.00
REN-700-PU	RENOGY 700W pure sine inverter mounted behind front passenger seat or under rear passenger seat with ignition sourced relay. (Alternate mounting location may be required due to clearance.) Includes freight and installation, appropriate gauge wire for distance from battery, heat shrink connectors and wire loom.	\$460.00
OUTLET REAR	Weather-resistant outlet at rear of truck on curbside.	\$195.00
FS ALGNT53-DUAL-WL-AW	Federal Signal 53" Allegiant dual Amber/White light bar including take downs, alley lights, work light feature, signal master, strap kit, and compact digital soft button 6 switch controller. (Work light feature requires mounting on cab shield)	\$2,565.00
FS MP3-2LB-AW	(2) Federal Signal Micro Pulse Ultra LED's with 90-deg L-bracket (AMBER/WHITE).	\$440.00
9L7-INST	GM UPFITTER SWITCH INSTALL.	\$195.00
SWITCHES	CUSTOMER REQUESTS SWITCH: 1-ALL LIGHTS RANDOM, 2-TAKE DOWNS/ALLEYS, 3-LEFT ARROW, 4-RIGHT ARROW	\$110.00
K CAMERA	INSTALL FACTORY ORDERED CAMERA IN UTILITY BODY.	\$375.00
K 696FJ	Knapheide 8' SRW flip top utility body for 56" CA (Includes 2nd Stage MSO, Weight Slip, & Completed Vehicle Certification.)	\$13,145.00
K RACK	LADDER RACK - 15-1/2' BLACK SERVICE BODY L/R 15-1/2' BLACK SERVICE BODY L/R.	\$2,030.00
K 7/4 WIRE	7 way flat camper trailer wiring with 4 prong flat	\$215.00
K CLV-SB	Class V Hitch for Service Body	\$990.00
UBC	TiteSeal AutoBody Rubberized protective under body coating (rust inhibitor).	\$690.00
HD USOB-TB	HD Scorpion spray on bed liner applied inside cargo area, tops of boxes, and rear bumper of 8' & 9' utility body.	\$1,180.00
AJ COMP 6-LED	LED compartment lights installed in all compartments of 8' or 9' service body.	\$795.00
AJ PTL2	Pintle combination draw bar with 2" ball.	\$170.00
BUA	Federal Signal 90 dB back-up alarm.	\$190.00
FS MP3-2LB-AA	(2) Federal Signal Micro Pulse Ultra LED's with 90-deg L-bracket (AMBER). - MNT ON REAR OF UTILITY	\$440.00
CONTRACT OPTIONS		\$25,730.00

TRADE IN

TOTAL COST

\$75,825.00

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~

TOTAL COST LESS TRADE IN(S)

QTY

2

\$151,650.00

Estimated Annual payments for 60 months paid in advance: **\$17,433.73**

Extended: **\$34,867.47**

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS

VEHICLE QUOTED BY

ASHLEE WILSON

GOVERNMENT ACCOUNT MANAGER

Ashlee.Wilson@AlanJay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.

I am always happy to be of assistance.



Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck MSRP:\$52,700.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Red Hot

Exterior 2:No color has been selected.

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline

Transmission, 10-speed automatic

OPTIONS

CODE	MODEL	MSRP
CK30953	[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck	\$52,700.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
5N5	Rear Camera Kit	\$73.00
9J4	Bumper, rear, delete	Inc.
9L3	Spare tire delete	Inc.
9L7	Upfitter switch kit, (5)	\$150.00

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Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

AKO	Glass, deep-tinted	Inc.	
AZ3	Seats, front 40/20/40 split-bench		\$0.00
C49	Defogger, rear-window electric	Inc.	
DBG	Mirrors, outside power-adjustable vertical trailering with heated upper glass	Inc.	
DZW	Dual Rear Wheels		\$0.00
FE9	Emissions, Federal requirements		\$0.00
G7C	Red Hot		\$0.00
G9Y	GVWR, 14,000 lbs. (6350 kg) with dual rear wheels	Inc.	
GT4	Rear axle, 3.73 ratio		\$0.00
H2G	Jet Black, Vinyl seat trim		\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo		\$0.00
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline		\$0.00
MKM	Transmission, 10-speed automatic		\$0.00
P03	Wheel trim, painted center caps	Inc.	
PCV	WT Convenience Package		\$635.00
PYW	Wheels, 17" (43.2 cm) painted steel	Inc.	
QZT	Tires, LT235/80R17E all-terrain, blackwall		\$0.00
SFW	Back-up alarm calibration	Inc.	
U01	Lamps, Smoked Amber roof marker, (LED)	Inc.	
UJM	Tire Pressure Monitoring System	Inc.	
ZW9	Pickup bed, delete		(\$1,155.00)
---	Capped Fuel Fill	Inc.	

SUBTOTAL	\$52,403.00
Adjustments Total	\$0.00
Destination Charge	\$2,595.00
TOTAL PRICE	\$54,998.00

FUEL ECONOMY

Est City:N/A


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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) 

Est Highway:N/A

Est Highway Cruising Range:N/A

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Standard Equipment

Package

Trailer Package includes trailer hitch, 7-pin connector and (CTT) Hitch Guidance (Deleted when (ZW9) pickup bed delete is ordered.)

Mechanical

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)

Transmission, 10-speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)

Rear axle, 3.73 ratio (STD) (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)

Durabed, pickup bed (STD)

GVWR, 11,600 lbs. (5262 kg) with single rear wheels (STD) (Included and only available with CK30953 model with (L8T) 6.6L V8 gas engine with 18" or 20" wheels. Requires single rear wheels.)

Push Button Start

Air filter, heavy-duty

Air filtration monitoring

Transfer case, two-speed electronic shift with push button controls (Requires 4WD models.)

Auto-locking rear differential

Four wheel drive

Cooling, external engine oil cooler

Cooling, auxiliary external transmission oil cooler

Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)

Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)

Trailer brake controller, integrated

Recovery hooks, front, frame-mounted, Black

Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section

Suspension Package

Steering, Recirculating ball with smart flow power steering system

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Brake lining wear indicator

Capless Fuel Fill (Requires (L8T) 6.6L V8 gas engine. Not available with (ZW9) pickup bed delete.)

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Mechanical

Exhaust, single, side

Exterior

Wheels, 18" (45.7 cm) painted steel (STD) (Requires single rear wheels.)

Tires, LT275/70R18E all-terrain, blackwall (STD) (Requires single rear wheels.)

Tire, spare LT275/70R18 all-terrain, blackwall (STD) (Included and only available with (QF6) LT275/70R18E all-terrain, blackwall tires with (E63) Durabed, pickup bed single rear wheel models. Available to order when (ZW9) pickup bed delete and (QF6) LT275/70R18E all-terrain, blackwall tires are ordered with single rear wheel models. Not available with dual rear wheels.)

Single Rear Wheels (STD)

Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)

Bumpers, front, Black

Bumpers, rear, Black

BedStep, Black integrated on forward portion of bed on driver and passenger side (Deleted when (ZW9) pickup bed delete is ordered.)

CornerStep, rear bumper

Moldings, beltline, Black

Cargo tie downs (12), fixed, rated at 500 lbs per corner (Deleted with (ZW9) pickup bed delete.)

Headlamps, halogen reflector with halogen Daytime Running Lamps

IntelliBeam, automatic high beam on/off

Taillamps, with incandescent tail, stop and reverse lights (Note: Trucks equipped with dual rear wheels will feature LED signature tail and stop lamps, with incandescent reverse lamp.)

Lamps, cargo area cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel

Mirrors, outside high-visibility vertical trailering lower convex mirrors, manual-folding/extending (extends 3.31" [84.25mm]), molded in Black (Not included on Regular Cab models.)

Mirror caps, Black

Glass, solar absorbing, tinted

Door handles, Black grained

Tailgate, standard (Deleted with (ZW9) pickup bed delete.)

Tailgate and bed rail protection cap, top

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Alan Jay Fleet

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Exterior

Tailgate, locking, utilizes same key as ignition and door (Upgraded to (QT5) EZ Lift power lock and release tailgate when (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package is ordered. Not available with (ZW9) pickup bed delete.)

Tailgate, gate function manual, no EZ Lift (Deleted with (ZW9) pickup bed delete.)

Entertainment

Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)

Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)

Bluetooth for phone connectivity to vehicle infotainment system

Wireless Phone Projection for Apple CarPlay and Android Auto

Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)

Seat trim, Vinyl

Seat adjuster, driver 4-way manual

Seat adjuster, passenger 4-way manual

Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab or Double Cab model.)

Floor covering, rubberized-vinyl (Not available with LPO floor liners.)

Steering wheel, urethane

Steering column, Tilt-Wheel, manual with wheel locking security feature

Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure

Driver Information Center, 3.5" diagonal monochromatic display

Exterior Temperature Display located in radio display

Compass, located in instrument cluster

Window, power front, drivers express up/down

Window, power front, passenger express down

Windows, power rear, express down (Not available with Regular Cab models.)

Door locks, power

Remote Keyless Entry with 2 transmitters

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Alan Jay Fleet

Ashlee Wilson-Dickman | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) (✔)

Interior

Cruise control, electronic with set and resume speed, steering wheel-mounted

Power outlet, front auxiliary, 12-volt

USB Ports, 2, Charge/Data ports located on instrument panel

Air conditioning, single-zone

Air vents, rear, heating/cooling (Not available on Regular Cab models.)

Mirror, inside rearview, manual tilt

Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

Safety-Mechanical

Automatic Emergency Braking

Front Pedestrian Braking

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist

Safety-Exterior

Daytime Running Lamps with automatic exterior lamp control

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software, OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

HD Rear Vision Camera (Deleted when (ZW9) pickup bed delete is ordered.)

Hitch Guidance dynamic single line to aid in trailer alignment for hitching (Deleted with (ZW9) pickup bed delete.)

Lane Departure Warning

Following Distance Indicator

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Safety-Interior

Forward Collision Alert

Rear Seat Reminder (Requires Crew Cab or Double Cab model.)

Indicator-Seat Belt WARNING, Rear Seat (Requires Crew Cab or Double Cab model.)

Seat Belt Adjustable Guide Loops front row only (Included and only available on Crew Cab and Double Cab models.)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu

Tire Pressure Monitoring System, auto learn includes Tire Fill Alert (does not apply to spare tire) (Not included on dual rear wheel models.)

Processing-Other

Trailer Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering (Not available with (ZW9) pickup bed delete.)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Technical Specifications

Powertrain

Transmission

Drivetrain	Four Wheel Drive	Trans Order Code	MKM
Trans Type	10	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	4.54
Second Gear Ratio (:1)	2.87	Third Gear Ratio (:1)	2.06
Fourth Gear Ratio (:1)	1.72	Fifth Gear Ratio (:1)	1.48
Sixth Gear Ratio (:1)	1.26	Reverse Ratio (:1)	4.54
Clutch Size	N/A	Trans Power Take Off	N/A
Final Drive Axle Ratio (:1)	N/A	Transfer Case Model	N/A
Transfer Case Gear Ratio (:1), High	1.00	Transfer Case Gear Ratio (:1), Low	N/A
Transfer Case Power Take Off	N/A	Seventh Gear Ratio (:1)	1.00
Eighth Gear Ratio (:1)	0.85	Ninth Gear Ratio (:1)	0.69
Tenth Gear Ratio (:1)	0.63		

Mileage

EPA Fuel Economy Est - Hwy	N/A	Cruising Range - City	N/A
EPA Fuel Economy Est - City	N/A	Fuel Economy Est-Combined	N/A
Cruising Range - Hwy	N/A	Estimated Battery Range	N/A

Engine

Engine Order Code	L8T	Engine Type	Gas V8
Displacement	6.6L/-TBD-	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	401 @ 5200	SAE Net Torque @ RPM	464 @ 4000
Engine Oil Cooler	Yes		

Electrical

Cold Cranking Amps @ 0° F (Primary)	720	Cold Cranking Amps @ 0° F (2nd)	N/A
Cold Cranking Amps @ 0° F (3rd)	N/A	Maximum Alternator Capacity (amps)	170

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Powertrain

Cooling System

Total Cooling System Capacity N/A

Vehicle

Emissions

Tons/yr of CO2 Emissions @ 15K mi/year N/A

EPA Greenhouse Gas Score N/A

Chassis

Weight Information

Standard Weight - Front 0.00 lbs

Standard Weight - Rear 0.00 lbs

Base Curb Weight N/A

Gross Axle Wt Rating - Front 5200 lbs

Gross Axle Wt Rating - Rear 10400 lbs

Curb Weight - Front N/A

Curb Weight - Rear N/A

Option Weight - Front 0.00 lbs

Option Weight - Rear 0.00 lbs

Reserve Axle Capacity - Front N/A

Reserve Axle Capacity - Rear N/A

As Spec'd Curb Weight N/A

As Spec'd Payload N/A

Maximum Payload Capacity N/A

Gross Combined Wt Rating 26000 lbs

Gross Axle Weight Rating 15600.00 lbs

Curb Weight N/A

Reserve Axle Capacity N/A

Total Option Weight 0.00 lbs

Payload Weight Front 0 lbs

Payload Weight Rear 0 lbs

Gross Vehicle Weight Rating 14000.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt. 5000 lbs

Dead Weight Hitch - Max Tongue Wt. 500 lbs

Wt Distributing Hitch - Max Trailer Wt. 18000 lbs

Wt Distributing Hitch - Max Tongue Wt. 1800 lbs

Fifth Wheel Hitch - Max Trailer Wt. 17990 lbs

Fifth Wheel Hitch - Max Tongue Wt. 4498 lbs

Maximum Trailering Capacity 20000 lbs

Frame

Frame Type Hydroformed

Sect Modulus Rails Only N/A

Frame RBM N/A

Frame Strength N/A

Frame Thickness N/A

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Chassis

Suspension

Suspension Type - Front	Short/Long Arm	Suspension Type - Rear	Independent
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A
Axle Type - Front	N/A	Axle Type - Rear	N/A
Axle Capacity - Front	N/A	Axle Capacity - Rear	N/A
Axle Ratio (:1) - Front	3.73	Axle Ratio (:1) - Rear	3.73
Shock Absorber Diameter - Front	51 mm	Shock Absorber Diameter - Rear	51 mm
Stabilizer Bar Diameter - Front	1.38 in	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QZT	Rear Tire Order Code	QZT
Spare Tire Order Code	N/A	Front Tire Size	LT235/80R17
Rear Tire Size	LT235/80R17	Spare Tire Size	N/A
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A

Wheels

Front Wheel Size	17 x -TBD- in	Rear Wheel Size	17 x -TBD- in
Spare Wheel Size	N/A	Front Wheel Material	Steel
Rear Wheel Material	Steel	Spare Wheel Material	N/A

Steering

Steering Type	Pwr Recirculating Ball	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A
Turning Diameter - Curb to Curb	53.9 ft	Turning Diameter - Wall to Wall	N/A

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete) ✔

Chassis

Brakes

Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	14 x 1.6 in
Rear Brake Rotor Diam x Thickness	14 x 1.6 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank

Fuel Tank Capacity, Approx	36 gal	Aux Fuel Tank Capacity, Approx	N/A
Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A

Dimensions

Interior Dimensions

Passenger Capacity	6	Front Head Room	43.03 in
Front Leg Room	44.54 in	Front Shoulder Room	66.02 in
Front Hip Room	61.18 in	Second Head Room	39.88 in
Second Leg Room	35.24 in	Second Shoulder Room	64.88 in
Second Hip Room	60.24 in		

Exterior Dimensions

Wheelbase	162.48 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	N/A
Width, Max w/o mirrors	96.75 in	Height, Overall	80.2 in
Overhang, Front	N/A	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	55.24 in
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	10.39 in	Ground Clearance, Rear	10.39 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	N/A	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	N/A	Cargo Box Width @ Wheelhousings	N/A

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Dimensions

Cargo Area Dimensions

Cargo Box (Area) Height	N/A	Tailgate Width	N/A
Cargo Volume	N/A	Ext'd Cab Cargo Volume	N/A

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CONSENT ITEMS 1.2

Award of RFQ #2025-011, Construction Manager at Risk (CMAR) - Zephyr Park Rehabilitation to Reeves Young, LLC

Issue:

Award of RFQ #2025-011, Construction Manager at Risk (CMAR) - Zephyr Park Rehabilitation to Reeves Young, LLC.

Background:

The City of Zephyrhills advertised, via public RFQ, for a CMAR for the Zephyr Park Rehabilitation project. A total of seven (7) responses were received and the evaluation committee brought before City Council the top 3 firms for additional interviews.

1. Reeves Young, LLC
2. Wharton-Smith, Inc.
3. JE Dunn Construction

After the interviews, City Council reached a consensus to award RFQ #2025-11 to Reeves Young, LLC.

Attachment(s):

1. 01 - 2025-011 - Eval Committee Recommendations
2. 02 - 2025-011 - Vendor Reference Analysis
3. 07 - 2025-011 - Reeves Young - Proposal

Fiscal Impact:

Zephyr Park Rehabilitation is currently budgeted in FY2026 at \$16,000,000.00.

Staff Recommendation:

Staff recommends the award of RFQ #2025-11 to Reeves Young, LLC.

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



Zephyrhills
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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 2025-011 through 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 Vandenberg (Planning)	Total Score
Wharton-Smith	90	96	93	89	<i>92.00</i>
Reeves Young	93	89	88	95	<i>91.25</i>
JE Dunn Construction	90	83	91	81	<i>86.25</i>
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.

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



Zephyrhills
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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.

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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

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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

jump right in



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

jump right in



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

jump right in



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

jump right in



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



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 extraordinary **RY** park the City of Zephyrhills can be proud of for generations.

Sincerely,

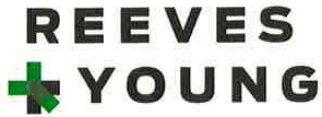
Reeves Young, LLC

A blue ink handwritten signature of Mike Iezzi.

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!






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.


Notary Public



My Commission Expires: September 26, 2025



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

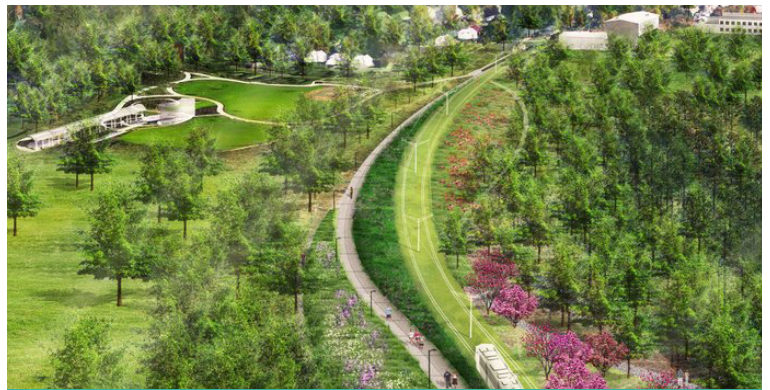
Reeves Young and Kimley-Horn have built a strong and enduring partnership, successfully delivering more than 100 projects across the Southeast. This proven track record reflects not only our ability to integrate creative design with practical constructability, but also the deep trust and efficiency developed 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.



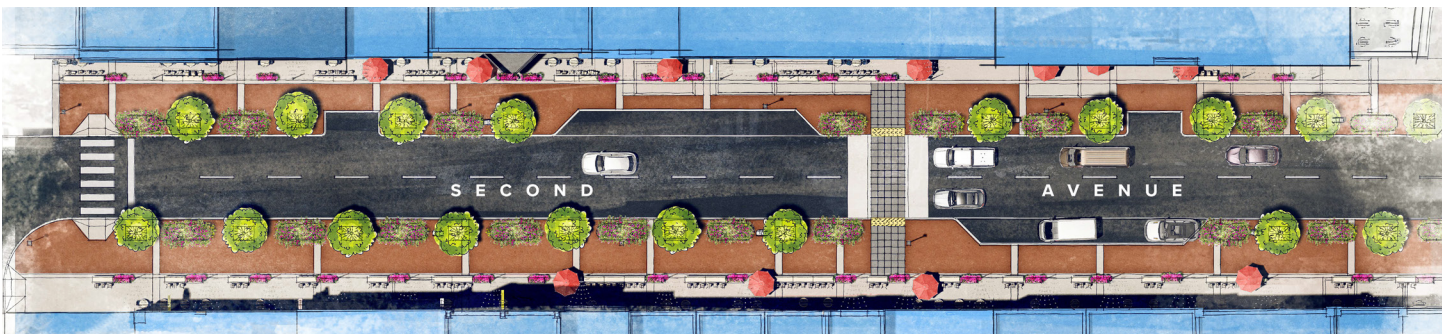
Woodruff Park Renovations



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

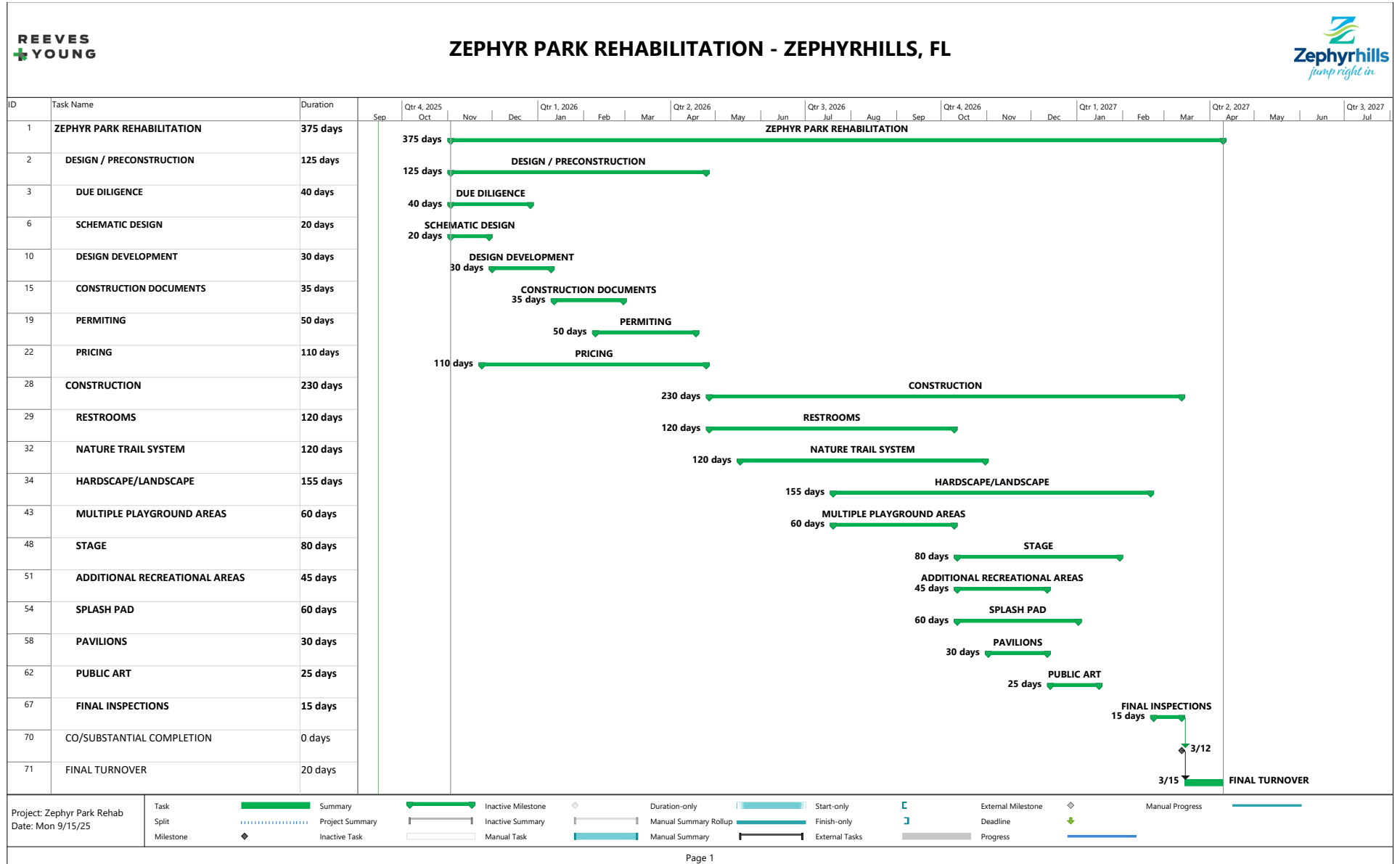


Preliminary Schedule and Milestones



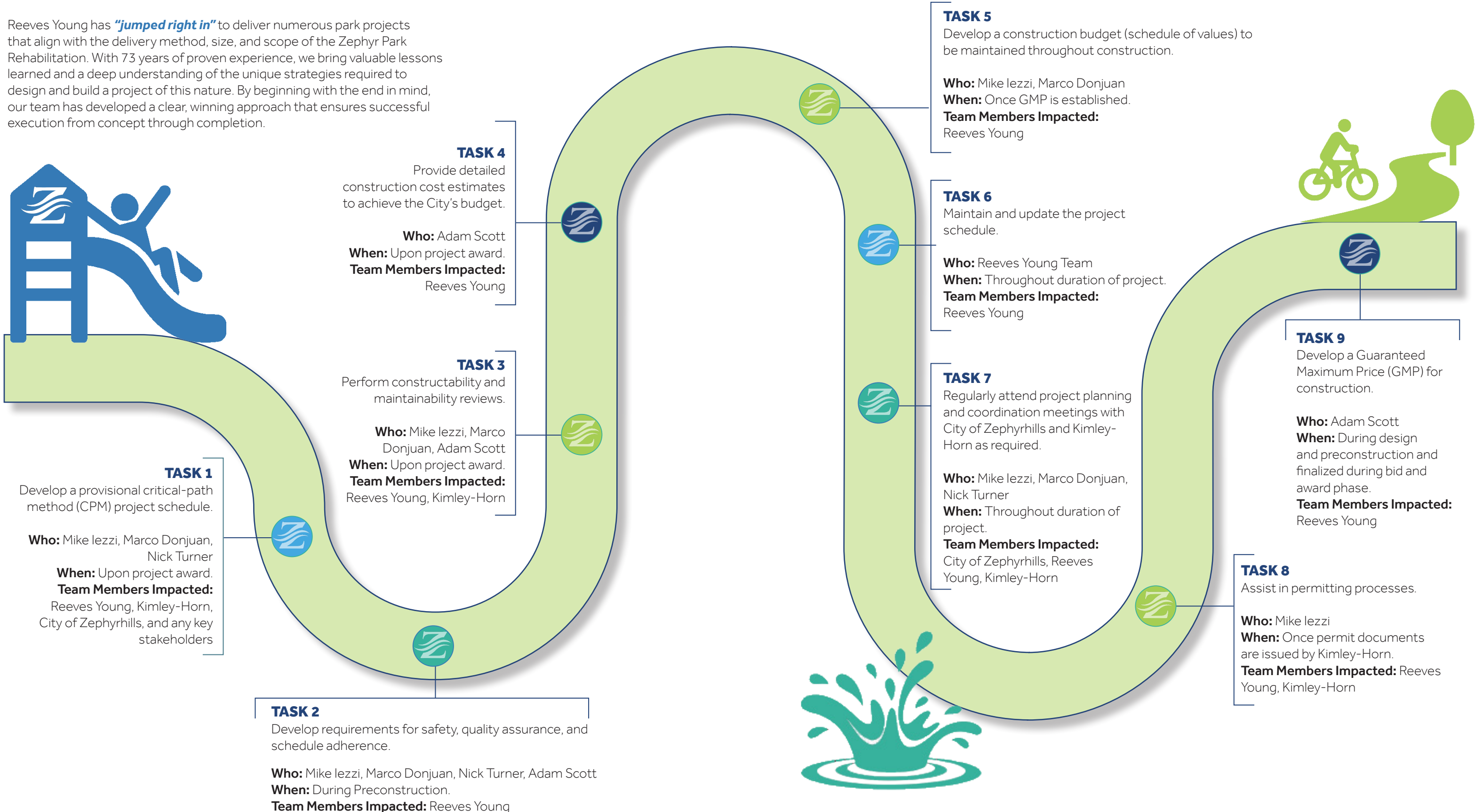
Outline your proposed high-level project schedule:

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



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 lezzi, 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 lezzi, Marco Donjuan, Nick Turner, Adam Scott
When: During Preconstruction.
Team Members Impacted: Reeves Young

TASK 3

Perform constructability and maintainability reviews.

Who: Mike lezzi, 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 lezzi, 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 lezzi, Marco Donjuan, Nick Turner
When: Throughout duration of project.
Team Members Impacted: City of Zephyrhills, 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

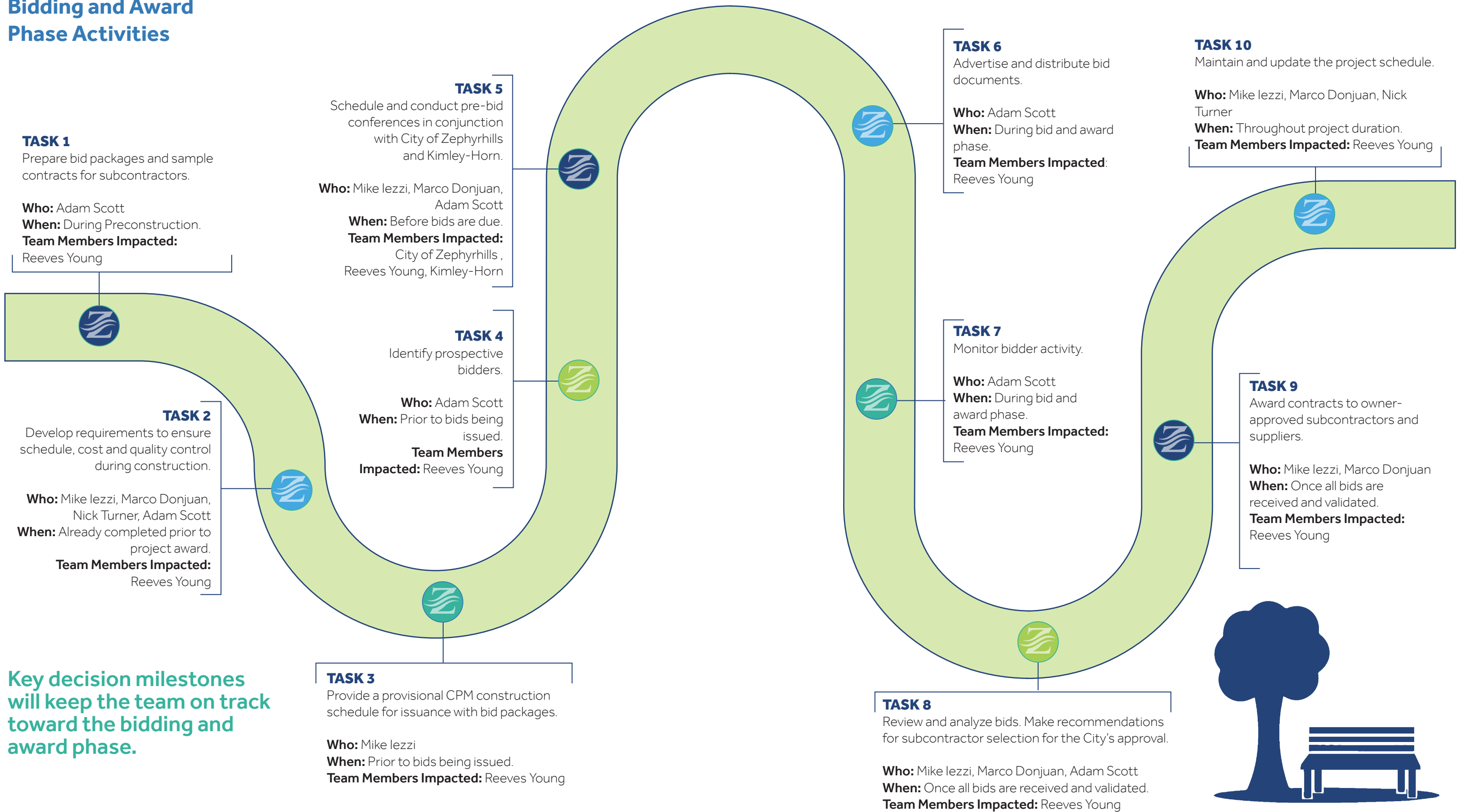
TASK 8

Assist in permitting processes.

Who: Mike lezzi
When: Once permit documents are issued by Kimley-Horn.
Team Members Impacted: Reeves Young, Kimley-Horn



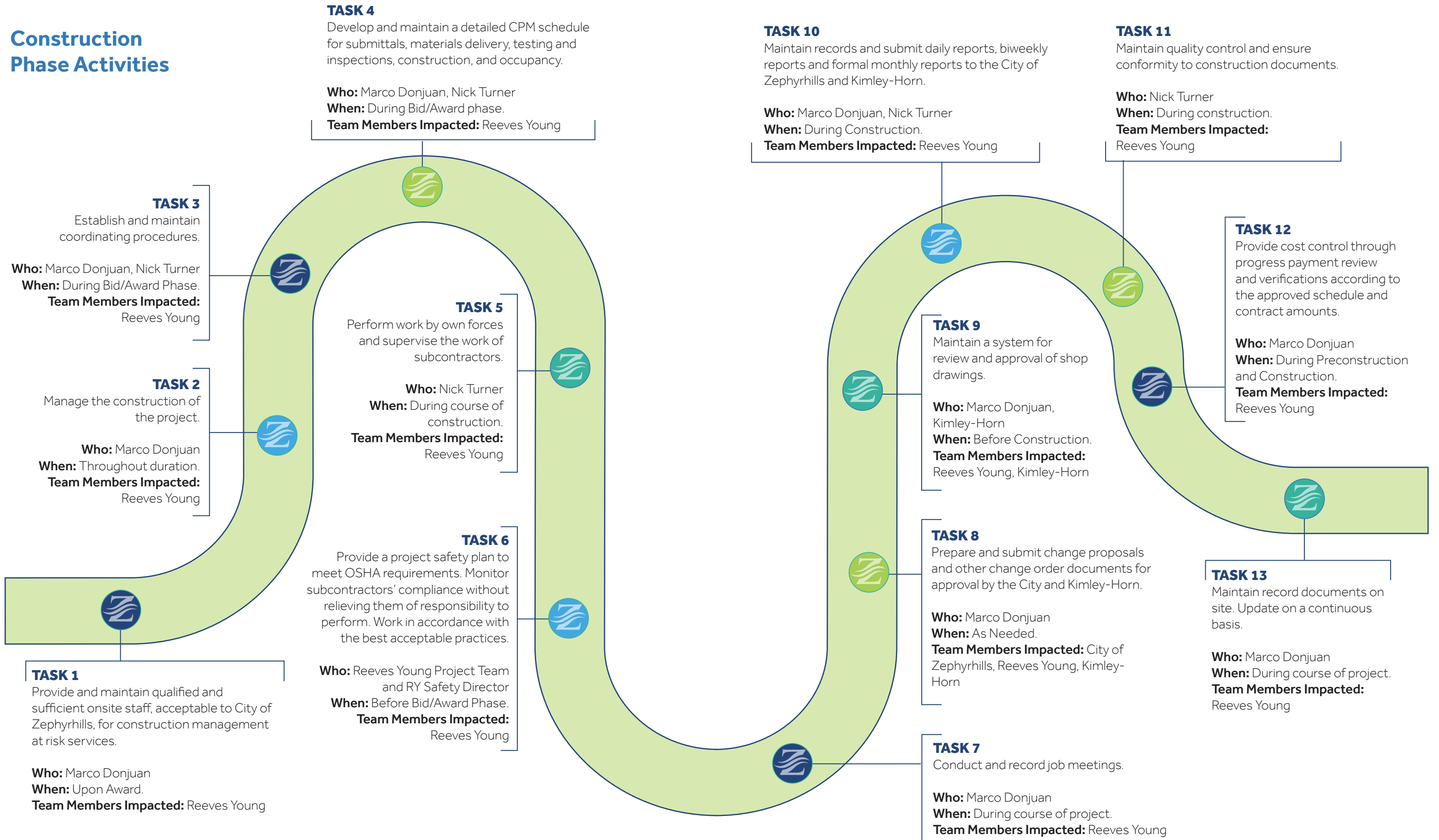
Bidding and Award Phase Activities



Key decision milestones will keep the team on track toward the bidding and award phase.



Construction Phase Activities



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 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

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 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

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 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

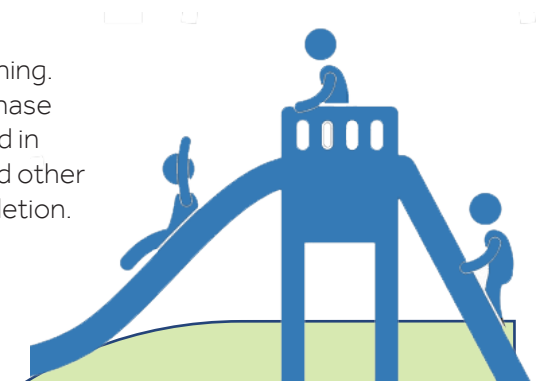
TASK 2

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





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.

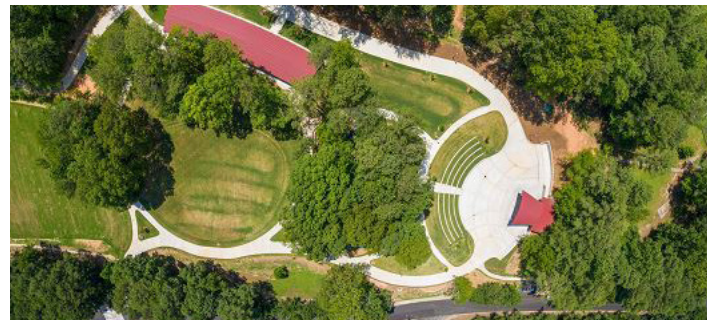
Describe your firm's specific abilities relative to the Scope of Services, including relevant project experience for building types and delivery methods such as City Hall, municipal, or similar public building construction, utilizing CM/GC or general contracting for similar projects.

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



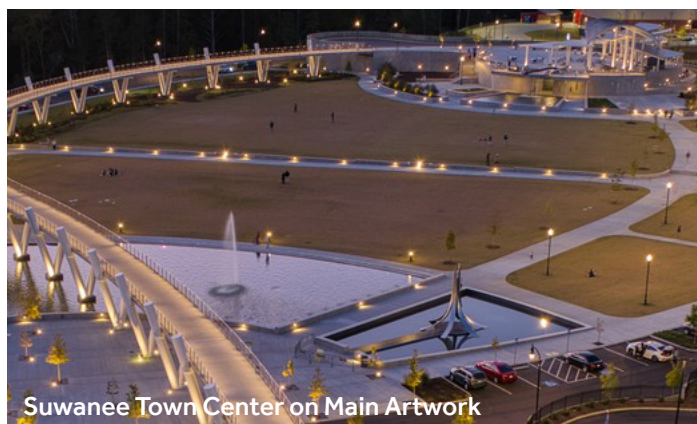
Present any innovative approaches to providing the services or implementing the project.

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.



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.

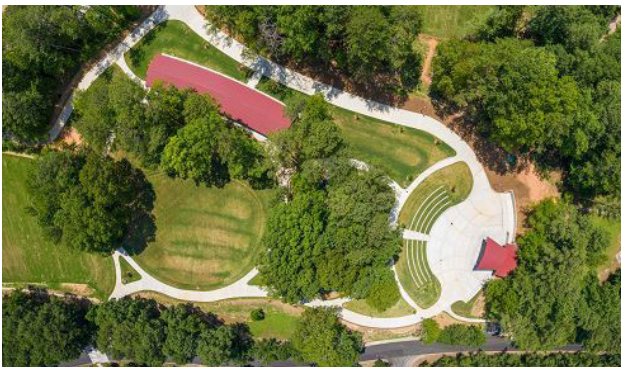
Case Studies

Cherokee Veteran's Park

Previously unknown underground streams were discovered during this project. Reeves Young worked 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 showing 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.

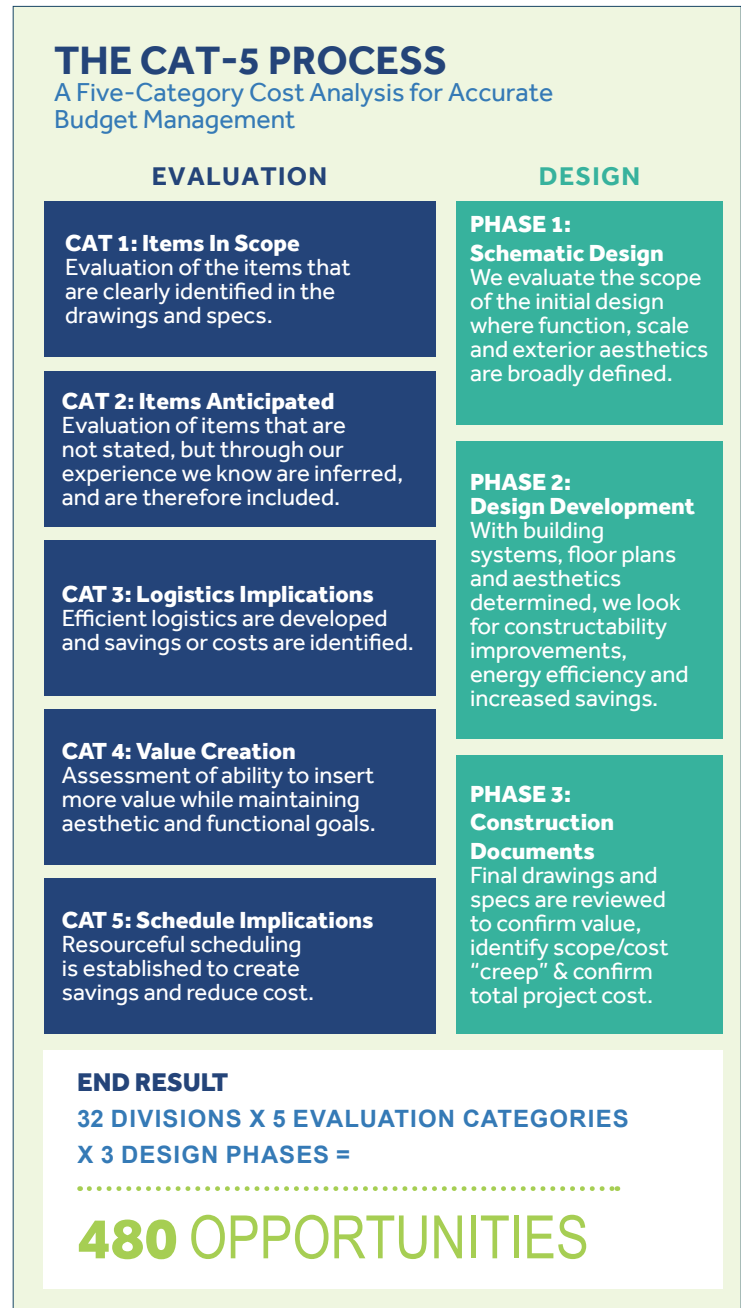
Cost Management

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.



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 - Concession 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



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.





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.



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



Suwanee Town Center on Main Under Construction

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.

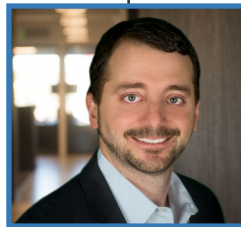
Meet Your Proposed Team

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.



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, 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.

Qualifications and Experience of Proposed Project Team



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

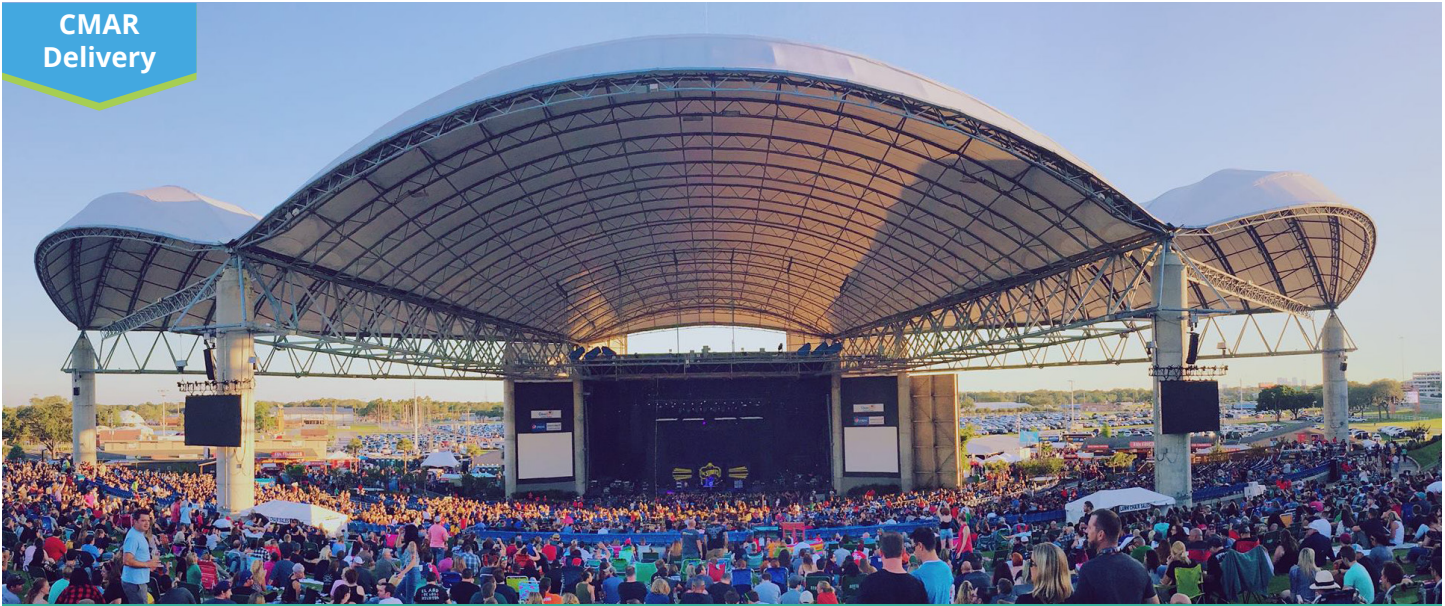




Mid-Florida Credit Union Amphitheatre Rehabilitation

Tampa, FL

CMAR
Delivery



Reeves Young is on the ground in Tampa to lead comprehensive repair and restoration efforts.

Description of Project

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

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.

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



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



CMAR
Delivery

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 and 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



January 25, 2019

Dear Selection Committee:

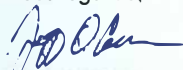
I wanted to share my experience with Reeves Young on our iconic project, Centennial Olympic Park.

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



**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

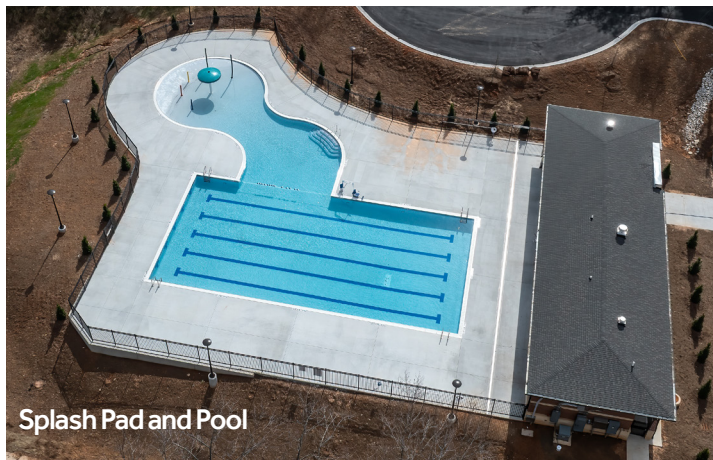


CMAR
Delivery

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

CMAR
Delivery

“Cherokee County’s Veterans Park is one of the largest parks in the county’s park system. Reeves Young was able to keep the project on time and in budget.”

-- Jud Martin, Former Capital Projects Manager, Cherokee County



Park | Playground | Multipurpose Fields | Community Center | Multipurpose Spaces



Cherokee County
Community Center

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



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.

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.

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

CMAR
Delivery



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.





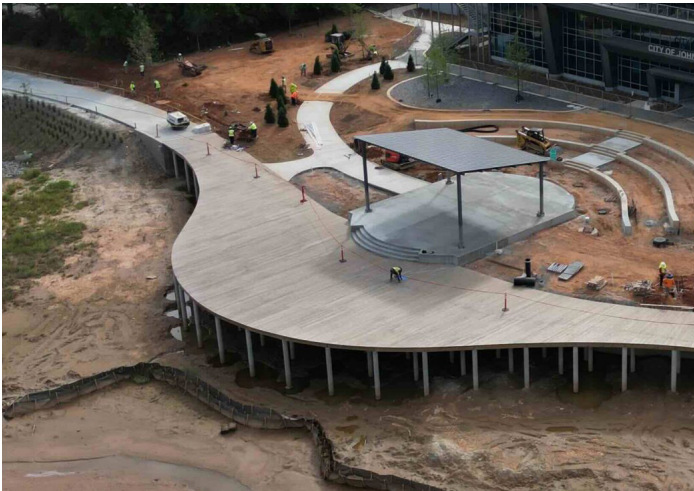
Creekside Park

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 Trails 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



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.



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



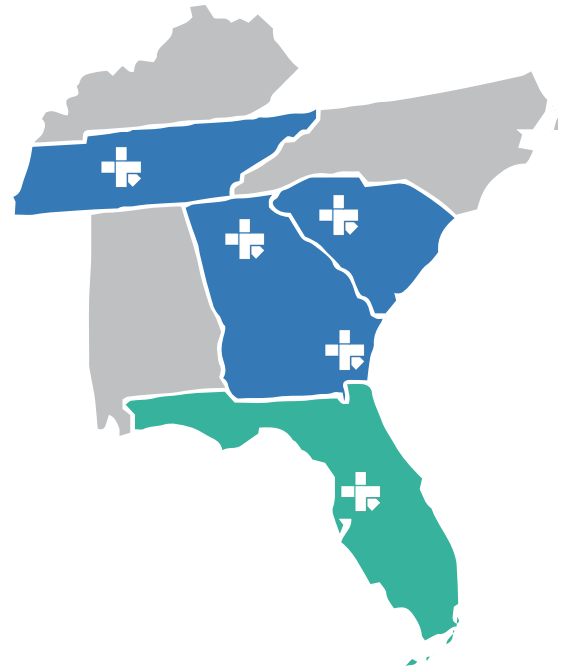
Identify the location (city/state) where each element of work will be performed, whether by the prime firm or a subconsultant/contractor, and who in your organizational chart will oversee that work.

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](https://www.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.

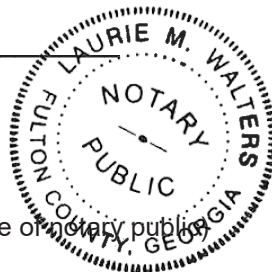
Chad M. [Signature]
(Signature)

Sworn to and subscribed before me this 18 day of September, 2025

Personally known X

Or Produced identification _____
Notary Public – State of Georgia

Laurie M. Walters
My commission expires February 26, 2028
(Type of Identification)



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

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.

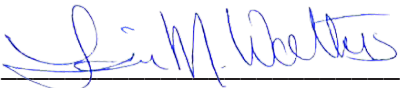


Officer

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.

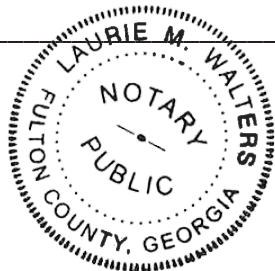


(Signature line for notary public)
Laurie Walters _____ (Name of notary type, printed or stamped)

(Title or rank)

My commission expires: 2/26/2028

Serial number, if any _____



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 [] 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: 

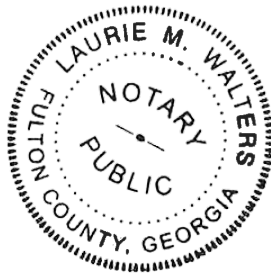
Print: Laurie Walters

Notary Public-State of Georgia

Commission No: _____

Commission Expires: 2/26/2028

seal:



**FOREIGN COUNTRY OF CONCERN ATTESTATION
(PUR 1355)**

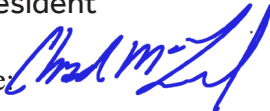
This form must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with a Governmental Entity which would grant the entity access to an individual's Personal Identifying Information. Capitalized terms 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

CONSENT ITEMS 1.3

State of Florida Funds HL258 Zephyr Park Improvements

Issue:

Approval for Zephyr Park playground equipment using state appropriation funds.

Background:

The City of Zephyrhills was awarded \$600,000 to be used in the redevelopment of Zephyr Park. As part of the grant funds, staff engaged an arborist to number and tag all the trees within the park and identified those trees that needed to be removed or trimmed. O'Neil's Tree Service completed the work as outlined by the arborist. The remaining funds will be used to purchase playground equipment as part of the ninja obstacle course at \$550,000.

Attachment(s):

1. 21499.02.97-INV-RSI (1) (1)

Fiscal Impact:

Funding for the equipment is provided as part of the State Appropriation for Zephyr Park Improvements.

Staff Recommendation:

Staff Recommends approval



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

165 W. Jessup Ave. · Longwood, FL 32750-4146 · 407.831.9658 (P) · 866.232.8532 (F)

FEIN #59-2978507 · FL Lic. CGC1508223

Account No: 000895

Invoice

Invoice No: 21499.02.97

Invoice To: **Gail Hamilton**
City of Zephyrhills
Community Redevelopment Agency
5335 Eighth Street
Zephyrhills, FL 33542-4312

Ship To:

County: Pasco

11/13/25 - WB

Customer PO	Project Name	Order No	Inv Date	Due Date	Payment Terms
	Zephyr Park Playground	21499.02	11/13/25	11/14/25	

Description	Memo	Amount
purchaset	Zephyr Park Playground	550,000.00

Grand Total:	\$550,000.00
Amount Paid:	\$0.00
Due on this Invoice:	\$550,000.00

We appreciate your prompt payment.
Please make checks payable to Rep Services, Inc. and mail them to our address noted in the header.
A 1.5% finance charge per month will be assessed on past due balances after the due date.

If a waiver is required, email your request to: waivers@repservices.com. If you have a preferred form, please include it.

NOTE: To assure the safety of your payments, we will never email you instructions for wiring, EFT, ACH or other means of electronic payment without careful coordination with your accounts payable department.

If you have a question regarding any unsolicited instruction from us, please call the phone number found on our website and ask to speak to our controller.

BUSINESS ITEMS 2.1

Purchase of 7251 16th Street

Issue:

The area of 16th Street and Alpha Village Subdivision flooded during Hurricane Milton.

Background:

During Hurricane Milton, portions of roadway in Alpha Village Subdivision along with homes were flooded. The existing pond within the subdivision was not able to handle the amount of rainfall the neighborhood received. Staff is recommending the purchase of 7251 16th Street, which will allow for the construction of a pond, thus creating additional stormwater capacity.

The agreed purchase price is \$173,800. Attached are two appraisals for \$150,000 and \$166,000.

Per policy, the city must obtain two appraisals for any purchase of property over \$80,000. The policy also allows the purchase price to be 10% above the appraisal if needed. The agreed price meets the criteria for purchase, staff averaged the two appraisals plus 10%.

A location map is also attached for reference.

Attachment(s):

1. Aerial Map
2. Appraisal Report - AccuQuick Appraisals, Inc
3. Appraisal Report - LEE PALLARDY, INC

Fiscal Impact:








Funds to purchase the real property located at 7251 16th Street will come from the Local Option Sales Tax Contingency Line (Penny for Pasco). Sale price is \$173,800; plus up to \$10,000 for demolition of the structures.

Staff Recommendation:

Staff recommends authorizing the City Manager to execute the purchase agreement to purchase 7251 16th Street, along with moving \$183,800 out of Penny for Pasco Contingency, 10014100-599100, to Stormwater Land Purchase, 10013800-561000.



Legend

-  Street (Labels)
-  Parcel (Lines)
-  Subdivision (Boundaries and Labels)
-  Parcels (Clickable Info)
-  Blocks (Boundaries and Labels)
-  Lot (Labels)
-  Lot (Lines)



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

Pasco County Property Appraiser

0 0.0075 0.015 0.03 mi



11/14/2025, 10:45:22 AM

Page 122 of 194

APPRAISAL OF REAL PROPERTY



LOCATED AT

7251 16th St
Zephyrhills, FL 33540
See attached addenda.

FOR

City of Zephyrhills

OPINION OF VALUE

166,000

AS OF

09/29/2025

BY

Jeffrey Lyn Donaldson
AccuQuick Appraisals, Inc

813 245-0588
jeffdonaldson@tampabay.rr.com

RESIDENTIAL APPRAISAL REPORT

File No.: JD093125

SUBJECT	Property Address: 7251 16th St		City: Zephyrhills		State: FL Zip Code: 33540		
	County: Pasco		Legal Description: See attached addenda.		Assessor's Parcel #: 35-25-21-0010-09400-0010		
	Tax Year: 2024 R.E. Taxes: \$ 1,560		Special Assessments: \$ 0		Borrower (if applicable): N/A		
ASSIGNMENT	Current Owner of Record: ARMSTRONG DAVID GEORGE		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		
	Market Area Name: Zephyrhills Area/Zephyrhills Colony Club		Map Reference: 45294		Census Tract: 0330.05		
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)		This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective		Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)		
MARKET AREA DESCRIPTION	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)		Intended Use: The intended use is to assist the client by estimating the market value.		Intended User(s) (by name or type): City of Zephyrhills		
	Client: City of Zephyrhills		Address: 39421 South Ave Zephyrhills, FL 33542		Appraiser: Jeffrey Lyn Donaldson		
	Address: 5804 Wynstone Ln, Zephyrhills, FL 33541		Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate: <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):		The neighborhood boundaries are		NORTH: Phelps Road. SOUTH: Chancey Road. WEST: Eiland Blvd. EAST: Chancey Road.	
SITE DESCRIPTION	Dimensions: 245 x 151		Site Area: 36,995 sf		Zoning Classification: OOR2		
	Description: Low Density Residential		Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Actual Use as of Effective Date: Single Family Home		Use as appraised in this report: Same		
Summary of Highest & Best Use: The subject property consists of a single family home in a residential area. The highest and best use of the property is continued use as a single family home. See addendum.		Utilities		Off-site Improvements		Topography	
Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> Local		Gas <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> None		Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> Local		Sanitary Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> Local	
Storm Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> Local		Street Asphalt <input checked="" type="checkbox"/> Curb/Gutter None Sidewalk None Street Lights None Alley None		Type Public Private		Basically Level Typical for Area Irregular/Rectangular Appears Adequate Residential	
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)		FEMA Spec 1 Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 12101C0293F FEMA Map Date 9/26/2014		Site Comments: There are no known adverse easements or encroachments.			
DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		
	# of Units 1 <input type="checkbox"/> Acc. Unit		Foundation Concrete		Slab Concrete		
	# of Stories 1		Exterior Walls Stucco		Crawl Space None		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>		Roof Surface CompoShingle		Basement None		Basement <input checked="" type="checkbox"/> None	
Design (Style) Ranch		Gutters & Dwnspnts. None		Sump Pump <input type="checkbox"/>		Area Sq. Ft. % Finished	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.		Window Type SH-Aluminum		Dampness <input type="checkbox"/>		Ceiling Walls Floor Outside Entry	
Actual Age (Yrs.) 49		Storm/Screens Yes		Settlement None Known		Cooling Central Yes Other None	
Effective Age (Yrs.) 52		Interior Description		Amenities		Car Storage <input type="checkbox"/> None	
Floors Crpt/Lmnt/Vinyl		Appliances		Fireplace(s) # 0		Garage # of cars (2 Tot.)	
Walls Drywall		Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/>		Woodstove(s) # 0		Attach. 1 Detach. 0 Bt.-In 0 Carport 0 Driveway 1 Surface Unpaved	
Trim/Finish Wood		Attic <input type="checkbox"/> None		Encl. None			
Bath Floor Vinyl		Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input checked="" type="checkbox"/> Doorway <input type="checkbox"/> Floor <input type="checkbox"/> Fence <input type="checkbox"/> Pool <input type="checkbox"/> Finished <input type="checkbox"/>		Deck None			
Bath Wainscot Tile		Patio <input type="checkbox"/>		ScrEnt			
Doors Wood		None		None			
Finished area above grade contains: 7 Rooms 3 Bedrooms 2 Bath(s) 1,604 Square Feet of Gross Living Area Above Grade		Additional features: The subject has typical items such as central heat and air and single hung windows.		Describe the condition of the property (including physical, functional and external obsolescence): See Addendum.			



RESIDENTIAL APPRAISAL REPORT

File No.: JD093125

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Cost approach is not developed as it is not considered necessary for credible assignment results.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data: Quality rating from cost service: _____ Effective date of cost data: _____ Comments on Cost Approach (gross living area calculations, depreciation, etc.):	OPINION OF SITE VALUE = \$ DWELLING Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Garage/Carport Sq.Ft. @ \$ = \$ Total Estimate of Cost-New = \$ Less Physical Functional External Depreciation = \$() Depreciated Cost of Improvements = \$ "As-is" Value of Site Improvements = \$ = \$ = \$ Estimated Remaining Economic Life (if required): _____ Years INDICATED VALUE BY COST APPROACH = \$
	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM): Income approach is not developed as it is not considered necessary for credible assignment results.	
	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Describe common elements and recreational facilities:	
	Indicated Value by: Sales Comparison Approach \$ 166,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____ Final Reconciliation Greatest weight is given to the Sales Comparison approach as it best reflects attitudes of buyers and sellers to current market conditions. Cost Approach and Income Approach were not applicable for this analysis as they were considered not necessary in the analysis to provide a reliable opinion of the subject's current market value. See Summary of Sales Comparison Approach for additional information regarding reconciliation.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair. The subject has been appraised in as-is condition. No personal property was given value in this appraisal report.	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 166,000, as of: 09/29/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda. Appraiser Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Co-Appraiser Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 09/29/2025 Date of Inspection:	
A true and complete copy of this report contains 28 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>		
I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction. I have no current or prospective interest in the subject property or the parties involved. I have performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Exposure Time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In addition, Exposure time is a retrospective opinion based on analysis of past events assuming a competitive and open market. Based on the Days on Market of the comparable sales used in this report as well as the current comparable properties offered for sale, a reasonable exposure time is believed to be between 1 - 190 days.		



Condition Of Improvement

File No. JD093125

Borrower	N/A						
Property Address	7251 16th St						
City	Zephyrhills	County	Pasco	State	FL	Zip Code	33540
Lender/Client	City of Zephyrhills						

The subject is of average quality construction and the property experienced substantial damage from Hurricane Milton. The improvement is in need of complete remediation. The improvement was constructed in 1976 and appears to have been adequately maintained with no major updates or remodeling prior to Hurricane Milton.

Summary Of Sales Comparison Approach

File No. JD093125

Borrower	N/A						
Property Address	7251 16th St						
City	Zephyrhills	County	Pasco	State	FL	Zip Code	33540
Lender/Client	City of Zephyrhills						

Subject is a single family home located in the Zephyrhills Market and has significant flood damage from Hurricane Milton. It is most important to utilize sales that are in need of remediation and/or rehab. My search filters for this appraisal were single family homes, GLA between 1100 - 2100 sq.ft., in the past 12 months, located in the subject's market, in need of complete remediation and/or rehabilitation, and located in the Zephyrhills market. This resulted in comparables #1 and #2. In order to provide sufficient number of comparable sales for analysis and to bracket the subject's site size Comps #3 and #4 are provided. Comps #1 and #2 are provided as they were flooded by Hurricane Milton and need rehabilitation. However, it is noted that Comps #1 and #2 have already had the flood cut performed and is remediated condition. Based on local General Contractors the cost for "Flood Cut", is estimated at \$25,000. Comps #3 and #4 are in need of complete rehabilitation. The above comparable sales are of the most recent comparable sales and considered the best indicators available of fair market value. The above comparable sales are chosen as they are believed to be in similar overall condition to the subject based on MLS listing and photos. All sales represent similar buying alternatives to the subject property. They represent the best sales available with respect to age, amenities, and/or location. After slight adjustments for differences via match pair analysis or what would be found to be credible, the indicated range of value narrowed in support of the final estimate of Fair Market Value. All comparable sales are considered in the final estimate of value, however, greatest weight is given to Comps #1 and #2 with the weighting as follows: C1-36%, C2-35%,C3-16%,C4-13%.

Addendum

File No. JD093125

Borrower	N/A						
Property Address	7251 16th St						
City	Zephyrhills	County	Pasco	State	FL	Zip Code	33540
Lender/Client	City of Zephyrhills						

"The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal report to estimate market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser."

Market Value: Refers to the most probable price which a Property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) the price represents the normal consideration for the Property sold unaffected by special or creative financing or Sales Concessions granted by anyone associated with the sale.

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, and financially feasible and that results in the highest value. The four criteria that highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Addendum

File No. JD093125

Borrower	N/A						
Property Address	7251 16th St						
City	Zephyrhills	County	Pasco	State	FL	Zip Code	33540
Lender/Client	City of Zephyrhills						

• **GP Residential : Neighborhood - Market Conditions**

In 2008 market demand for homes in the Tampa Bay area decreased, as in most markets throughout the US, causing an over supply of homes on the open market. This in turn increases marketing periods and in some cases leads to price reductions. In the later half of 2012 home sales increased as buyers took advantage of the lower prices. In 2020 the demand for homes intensified greatly due to Covid-19. In the middle of 2022 Interest rates started to increase which led to a more normalized market heading into 2023. Most homes in the area have been purchased using conventional financing with some instances of FHA and VA financing. Potential demand for the subject property is considered average/ typical. Up to 6% seller concessions have been noted. Refer to the Market Conditions Addendum for the subject's specific market.

Statement Relative to the Coronavirus (COVID-19)

COVID-19 has been declared a pandemic by the World Health Organization (WHO) and a national state of emergency in place. Substantial turmoil has occurred in financial markets and due to the developing situation, it is not possible at this time to quantify its long-term or short-term effects on real estate markets or on the subject property. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of the assignment. The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Scope of Work: Clarification of Scope of Work, (3) as identified on page 4 of 6 in this report: The appraiser observed the subject's neighborhood, however, photos for comparable sales may have been taken from appraiser's work file or from the local MLS.

• **GP Residential: Subject - Legal Description**

ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 POR OF TRACT 94 DESC AS:COM AT SE COR OF TRACT 110 TH N00DEG 15'04"E 806.81 FT TH N89DEG 44'56"W 35 FT FOR POB (SAID POB LYING ON WLY R/W LINE OF 16TH ST) TH CONT N89DEG 44'56"W 245 FT TH N00DEG 15'04"E 150.80 FT TH S89DEG 44'56"E 245 FT TO WLY R/W LINE OF 16TH ST TH S00DEG 15' 04"W 150.80 FT TO POB OR 6211 PG 518

Assumptions, Limiting Conditions & Scope of Work

File No.: JD093125

Property Address: 7251 16th St City: Zephyrhills State: FL Zip Code: 33540
Client: City of Zephyrhills Address: 39421 South Ave Zephyrhills, FL 33542
Appraiser: Jeffrey Lyn Donaldson Address: 5804 Wynstone Lane Zephyrhills, FL 33541

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

In preparing this appraisal, I have personally inspected both the interior exterior of the subject property, and have noted the characteristics of the property that are considered relevant to its valuation. I have researched market data for use in a Sales Comparison Approach. I have done research for comparable sale properties in both public records and in our local MLS system. The properties that were considered similar in their physical characteristics and location may have been viewed from the exterior (street), and those that are most similar are used as comparables in the attached form report. Verification of sales is done with combinations of their tax roll records and MLS, and in some instances, conversations with either the listing or selling Realtors and buyers/sellers. It is noted that some comparable sale photos may have been taken from the local MLS.

Certifications

File No.: JD093125

Property Address: 7251 16th St City: Zephyrhills State: FL Zip Code: 33540
 Client: City of Zephyrhills Address: 39421 South Ave Zephyrhills, FL 33542
 Appraiser: Jeffrey Lyn Donaldson Address: 5804 Wynstone Lane Zephyrhills, FL 33541

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications: Photos of comparable sales used within this report may have been taken from the local MLS.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, a

Client Contact: _____ Client Name: City of Zephyrhills
 E-Mail: _____ Address: 39421 South Ave Zephyrhills, FL 33542

APPRAISER

SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)

SIGNATURES



Appraiser Name: Jeffrey Lyn Donaldson
 Company: AccuQuick Appraisals, Inc
 Phone: 813 245-0588 Fax: _____
 E-Mail: jeffdonaldson@tampabay.rr.com
 Date Report Signed: 10/06/2025
 License or Certification #: Cert Res RD7142 State: FL
 Designation: _____
 Expiration Date of License or Certification: 11/30/2026
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 09/29/2025

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____



Borrower	N/A	File No.	JD093125
Property Address	7251 16th St		
City	Zephyrhills	County	Pasco
		State	FL
Lender/Client	City of Zephyrhills	Zip Code	33540

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 - 190 Days

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

APPRAISER:

Signature: 
 Name: Jeffrey Lyn Donaldson
 State Certification #: Cert Res RD7142
 or State License #: _____
 State: FL Expiration Date of Certification or License: 11/30/2026
 Date of Signature and Report: 10/06/2025
 Effective Date of Appraisal: 09/29/2025
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 09/29/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Subject Photo Page

Borrower	N/A				
Property Address	7251 16th St				
City	Zephyrhills	County	Pasco	State	FL Zip Code 33540
Lender/Client	City of Zephyrhills				



Subject Front

7251 16th St
Sales Price
Gross Living Area 1,604
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Suburban
View Residential
Site 36,995 sf
Quality Average
Age 49



Subject Rear



Subject Street Right

Subject Photo Page

Borrower	N/A						
Property Address	7251 16th St						
City	Zephyrhills	County	Pasco	State	FL	Zip Code	33540
Lender/Client	City of Zephyrhills						

Subject Street Left



7251 16th St
Sales Price
Gross Living Area 1,604
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Suburban
View Residential
Site 36,995 sf
Quality Average
Age 49

Subject Left Side



Subject Right Side



Subject Interior Photo Page

Borrower	N/A				
Property Address	7251 16th St				
City	Zephyrhills	County	Pasco	State	FL Zip Code 33540
Lender/Client	City of Zephyrhills				



Subject Kitchen

7251 16th St
Sales Price
Gross Living Area 1,604
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Suburban
View Residential
Site 36,995 sf
Quality Average
Age 49



Subject Living



Subject Dining

Subject Interior Photo Page

Borrower	N/A				
Property Address	7251 16th St				
City	Zephyrhills	County	Pasco	State	FL Zip Code 33540
Lender/Client	City of Zephyrhills				



Subject Family

7251 16th St
Sales Price
Gross Living Area 1,604
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Suburban
View Residential
Site 36,995 sf
Quality Average
Age 49



Subject Bed



Subject Bed

Subject Interior Photo Page

Borrower	N/A						
Property Address	7251 16th St						
City	Zephyrhills	County	Pasco	State	FL	Zip Code	33540
Lender/Client	City of Zephyrhills						



Subject Bed

7251 16th St
Sales Price
Gross Living Area 1,604
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Suburban
View Residential
Site 36,995 sf
Quality Average
Age 49



Subject Bath



Subject Bath

Subject Interior Photo Page

Borrower	N/A						
Property Address	7251 16th St						
City	Zephyrhills	County	Pasco	State	FL	Zip Code	33540
Lender/Client	City of Zephyrhills						



Subject Laundry

7251 16th St
Sales Price
Gross Living Area 1,604
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Suburban
View Residential
Site 36,995 sf
Quality Average
Age 49



Subject 1-Car Garage



Subject Wall Discoloration

Subject Interior Photo Page

Borrower	N/A				
Property Address	7251 16th St				
City	Zephyrhills	County	Pasco	State	FL Zip Code 33540
Lender/Client	City of Zephyrhills				



Subject Wall Discoloration

7251 16th St
Sales Price
Gross Living Area 1,604
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Suburban
View Residential
Site 36,995 sf
Quality Average
Age 49



Subject Wall Discoloration



Subject Wall Discoloration

Comparable Photo Page

Borrower	N/A			
Property Address	7251 16th St			
City	Zephyrhills	County Pasco	State FL	Zip Code 33540
Lender/Client	City of Zephyrhills			



Comparable 1

4221 Burrows Rd
 Prox. to Subject 3.14 miles S
 Sales Price 155,000
 Gross Living Area 1,276
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Suburban
 View Residential
 Site 25198 sf
 Quality Average
 Age 41



Comparable 2

39696 Meadowood Loop
 Prox. to Subject 3.44 miles S
 Sales Price 165,000
 Gross Living Area 1,175
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2
 Location Suburban
 View Residential
 Site 8030 sf
 Quality Average
 Age 40



Comparable 3

36526 Althea Ln
 Prox. to Subject 2.46 miles SW
 Sales Price 193,800
 Gross Living Area 1,520
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 1
 Location Suburban
 View City Street
 Site 60984 sf
 Quality Average
 Age 76

Comparable Photo Page

Borrower	N/A				
Property Address	7251 16th St				
City	Zephyrhills	County Pasco	State FL	Zip Code 33540	
Lender/Client	City of Zephyrhills				



Comparable 4

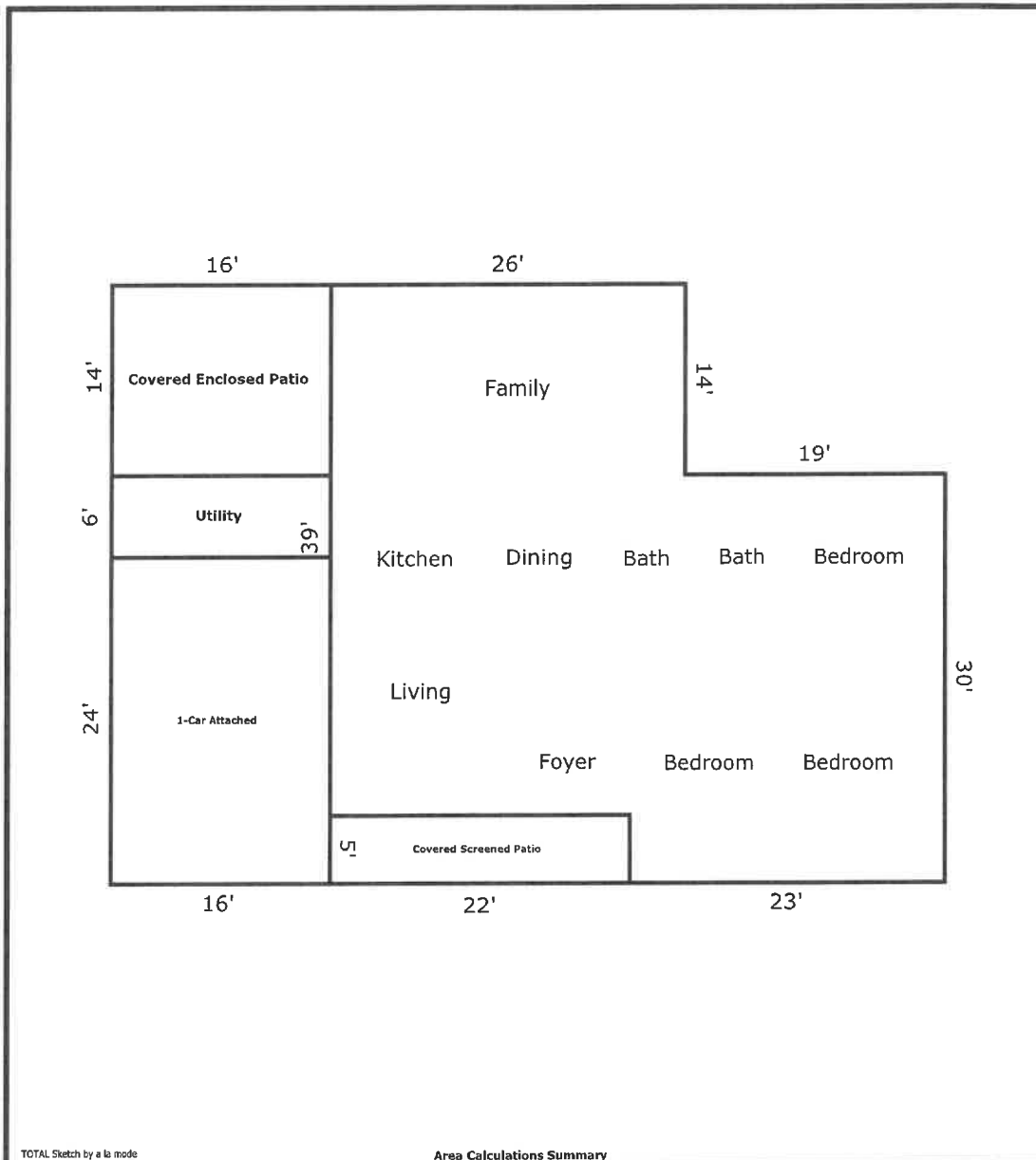
39251 County Road 54
 Prox. to Subject 0.96 miles SE
 Sales Price 200,000
 Gross Living Area 1,124
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Suburban
 View Residential
 Site 66221 sf
 Quality Average
 Age 68

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Building Sketch

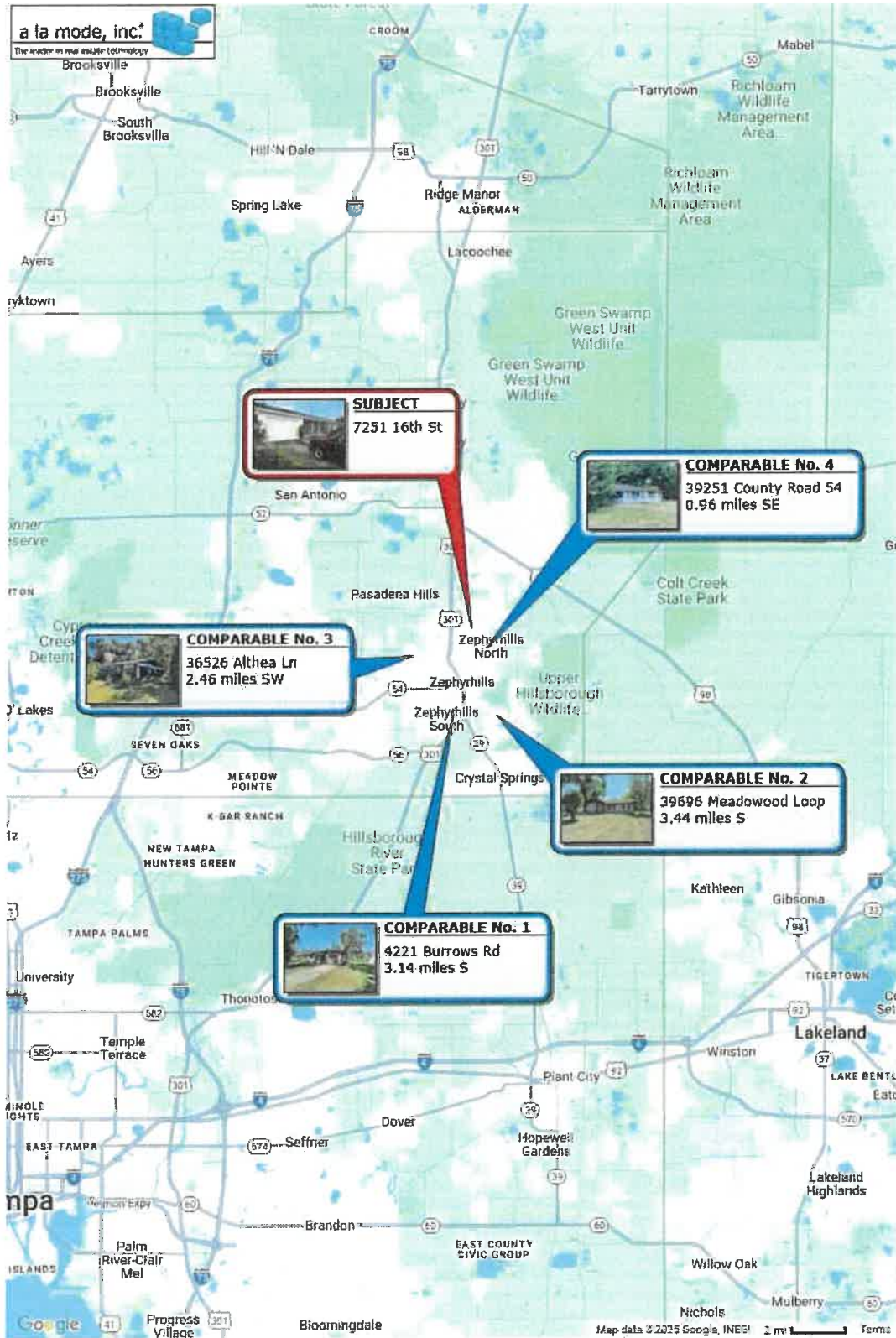
Borrower	N/A			
Property Address	7251 16th St			
City	Zephyrhills	County Pasco	State FL	Zip Code 33540
Lender/Client	City of Zephyrhills			



TOTAL Sketch by a la mode		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	1604 Sq ft	$30 \times 19 =$	570
		$4 \times 5 =$	20
		$39 \times 26 =$	1014
Total Living Area (Rounded):	1604 Sq ft		
Non-living Area			
Utility	96 Sq ft	$16 \times 6 =$	96
Covered Enclosed Patio	224 Sq ft	$14 \times 16 =$	224
1-Car Attached	384 Sq ft	$16 \times 24 =$	384
Covered Screened Patio	110 Sq ft	$5 \times 22 =$	110

Location Map

Borrower	N/A				
Property Address	7251 16th St				
City	Zephyrhills	County Pasco	State FL	Zip Code 33540	
Lender/Client	City of Zephyrhills				



Aerial Map

Borrower	N/A				
Property Address	7251 16th St				
City	Zephyrhills	County Pasco	State FL	Zip Code 33540	
Lender/Client	City of Zephyrhills				



Flood Map

Borrower	N/A			
Property Address	7251 16th St			
City	Zephyrhills	County Pasco	State FL	Zip Code 33540
Lender/Client	City of Zephyrhills			



License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

DONALDSON, JEFFREY LYN

5804 WYNSTONE LANE
ZEPHYRHILLS FL 33541

LICENSE NUMBER: RD7142

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/02/2024

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.



E&O Coverage



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP4115083-23**

Renewal of: **RAP4115083-22**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: **Jeff L. Donaldson**

Item 2. Address: **5804 Wynstone Lane**

City, State, Zip Code: **Zephyrhills, FL 33541**

Item 3. Policy Period: From **01/18/2023** To **01/18/2024**
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

A. \$ **1,000,000** Damages Limit of Liability – Each Claim

B. \$ **1,000,000** Claim Expenses Limit of Liability – Each Claim

C. \$ **1,000,000** Damages Limit of Liability – Policy Aggregate

D. \$ **1,000,000** Claim Expenses Limit of Liability – Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. \$ **500** Each Claim

B. \$ **1,000** Aggregate

Item 6. Premium: \$ **1,015.00** Additional 2.0% FL Guaranty Association Assessment **\$20.30**

Item 7. Retroactive Date (if applicable): **05/18/2006**

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 FL (05/13) IL7324 (07/21)
D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Rebecca Meyerson
Authorized Representative

APPRAISAL REPORT

Of

Residential Property

Located at

**7251 16th Street
Zephyrhills, Florida**

Prepared For:
City of Zephyrhills
Karen Miller, Purchasing Agent
5335 8th Street
Zephyrhills, Florida 33542

Prepared By:

LEE PALLARDY, INC.
609 East Jackson Street, Suite 200
Tampa, Florida 33602-4933

LEE PALLARDY, INC.

Real Estate – Appraiser, Broker & Consultant

LEE PALLARDY, MAI (1892-1967)
LEE PALLARDY, JR., MAI (1920-1987)
LEE F. PALLARDY, III, MAI STATE CERT. GEN. REA 0000121
JAMIE M. MYERS, MAI STATE CERT. GEN. REA 0000221
JAMES M. TALLEY, JR., MAI, SRA STATE CERT. GEN. REA 0001649
DAVID M. TAULBEE, MAI STATE CERT. GEN. REA 0001435



609 E. JACKSON STREET, SUITE 200
TAMPA, FLORIDA 33602-4933
TELEPHONE (813) 221-3700
FAX (813) 223-4140

leepallardyinc.com

May 16, 2025

City of Zephyrhills
Karen Miller, Purchasing Agent
5335 8th Street
Zephyrhills, Florida 33542

RE: Residential Property
Located at 7251 16th Street,
Zephyrhills, Florida 33542
Purchase Order Number: 20250900

Dear Ms. Miller:

In accordance with your request, we have inspected the above-referenced property for the purpose of providing an opinion of the As-Is Market Value, as of May 9, 2025, which is the date of our on-site property inspection. The intended use of this *Appraisal Report* is to assist you in a possible acquisition of the above-noted subject property. This *Appraisal Report* has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). This report has also been prepared in compliance with the Standards of Professional Practice and Code of Ethics of The Appraisal Institute.

The subject property consists of a single-family residence, located at the southwest corner of 16th Street and Alpha Avenue, within the City of Zephyrhills. We were not provided with an updated survey, but based on the legal description, as confirmed by the Pasco County Property Appraiser's office, the site comprises 36,946± square feet of land area. The site has a rectangular shape, with 150.8 feet of frontage along the west side of 16th Street and 245 feet of frontage along the south side of Alpha Avenue. The subject is improved with a one-story residence that was built in 1976. The home flooded in late October 2025 during Hurricane Milton and was not remediated. At the time of the inspection, due to likely mold in the home, we did not inspect the interior of the home, but we peered through windows in order to observe the general condition and get an understanding of the quality features. Information regarding the home is based on a combination of our exterior inspection and public record information. Per the Pasco County Property Appraiser's Office, the house has 1,828± square feet of living area, with three bedrooms and one and a half bathrooms. Based on our measurements, the Property Appraiser's house size estimate is accurate. As part of the appraisal, we were provided with a report that was prepared by Kern's Family Construction, Inc., which estimates the costs associated with correcting the flood damage to the home. Our appraisal report is made based on

the assumption that our site size and house size are accurate, and that contractor's report is accurate.

Based on our investigations and analyses, we have concluded to the following As-Is Market Value of the subject property, as of May 9, 2025:

**OPINION OF AS-IS MARKET VALUE OF SUBJECT PROPERTY,
AS OF MAY 9, 2025:**


ONE HUNDRED FIFTY THOUSAND DOLLARS

(\$150,000)

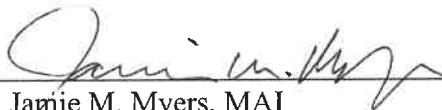
The above-noted market value opinion is made based on an exposure time of approximately three to six months. The value opinion is subject to the Certification and the Assumptions and Limiting Conditions that are described in the following section.

Respectfully submitted,

LEE PALLARDY, INC.



James M. Talley, Jr., MAI, SRA
Vice President
State-Certified General Real Estate Appraiser RZ1649



Jamie M. Myers, MAI
President
State-Certified General Real Estate Appraiser RZ221

JMT/JMM: rra
Our File #25-04-020

TABLE OF CONTENTS

Title Page
Letter of Transmittal
Table of Contents

Appraisal	Page
SCOPE OF WORK.....	1
Purpose of Report	1
Intended Use/User of Report	1
Property Rights Appraised.....	1
Definition of Fee Simple Estate.....	1
Definition of Market Value	1
Definition of Exposure Time.....	2
Appraisal Development and Reporting Process	2
Neighborhood Data.....	3
NEIGHBORHOOD MAP.....	4
PROPERTY DATA	5
Date of Inspection.....	5
Date of Value.....	5
Owner of Record.....	5
Property Location	5
Legal Description.....	5
Real Estate Taxes and Assessments	5
History of Subject Property	5
SITE DATA	6
Zoning/Land Use	6
Floodplain Data	7
Utilities	7
Environmental Hazards	7
Easements/Encroachments	7
Subdivision Potential.....	7
FLOODPLAIN MAP.....	9
IMPROVEMENTS DATA.....	11
SUBJECT PHOTOGRAPHS.....	12
HIGHEST AND BEST USE	13
METHOD OF VALUATION.....	15

TABLE OF CONTENTS

(Continued)

<u>Appraisal</u>	<u>Page</u>
SALES COMPARISON APPROACH.....	15
Land Valuation Analysis	17
Valuation Analysis of Property Prior to Consideration of the Needed Improvements	19
SUMMARY	20
CERTIFICATION	21
ASSUMPTIONS AND LIMITING CONDITIONS	23
QUALIFICATIONS OF APPRAISER.....	27
James M. Talley, Jr., MAI, SRA	27
Jamie M. Myers, MAI	30
ADDENDA	33
Definition of Appraisal Terms.....	34
Legal Description.....	37
Kern’s Family Construction Company Inc. Report.....	38
Purchase Order.....	40

SCOPE OF WORK

Purpose of Report

The purpose of this appraisal report is to provide an opinion of the As-Is Market Value of the subject property, as of the date of value, which is May 9, 2025.

Intended Use/User of Report

This appraisal report is to be used by the client for purposes related to a possible acquisition of the subject property. The intended user of the report is the client.

Property Rights Appraised

Fee simple.

Definition of Fee Simple Estate

The most complete form of ownership is the fee simple estate—i.e., the *absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*¹

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market
4. payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.²

¹ *The Appraisal of Real Estate*, 15th Edition, Appraisal Institute, 2020, Page 60.

² *Code of Federal Regulations*, Title 12, Chapter I, Part 34.42[g]; *The Appraisal of Real Estate*, 15th Edition, Appraisal Institute, 2020, Page 49.

SCOPE OF WORK

(Continued)

Definition of Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.³

Based on the comparable sales information contained in this report, information gathered through sales verification, and interviews with knowledgeable market participants, it is our opinion that the exposure time is approximately three to six months.

Appraisal Development and Reporting Process

The extent of the process of collecting, confirming, and reporting data was to the degree necessary for the thorough completion of this assignment. The only pertinent valuation technique to utilize in this instance is the Sales Comparison Approach. The Cost Approach would not provide a reliable indication of value due to the subjective nature in estimating all forms of depreciation. However, we did consider the cost associated with the flood damage of the home in our valuation analysis. The Income Capitalization Approach was considered, but is not applicable.

We researched the subject market area for the best available comparables for overall similar properties (vacant and improved). The best available sales are presented in a later section of this report. We also had discussions/correspondence with City officials to determine the subdivision options of the site and associated costs, as well as the impact fee credits that would be available upon the redevelopment.

³ *Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, 2024, Page 4.

NEIGHBORHOOD DATA

Briefly, the subject property is located in a growing area of the City of Zephyrhills, at the southwest corner of 16th Street and Alpha Avenue. The Alpha Estates subdivision is located adjacent to the south, west, and across the street to the north of the subject property, comprised largely of older modest-sized homes on 0.2±-acer to 0.3±-acre sites. Properties located across the street to the east, on the east side of 16th Street, are largely built up with newer and older homes, 1+-acre to 2.5±-acre homesites.

Many properties in the immediate vicinity along 16th Street and Alpha Avenue flooded during Hurricane Milton in late October 2024, including the subject property. The flooding occurred primarily due to a nearby retention pond to the west/southwest within the Alpha Village Estates development that overflowed during the hurricane. Reportedly, that is only time this neighborhood has flooded; this area is not located in a FEMA flood prone hazard area. Officials with the City of Zephyrhills are currently taking steps to expand drainage capacity for the subject neighborhood by purchasing properties in order to construct an additional retention pond.

The immediate location of the subject is in the northern portion of the City of Zephyrhills, about one-half mile east of Gall Boulevard/U.S. Highway 301, which is the location of the closest shopping. All other usual public utilities and municipal services are available.

The real estate market in West Central Florida, including the subject market, experienced dramatic value increases from early 2002 through mid-2006. From mid-2006 to late 2011, residential property values steadily declined. In early 2012, the residential market throughout West Central Florida began to strengthen, and property values generally increased from that time through mid-2022. Since mid-2022, while there have been some ups and downs in the market, and though there is considerably more inventory, property values have remained generally level.

NEIGHBORHOOD MAP



PROPERTY DATA

Date of Inspection

May 9, 2025

Date of Value

May 9, 2025

Owner of Record

David George Armstrong, with the following mailing address:

5117 Summerhill Drive
Zephyrhills, Florida 33542

Property Location

The subject property is located at 7251 16th Street, which is at the southwest of 16th Street and Alpha Avenue, in the northern portion of the City of Zephyrhills, in southeast Pasco County, Florida.

Legal Description

The complete legal description for the subject property, as shown on the last deed of transfer, is included in the Addenda of this report.

Real Estate Taxes and Assessments

The subject property is assessed by the Pasco County Property Appraiser's Office under Parcel ID Number 35-25-21-0010-09400-0010. The 2024 Just Value was \$250,591. The 2024 Assessed Value was \$106,810, and the 2024 Taxable Value is \$56,810, due to a \$50,000 homestead exemption. The 2024 real estate taxes were \$1,559.85, paid on November 27, 2024 in the amount of \$1,497.46, indicating a discount for early payment.

History of Subject Property

There have been no sale transactions on the property over the last three years, nor has the property been officially available for sale over this time-frame through the local Multiple Listing Service.

SITE DATA

Based on the site dimensions indicated in the legal description, we calculate the subject site size to be 36,946 square feet, or 0.849 acre, with 150.8 feet of frontage along the west side of 16th Street, and 245 feet of frontage along the south side of Alpha Avenue. The site has a gentle, downward, easterly slope, with a few scattered trees. The elevation of the east end of the site is about two feet below the elevation of 16th Street, while the elevation of the north end of the site is slightly above the elevation of Alpha Avenue. The property has some landscaping around the home that has been somewhat neglected in the recent past. There is a large mature oak on the property, adjacent to the southwest of the house.

The home is located in the east/central portion, oriented toward 16th Street, with a built-in one-car garage in the southerly portion of the home. A gravel driveway runs west from 16th Street to the location of the one-car garage.

There is an old well with an above-ground pump in the west/central portion of the site, situated on a concrete slab with a well tank. Until recently, a shed was next to the well, and it was likely damaged during the hurricane, so the shed is no longer in place. An aerial view of the subject property, dating to early 2023, is shown below:



Zoning/Land Use

The property is zoned R-2 (Single-Family Residential District), by the City of Zephyrhills, and located within the Residential Suburban-6 Land Use Plan Category, which is generally consistent with the zoning district. The lot size requirement for the zoning district is 8,000 square feet, with a minimum lot width requirement of 75 feet. This zoning district has a minimum front yard requirement of 20 feet; a minimum rear yard requirement of 10 feet; and a minimum side yard requirement of 10 feet. Permitted uses for the zoning district include single-family homes. A copy of the specifications for the zoning district is contained in the Addenda of this report.

SITE DATA

(Continued)

Floodplain Data

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Panel No. 12101C0293F, last revised on September 26, 2014, the subject property is located in Zone X, which is not a flood prone hazard area. As discussed, the subject and other surrounding properties in this area flooded during Hurricane Milton, which reportedly had never happened before.

Utilities

The property has the availability of all usual public utilities and municipal services, including central water, sewer, electricity, telephone, police/fire protection, and garbage collection.

Environmental Hazards

We are not qualified to detect hazardous building materials and/or contamination. We have no reason to believe that the property has any soil and/or groundwater contamination. This appraisal is specifically contingent upon it having no soil and/or groundwater contamination, building materials, nor any buried debris. Should it be found at a later date that the property has either, we would reserve the right to amend our value conclusion accordingly.

Easements/Encroachments

I am not aware of any material encroachments on the property, nor any easements that would materially impact the market value, and assume there to be none.

Subdivision Potential

Based on our conversations/correspondence with Rodney Corriveau, AICP, with the City, the City's Land Development Code has provisions for a three-lot subdivision that would be administratively approved as a certified parcel subdivision (CPS). The process involved with such a subdivision would involve having a surveyor prepare three new legal descriptions for each lot. The City's minimal application fees would be minimal, estimated to total \$75, per the City. According to Mr. Corriveau, the City would frown upon dividing the property in such a way that the existing house on the easterly 130±-foot portion would face east toward 16th Street, and one or two lots would face north, toward Alpha Avenue. The split must have the homes facing the same way. Therefore, if the owner were to utilize the existing home, it could not be legally subdivided. Now, in the 'as-if vacant' scenario, once the property improvements were removed, it is conceivable that the site could be subdivided into the three-lot CPS, with all three lots facing and being accessed from Alpha Avenue. Each lot would be an average of 81.67±'-wide x 150.8'-deep, or about 12,315± square feet each. According to Ms. Jackie Boges, Senior Code Specialist with the City of Zephyrhills, there would be no impact fees associated with the development of one new home on the property, with the development consisting of a similar-sized home; there would be impact fees due upon the development of a second and third home on the site. In our opinion, the costs associated with the demolition of the existing improvements would be approximately offset by the impact fee credits upon the redevelopment.

SITE DATA

(Continued)

Regarding any further value impacts to the immediate subject area resulting from the recent flooding (even though it is not in a flood zone area), we have no market information that would suggest a resulting diminution or stigma. In this instance, since we are not aware of any comparable sales in the immediate vicinity that would indicate a diminution or stigma to the subject property as a result of the flooding last year, and since the City of Zephyrhills is taking steps to rectify the matter, we will not apply any value diminution to the property that would be associated with a potential flooding stigma.

FLOODPLAIN MAP



Zone X – Panel No. 12101C0293F, effective September 26, 2014

Sketch of Property

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO										
File No.:		Parcel No.:								
Property Address:										
City:			County:			State:		ZipCode:		
Owner:					Client Address:					
Appraiser Name:			Inspection Date:							
SKETCH										
<div style="text-align: center;"> <h3>Alpha Avenue</h3> <p>S 89° 44' 56" E 245'</p> </div>										
Sketch by ApexSketch										
AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
SITE	Subject Site	1.0	36946.0	791.6	36946.0					
0 total items							(rounded)			0

IMPROVEMENTS DATA

As discussed, we were not provided access into the subject home, but we inspected the home from the exterior and peered through some of the windows in an effort to gain a general understanding of the condition and quality. Information related to the house is based on our visual inspection and the contractor's report on the home prepared by Kern's Family Construction Company, Inc. Our interpretation of the home's condition is assumed to be accurate. The original portion of the home is of masonry construction with a brick design in the stucco on the front/east elevation, and there is a rear addition that is of frame construction. The rear frame addition does not appear to be of the same quality as the rest of the home, which is of masonry construction.

The subject is improved with a one-story, ranch-style house that was built in 1976. The home reportedly has 3 bedrooms and 1.5 bathrooms (per the Property Appraiser's Office), with 1,828± square feet of living area. There is a built-in, relatively large one-car garage that is 384 square feet in size, a 96± square foot storage area in back of the garage, and a front screen porch that is 110± square feet. Extra features for the home include a fireplace. The site has a well/pump in the west/central portion.

The exterior needs a new coat of paint. The home has the original single-hung aluminum windows that appear to be in average condition. The main portion of the house has a composition shingle roof that appears to be in good shape, and the rear addition along the west elevation has a mono-ply roofing system. The roof is apparently in average condition with no apparent leaks. The rear addition has aluminum gutters and downspouts, but the rest of the home apparently has none. There are aluminum soffits around the home, a portion of which was apparently blown out by the hurricane. There was wood flooring in the home that was apparently damaged by the flooding. The sheetrock was damaged by the flooding and was not remediated; the sheetrock shows signs of mold. The air compressor, kitchen/appliances, and much of the interior of the home was impacted by flooding, as evidenced by the cost estimate that was provided to us.

According to the Kern's Construction estimate to address the flooding issues, the total cost to do so is \$157,696.25, including a 25% profit and overhead fee, which is reasonable. The cost estimate includes demo of the impacted items, electrical and plumbing allowances, new air conditioning, new insulation, framing, drywall, interior painting, a flooring allowance, and new kitchen countertops.

In the valuation analyses, we will first estimate the market value of the property considering the existing house, without consideration of the flooding impacts. Based on our visual inspection of the exterior, and through peering through some of the windows, it was evident that the home had some of the original features and some deferred maintenance. We will first address the market value of the property considering the home without the flooding, which will be followed by an analysis of the property/home in consideration of the Kern's Construction cost estimate.

SUBJECT PHOTOGRAPHS

The following photographs were taken at the time of the property inspection, on May 9, 2025.



Westerly view of the east/front elevations of the subject house, taken from the eastern boundary



Rear view of subject residence



Southerly view of westerly portion of property, taken from Alpha Avenue



Close-up view of damaged soffits on side elevation



Northwesterly view of front elevation of subject home



Northerly view of 16th Street, taken from the subject property



Close-up view of addition in back of the home



View of west/side elevation of subject home, showing the side garage door

HIGHEST AND BEST USE

According to *The Appraisal of Real Estate*, 15th Edition, 2020, the essential components of the analysis of highest and best are contained in the following definition of the term:

*“The reasonably probable use of property that results in the highest value.”*⁴

To be *reasonably probable*, the use must meet certain conditions:

- The use must be *physically possible* (or it is reasonably probable to render it so).
- The use must be *legally permissible* (or it is reasonably probable to render it so).
- The use must be *financially feasible*.

“Uses that meet the three criteria of reasonably probable uses are tested for economic *productivity*, and the reasonably probable use with the highest value is the highest and best use.”

The determination of the highest and best use results from the appraiser’s judgment and analytical skills, i.e.; the determination of highest and best use is an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use is the premise upon which value is based.

To determine the highest and best use of a particular property, attention must be given to physical and legal characteristics, as well as economic feasibility. The appraiser must consider the underlying land as if vacant and available for development, as well as the property as currently improved or proposed for development.

The highest and best use must be legally permissible, physically possible, financially feasible, and maximally productive.

As If Vacant

The subject site comprises 36,946± square feet, or 0.85 acre, with 150.8 feet of frontage along the west side of 16th Street, and 245± feet of frontage along the south side of Alpha Avenue. The property is zoned R2 (Single Family Residential District) and within the Residential Suburban Land Use Plan Category, by the City of Zephyrhills. The R2 zoning district has a minimum site size requirement of 7,500 square feet, and a minimum site width requirement of 80 feet. The property is too small for on-site infrastructure (such as roads), and given all of the road frontage, the site could be divided into three homesites as a parcel certification subdivision, with each lot facing/being access from Alpha Avenue, and each having an average site size of 81.67’ x 150.8’, or 12,315± square feet of land area. There would be some costs associated with the subdivision. Once divided, the highest and best use of the property, as if vacant, is for the development of a single-family residence on each of the three homesites.

⁴

The Appraisal of Real Estate, 15th Edition, Appraisal Institute, 2020, Pages 304-305.

HIGHEST AND BEST USE

(Continued)

As Improved

The property is improved with a one-story, ranch-style house that was built in 1976. The home has 3 bedrooms and 1.5 bathrooms, with 1,828 square feet of living area. There is a built-in one-car garage that is relatively large, and a front screen porch. The interior features include a fireplace.

The home was flooded during Hurricane Milton, and the total cost associated with making the necessary flood repairs, per a report prepared by Kern's Family Construction Company, Inc. would be \$157,696.25. Taking into consideration some additional needed costs, such as exterior repainting and landscape improvements, along with an entrepreneurial incentive to undergo the project, the total repair cost from a buyer's perspective would be in the range of \$200,000±.

As will be discussed in a later section, the total as-is value of the property, considering the needed repairs, is virtually identical to the market value of the underlying land. Therefore, in the as-is condition, the existing improvements have very little, if any, contributory value. That said, some buyers may make the necessary improvements to the home for the continued residential use, while others (probably most buyers) would raze the existing improvements in favor of a subdivision into three homesites cut directly off the south side of Alpha Avenue. In the valuation section, we will address the As-Is Market Value of the property assuming the house were to be repaired, and we will also estimate the market value of the underlying land.

METHOD OF VALUATION

In this instance, the only pertinent valuation technique to utilize in the appraisal of the subject property is the Sales Comparison Approach. We will first address the market value of the underlying land, which will be followed by a valuation analysis of the improved property. The Sales Comparison Approach is presented below.

SALES COMPARISON APPROACH

The Sales Comparison Approach involves a detailed comparison of the underlying land of the subject with similar properties that have sold in the subject market. This approach is based primarily on the "Principle of Substitution" which states:

"When several similar or commensurate commodities, goods, or services are available, the one with the lowest price attracts the greatest demand and widest distribution. This principle assumes rational, prudent market behavior with no undue cost due to delay. According to the principle of substitution, a buyer will not pay more for one property than for another that is equally desirable. Property values tend to be set by the price of acquiring an equally desirable substitute property. The principle of substitution recognizes that buyers and sellers of real property have options; i.e., other properties are available for similar uses."

In other words, a prudent investor/purchaser would not pay more to acquire a given property in the market, considering that an alternative property may be purchased for less.

The five basic steps in this analysis are listed below.

1. Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract. The characteristics of the properties such as property type, date of sale, size, physical condition, location, and land use constraints should be considered.
2. Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect "arm's length" market considerations. Verifications should also elicit additional information about the property and market to ensure that comparisons are credible.
3. Select the most relevant units of comparison used by participants in the market (e.g., price per acre, price per square foot, price per front foot, price per dwelling unit) and develop a comparative analysis for each unit.
4. Compare the subject property and comparable sale properties using all appropriate elements of comparison and adjust the sale price of each comparable appropriately, *or* eliminate the property as a comparable.
5. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values. In an imprecise

SALES COMPARISON APPROACH

(Continued)

market subject to varying occupancies and economies, a range of values may be a better conclusion than a single value estimate.⁵

The Sales Comparison Approach involves a detailed comparison of the subject lots with similar properties, which have recently sold in the same or competitive markets. This approach is based primarily on the “Principle of Substitution” which states:

“When several commodities or services with substantially the same utility are available, the lower price attracts the greatest demand and widest distribution.”

In other words, a prudent investor/purchaser would not pay more to acquire a given property in the market, considering that an alternative property may be purchased for less. The Sales Comparison Approach will be used to estimate the fair market value of the property in the as-is condition, as of the date of value.

We will first address the market value of the underlying land, followed by an as-is valuation analysis of the improved property, assuming the house were to be repaired, is addressed in the following pages.

The best available land sales are summarized on the following page.

⁵

The Appraisal of Real Estate, Appraisal Institute, 15th Edition, 2020, Pages 355

SALES COMPARISON APPROACH

(Continued)

Land Valuation Analysis

Comparable Land Sales Summary							
Sale #	Location	Date	Price	Site Size	Price Per Sq. Ft.	# of Potential Lots	Price Per Lot
Subject	7251 16 th St.	Current	N/A	36,946± sf	N/A	3	N/A
1	5820 13 th St.	5/2023	\$140,000	29,400± sf	\$4.76 psf	3	\$46,667/lot
2	NE/c 12 th St. & North Ave.	4/2025	\$285,000	37,500± sf	\$7.60 psf	5	\$57,000/lot
3	E/s Jason Dr.	3/2024	\$80,000	18,500± sf	\$4.32 psf	1	\$80,000/lot
4	38810 Margs Ct.	8/2022	\$55,000	10,918± sf	\$5.03 psf	1	\$55,000/lot

All the above-noted sales were purchased with market financing and had normal sale conditions, requiring no adjustments for these factors. The comparables all sold within the last three years, requiring no time adjustments.

As if vacant, the underlying subject site comprises 36,946± square feet and could be subdivided into three homesites cut directly off the south side of Alpha Avenue, each comprising an average of 12,315± square feet. There would be some subdivision expenses associated with the survey work and some minor City fees. Based on the above-noted, we are of the opinion that a reasonable market value for the underlying land is best represented at \$4.50 per square foot, calculated as follows:

$$36,946\pm \text{ Square Feet of Land Area } @ \text{ } \$4.50 \text{ Per Square Foot} = \$166,257$$

Taking into consideration the subdivision expenses and some site cleanup, along with capping the well, it is our conclusion that a reasonable market value for the underlying land is best represented at \$150,000.

Market Value Opinion of Underlying Land: \$150,000

If it turns out that the buyer of the subject has the intentions of purchasing the property in the as-is condition, with the house in place, taking into consideration that the demolition costs would be approximately offset by the impact fee credits upon the redevelopment, the market value of the underlying land with the house in place is the same as the market value of the underlying land without the house in place.

The valuation analysis of the property, assuming fix-up of the home, is addressed in the following pages.

SALES COMPARISON APPROACH

(Continued)

The below-noted analysis is made based on the Hypothetical Condition that the home was not flooded. Once this value opinion is determined, we will then address the As-Is Market Value, taking into consideration the needed repair costs.

SALES COMPARISON APPROACH									
ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3		COMPARISON 4	
Address	7251 16th St.	3862D Alpha Ave.		7716 Forbes Rd.		7359 Jason Dr.		39029 Ruann Ct.	
Proximity to Subject		1 Block							
Data Source/ Verification		MLS; Public Records		MLS; Public Records		MLS; Public Records		MLS; Public Records; Realtor	
Original List Price	\$ N/A		\$ 289,900		\$ 295,000		\$ 329,900		\$ 339,000
Final List Price	\$ N/A		\$ 275,000		\$ 289,000		\$ 329,900		\$ 339,000
Sale Price	\$ N/A		\$ 275,000		\$ 295,000		\$ 342,000		\$ 350,000
Sale Price % of Original List	%		0.95 %		1.00 %		1.04 %		103 %
Sale Price % of Final List	%		1.00 %		1.02 %		1.04 %		103 %
Closing Date	N/A	2/2024		2/2024		5/2024		5/12/2025	
Days On Market	N/A	22		11		14		9	
Price/Gross Living Area	N/A	\$ 211		\$ 184		\$ 180		\$ 195	
	DESCRIPTION	DESCRIPTION	+ (-) Adjustment	DESCRIPTION	+ (-) Adjustment	DESCRIPTION	+ (-) Adjustment	DESCRIPTION	+ (-) Adjustment
Financing	Market	Conv. Mtg.		Conv. Mtg.		Conv. Mtg.		Conv. Mtg.	
Concessions	N/A	None		Seller Paid	-11,525	Typical	-0-	Seller Paid	-8,000
Contract Date	N/A	2/11/2024		1/11/2024		4/31/2024		4/6/2025	
Location	Avg.	Similar		Similar		Similar		Avg.	
Site Size	36,946 sf	7,500 sf / pond	+70,000	20,000 sf	+50,000	25,395 sf	+40,000	22,842 sf	+45,000
Site Views/Appeal	Avg.	Avg.		Avg.		Avg.		Avg.	
Design and Appeal	Ranch	Ranch		Ranch		Ranch		Ranch	
Quality of Construction	Avg.	Avg.		Avg.		Avg.		Avg.	
Age	YB 1976	YB 1989		YB 1974		YB 1977		YB 1987	
Condition	Below Avg.	Avg.	-30,000	Avg.	-25,000	Avg.	-25,000	Avg.	-25,000
Above Grade Bedrooms	Bedrooms 3	Bedrooms 2	+5,000	Bedrooms 4		Bedrooms 3		Bedrooms 3	
Above Grade Baths	Baths 1.5	Baths 2	-3,000	Baths 2	-3,000	Baths 2	-3,000	Baths 2	-3,000
Gross Living Area	1,828 Sq.Ft.	1,303 Sq.Ft.	+20,000	1,600 Sq.Ft.	+10,500	1,903 Sq.Ft.	+3,800	1,798 Sq.Ft.	-0-
Below Grade Area	N/A	N/A		N/A		N/A		N/A	
Below Grade Finish	N/A	N/A		N/A		N/A		N/A	
Other Area	N/A	N/A		N/A		N/A		N/A	
Functional Utility	Typical	Typical		Typical		Typical	-1,500	Typical	
Heating/Cooling	CHA & Well Units	CHA	-2,500	CHA & mini-split	-1,500	CHA	-2,500	CHA	-2,500
Car Storage	Lg 1/c/gar	1/c/gar	+1,500	1/c/cp	+5,000	Att 2/c/gar	-5,000	2/c/gar	-5,000
	Well/pump	INF	+1,500	Similar		Similar		Similar	
						Scr. Porch	-4,000	Scr. Porch	-4,000
Net Adjustment (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	62,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	24,475	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	2,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-2,500
Adjusted Sale Price		Net Adj. 22.73 %		Net Adj. 8.30 %		Net Adj. 0.82 %		Net Adj. 0.71 %	
		Gross Adj. 48.52 %	\$ 337,500	Gross Adj. 38.11 %	\$ 319,475	Gross Adj. 24.60 %	\$ 344,800	Gross Adj. 28.42 %	\$ 347,500

*In this scenario with the subject house in place, the subject site is regarded as one homesite that cannot be divided. Also, the above-noted analysis is made based on the Hypothetical Condition that the house did not suffer from flood damage.

All four sales were purchased with market financing and had normal sale conditions, requiring no adjustments for these factors. All the sales took place within the last year-and-a-half, requiring no time adjustments. The above-noted sales adjustment grid is made without consideration of the flooding issues. At the conclusion of this analysis, we will make a deduction (including entrepreneurial incentive) for the needed improvements to the home that are associated to the hurricane/flooding damage.

SALES COMPARISON APPROACH

(Continued)

Based on discussions with City officials, if the existing house were to remain in place, the subject property could not be subdivided into additional lots due to policy requirements of the City of Zephyrhills. So, with the house in place, the subject property represents one relatively large homesite. This is taken into consideration in the estimate of the site value differentials noted above.

Valuation Analysis of Property Prior to Consideration of the Needed Improvements

Prior to Hurricane Milton, the subject house was already (apparently) in somewhat below-average condition, the home has only one-and-a-half bathrooms, and the rear frame addition does not appear to be of the same quality and function as the rest of the house, all of which are reflected in the Sales Adjustment Grid on the prior page. All four house sales were in superior condition in varying degrees. Though none of the four sales had been fully updated, they were more functional and in superior condition (even without consideration of the flood damage).

Making the appropriate adjustments to the comparables, the sales have an adjusted value for the subject ranging from \$319,475 to \$347,500, with an average of \$337,319. As discussed, we are not aware of any recent sales in the immediate neighborhood that took place after the storm and were impacted by flooding. Since there is no direct market evidence of any stigma associated with the flooding in the immediate neighborhood (though the property is not located in a flood zone), and also taking into consideration that the City of Zephyrhills is taking steps to rectify the matter related to flooding in the immediate neighborhood, we will not apply an additional deduction for stigma associated with the flooding.

It is our conclusion that a reasonable market value opinion based on the best comparables is \$340,000, prior to consideration of the needed repairs. As discussed, based on the Kern's Family Construction Company Estimate, the total cost associated with making the necessary repairs brought by the flooding is \$157,696.25. Including an amount for entrepreneurial incentive, and need for exterior paint and landscape improvements, it is our opinion that a reasonable total cost estimate for the condition is best represented at \$200,000. The market value of the subject in the as-is condition, based on the best improved comparable sales, is calculated as follows:

As-Is Market Value Opinion of Subject Property, Prior to Consideration of the Needed Flood Damage Repairs:	\$340,000
Less: Estimated Cost Associated with Making the Necessary Repairs, Including Entrepreneurial Incentive:	<u>(\$200,000)</u>
Total:	\$140,000

In the final analysis, we are of the opinion that the Market Value of the subject property, assuming the house were to be repaired, is best represented at \$140,000.

As-Is Market Value Opinion of Improved Property, Assuming the House were to be Repaired:	\$140,000
---	------------------

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
2. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
3. The statements of fact contained in this report are true and correct.
4. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
5. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
6. We have not previously prepared any appraisal analyses on the subject property.
7. We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
8. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
9. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
10. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
11. James M. Talley, Jr. made a personal inspection of the property (exterior of home) that is the subject of this report. Jamie M. Myers did not personally inspect the property.
12. As of the date of this report, James M. Talley, Jr. and Jamie M. Myers have completed the continuing education program for Designated Members of the Appraisal Institute.

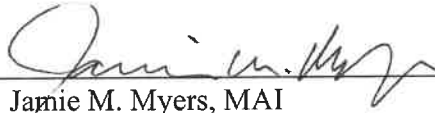
CERTIFICATION

(Continued)

13. No one provided significant real property appraisal or appraisal consulting assistance to the person(s) signing this certification.



James M. Talley, Jr., MAI, SRA
Vice President
State-Certified General Real Estate Appraiser RZ1649



Jamie M. Myers, MAI
President
State-Certified General Real Estate Appraiser RZ221

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser(s) in the report.

1. Use of or reliance on this appraisal or appraisal report, regardless of whether such use or reliance is known or authorized by the appraiser, constitutes acknowledgement and acceptance of these general assumptions and limiting conditions, any extraordinary assumptions or hypothetical conditions, and any other terms and conditions stated in this report.
2. The Appraiser(s) assumes no responsibility for matters of a legal nature affecting the properties appraised or the titles thereto, nor does the Appraiser(s) render any opinion as to the titles, which are assumed to be good and marketable. The properties are appraised as though under competent ownership and capable management.
3. Any sketches in the report may show approximate dimensions and is included to assist the reader in visualizing the properties. The Appraiser(s) has made no survey of the properties. The land areas have been calculated from available surveys and public maps. The legal descriptions, as given herein, are assumed to correctly set out the boundary lines of the properties.
4. The property is appraised free and clear of all encumbrances, unless otherwise noted.
5. Subsurface rights (mineral, oil, or water) were not considered in this report.
6. It is assumed that all water and sewer systems, as well as other utilities (whether existing or proposed), are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.
7. The Appraiser(s) is not required to give testimony or appear in court because of having made the appraisal with reference to the properties in question unless arrangements have been previously made therefor.
8. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
9. The Appraiser(s) assumes that there are no hidden or unapparent conditions of the property, subsoils, or structures, which would render it more or less valuable. The Appraiser(s) assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
10. Information, estimates, and opinions furnished to the Appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be

ASSUMPTIONS AND LIMITING CONDITIONS

(Continued)

true and correct. However, no responsibility for accuracy of such items furnished the Appraiser(s) can be assumed.

11. Unless otherwise stated in this report, the past or current existence of hazardous material or environmental contamination on, below or near the subject properties were not observed or known by the appraiser. The appraiser, however, is not qualified to detect such substances or make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the values of the property. Unless otherwise stated, the value estimates are predicated on the assumption that there is no such material on, below or affecting the property that would cause loss in values. No responsibility is assumed for any such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.
12. The subject property was appraised on an "as is" basis and the appraiser assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
13. It is assumed that the building are structurally sound and that all building systems (mechanical, electrical, HVAC, plumbing, roofing, etc.) are in good working order if not noted otherwise. If federal or local government regulations require significant expenditures to the property in addition to any deferred maintenance items noted, then the appraiser reserves the right to alter the value estimates accordingly and/or review the conclusions contained herein.
14. The appraiser is not a building or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see, and the appraiser is not qualified to determine the cause of the mold, the type of mold, or whether the mold might pose any risk to the property or its inhabitants. A building inspection or environmental inspection by a qualified professional is recommended.
15. This appraisal is made based on the assumption that none of the property improvements contain any lead-based paint. Should it be brought to our attention that lead-based paints have been used on the improvements, without having remedial work completed, we reserve the right to alter our value conclusions accordingly.
16. The subject gross sizes were estimated to the best of our ability and assumed to be correct. Reliance was placed on information provided by in the public records of Pasco County, as well as various published sources, i.e., soil surveys, flood maps, et al. If any of this information is determined to be flawed at a later date, we reserve the right to alter this appraisal and our opinions of value accordingly. The

ASSUMPTIONS AND LIMITING CONDITIONS

(Continued)

information presented is believed to be accurate and, therefore, the appraisal was based on this information.

17. Neither all nor any portion of the contents of this appraisal shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraiser, particularly as to valuation conclusions, identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation. Furthermore, neither all nor any offer, sale, or purchase of a security (as that term is defined in Section 2(I) of the Securities Act of 1993) without the prior express written consent of the appraiser.
18. Possession of this report or copy thereof does not convey any right of reproduction or publication, nor may it be used by anyone but the client, without the prior written consent of both the client and the appraiser, and, in any event, only in its entirety.
19. The Americans With Disabilities Act (ADA) enacted in 1990, provided civil rights protection to persons with disabilities. Title III of this act provides that persons with disabilities are to be provided access equal to, or similar to, that available to the general public in all areas of "public accommodations," which generally means any retail, recreation, social service or lodging establishment. It does not apply to "commercial facilities," which could be a single-tenant office or manufacturing facility, and generally does not require alterations to existing buildings, unless other alterations are made. This latter is subject to interpretation, but it should be assumed that any significant renovations requiring a building permit will also require that the buildings be brought to current handicap requirements for all or a portion of the building. The appraiser is not professionally qualified in these matters, this appraisal does not constitute an inspection as to compliance with the provisions of the act, and no responsibility is assumed for any known or unknown conditions related to the act, civil rights or building code provisions. A number of professional engineering firms specialize in these matters, and such professional advice should be obtained if any doubt as to conformity exists.
20. The subject property consists of a single-family residence, located at the southwest corner of 16th Street and Alpha Avenue, within the City of Zephyrhills. We were not provided with an updated survey, but based on the legal description, as confirmed by the Pasco County Property Appraiser's office, the site comprises 36,946± square feet of land area. The site has a rectangular shape, with 150.8 feet of frontage along the west side of 16th Street and 245 feet of frontage along the south side of Alpha Avenue. The subject is improved with an apparent dated one-story residence that was built in 1976. The home flooded in late October 2025 during Hurricane Milton and was not remediated. At the time of the inspection, due to likely mold in the home, we did not inspect the interior of the home, but we peered through windows in order to observe the condition and get an

ASSUMPTIONS AND LIMITING CONDITIONS

(Continued)

understanding of the quality features. Information regarding the home is based on a combination of our exterior inspection and public record information. Per the Pasco County Property Appraiser's Office, the house has 1,828± square feet of living area, with three bedrooms and one and a half bathrooms. Based on our measurements, the property appraiser's house size estimate is accurate. As part of the appraisal, we were provided with a report that was prepared by Kern's Family Construction, Inc., which addresses the costs associated with correcting the flood damage to the home. Our appraisal report is made based on the assumption that our site size and house size are accurate, and that contractor's report is accurate.

QUALIFICATIONS OF APPRAISER

JAMES M. TALLEY, JR., MAI, SRA

Graduated from Plant High School, Tampa, Florida, in 1981.

Graduated from Florida State University, with Bachelor of Science Degrees in Finance and Real Estate, in 1985.

Employed at Bay Area Appraisal Services from 1985 to April 1991.

Joined Lee Pallardy, Inc. in April 1991.

Vice-President of Lee Pallardy, Inc., since 2000.

Appraisal Institute Courses Completed:

1B-A Capitalization Theory and Techniques Part A

1B-B Capitalization Theory and Techniques Part B

1A-1 - Principles of Appraisal Theory

1A-2 Basic Valuation Procedures

Course 2-2 - Valuation Analysis and Report Writing

Course 550 – Advanced Applications

Appraisal of Complex Residential Properties

Course 720 – Condemnation Appraising – Advanced Topics and Applications

Standards of Professional Practice - Parts A & B - 1978, 1991 & 1996

Standards of Professional Practice, Part C – 2002

Florida State Law for Real Estate Appraisers – 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022

National USPAP Update Course – 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024

Online Analyzing Distressed Real Estate – 2004

Uniform Appraisal Standards for Federal Land Acquisitions – 2004

Scope of Work: Expanding Your Range of Services – 2006

Online Using Your HP12C Financial Calculator – 2006

Business Practices and Ethics – 2006, 2010, 2014, 2016, 2018, 2020, 2022

Residential Market Analysis and Highest & Best Use – 2007

Online Small Hotel/Motel Valuation – 2007

Introduction to GIS Applications for Real Estate Appraisers – 2007

Online Analyzing Operating Expenses – 2007

Florida Supervisor Trainee Roles and Rules – 2008, 2010

Valuation of Detrimental Conditions – 2010

Online Feasibility, Market Value, Investment Timing: Option Value – 2010

Appraisal Curriculum Overview – 2011

Residential Site Valuation and Cost Approach – 2012

Risky Business: Ways to Minimize Liability – 2012

REO and Foreclosures – 2012

The Dirty Dozen – 2014

Mortgage Fraud – Protect Yourself – 2014

Litigation Appraising: Specialized Topics and Applications -2016

Uniform Appraisal Standards for Federal Land Acquisitions - 2017

Real Estate Damages Seminar - 2018

Valuation of Donated Real Estate, Including Conservation Easements – 2020

A Dive into Houses with Labels & Styles – 2020

Inconsistency: It's Hiding in Plain Sight in Your Appraisal – 2021

Appraiser's Guide to Expert Witnessing – 2022

Diversify Your Practice with Assessment Appeals – 2022

Florida Appraisal Laws and Regulations – 2022, 2024

Fundamentals of Expert Witness Testimony – 2022

Learning From the Mistakes of Others: Appraisal Disciplinary Case Studies – 2022

QUALIFICATIONS OF APPRAISER

JAMES M. TALLEY, JR., MAI, SRA

(Continued)

Bifurcated and Hybrid Appraisals: A Practical Approach – 2022
The Fundamentals of Appraising Luxury Homes – 2022
Diversify Your Appraisal Practice with Estate Appraisals – 2022
Responding to a Reconsideration of Value – 2023
Divorce and Estate Appraisals: Elements of Non-Lender Work – 2024
Appraising Complex and Stigmatized Residential Properties – 2024
Appraising 2-4 Unit Residences – 2024

Qualified: - Expert Witness, Hillsborough, Pasco, and Hernando County Circuit Courts

Affiliations:

- MAI Member and SRA Member of the Appraisal Institute
- Certified General Real Estate Appraiser, State of Florida - Certification #RZ 0001649
- Registered Real Estate Broker/Salesman - State of Florida

Clients

Florida Department of Transportation	Old Republic National Title Insurance Company
Lykes Brothers	Commonwealth Land Title Insurance Company
Southwest Florida Water Management District	Carlton Fields, P.A.
City of Tampa	Fowler White Boggs Banker, P.A.
Hillsborough County	Hill Ward & Henderson
School Board of Hillsborough County	Macfarlane Ferguson & McMullen, P.A.
Hernando County	Johnston & Sasser, P.A.
Pasco County	Trenam Kemker
TECO	Forizs & Dogali, P.A.
The Bank of Tampa	City of Plant City
Hillsborough County Aviation Authority	City of Temple Terrace
St. Joe Company	Awerbach & Cohn, P.A.
Withlacochee River Co-Op	Lowndes Drosdick Doster Kantor & Reed, P.A.
Farm Credit of Central Florida	Fidelity National Title Group
The Salvation Army	Florida Department of Transportation – Districts 1 & 7
Barnett Bolt Kirkwood Long Koche & Foster	Butler Weighmaller Katz Craig, LLP


Specialty Areas


- | | |
|--|---|
| * Damage Studies (adjacent power lines, sinkhole properties, adjacent roadway impacts, etc.) | * Easement Valuations and Impacts |
| * Power Line/Gas Line Corridors | * Churches |
| * Eminent Domain | * Ranches/Farms |
| * Title Defects/Failures | * Industrial, Retail, Commercial Properties |
| * Diminution in Value Analyses | * Office Buildings |
| * Valuation of Minority Interests | * Large Acreage Tracts |
| * Construction Defects | * Lakefront properties |
| * Office Buildings | * Billboard sites |
| * Commercial Sites | * Environmental wetlands |
| | * Natural springs |
| | * All Single Family |

QUALIFICATIONS OF APPRAISER

JAMES M. TALLEY, JR., MAI, SRA

(Continued)


 Ron DeSantis, Governor

Melanie S. Griffin, Secretary 

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES


TALLEY, JAMES M JR
609 E JACKSON ST STE 200
TAMPA FL 33602-4933

LICENSE NUMBER: RZ1649


EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2024

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QUALIFICATIONS OF APPRAISER

JAMIE M. MYERS, MAI

Attended Jesuit High School, Tampa, Florida - graduated 1974; Attended Mercer University, Macon, Georgia - 1975; graduated from University of South Florida, Tampa, Florida - 1979 - Major - Finance.

Employed April 1979 to May, 1987 as an independent fee appraiser active in the appraising and analysis of single family, multi-family, industrial and other commercial properties within the West Coast Area of Florida.

Employed by Lee Pallardy, Inc. since June, 1987 as a real estate appraiser and salesman.

Extensive experience in appraising subdivision development, industrial/service center properties, office buildings, retail/shopping centers, apartment communities, hotels/motels, et al and a various assortment of developed and undeveloped land.

Member – Appraisal Institute

Expert Witness – Hillsborough County Courts, Middle District of Florida Bankruptcy Court, Hernando County Courts

Licensed Real Estate Broker - State of Florida

Certified General Real Estate Appraiser – State of Florida, Certification No. RZ0000221

Appraisal Institute Courses:

- Course I-A-1/VIII-I - Real Estate Appraisal Principles
- Course I-A/II - Basic Valuation Procedures
- Course I-BA - Capitalization Theories & Techniques-A
- Course I-BB - Capitalization Theories & Techniques-B
- Course II-1 - Case Studies in Real Estate Valuation
- Course II-3/VII-3 - Standards of Professional Practice
- Exam 2-2 - Valuation Analysis & Report Writing
- Comprehensive Exam
- Course #101 - Principles of Real Estate
- Course #201 - Applied Income Property Valuation
- Narrative Report Writing Seminar
- R-2 Examination
- Real Estate Principles and Practices I

QUALIFICATIONS OF APPRAISER

JAMIE M. MYERS, MAI

(Continued)

Continuing Education Courses and Seminars:

- Artificial Intelligence, Blockchain, & Metaverse (November 2024)
- National USPAP Update Course (September 2024)
- Florida Appraisal Law Update (October 2024)
- Capital Reserve Studies: A Business Opportunity for Appraisers (October 2023)
- Fundamentals of Expert Witness Testimony (September 2023)
- Divorce and Estate Appraisals: Elements of Non-Lender Work (September 2023)
- Risk & Equity's Role (March 2023)
- Appraiser's Guide to Expert Witnessing (November 2022)
- Appraisal of Medical Buildings (October 2022)
- Analyzing Operating Expenses (October 2022)
- Florida Appraisal Law Update (September 2022)
- National USPAP Update Course (September 2022)
- A Dive into Houses with Labels & Style (November 2020)
- Business Practices and Ethics (October 2020)
- Florida Appraisal Law Update (July 2020)
- Valuation of Donated Real Estate, Including Conservation Easements (June 2020)
- National USPAP Update Course (June 2020)
- Online Subdivision Valuation (October 2018)
- Online Forecasting Revenue (September 2018)
- Appraising Automobile Dealerships (August 2018)
- Florida Appraisal Law Update (July 2018)
- National USPAP Update Course (July 2018)
- Impacts of Tax Reform on Real Estate and Appraisal (2017)
- Legal Trends and Issues Impacting Appraisers and Appraisal Firms (2017)
- Online Analyzing Operating Expenses (November 2016)
- Online Cool Tools: New Technology for Real Estate Appraisers (October 2016)

Summary of Clients and Property Types Appraised:

CLIENTS

Carlton Fields, Attorneys At Law
Department of Environmental Protection
Florida Department of Transportation
Fowler White Boggs, Attorneys At Law
Hillsborough County Real Estate Department
Numerous Matrimonial & Estate Attorneys
Numerous Property Owners & Investors
Regions Bank
Southwest Florida Water Management District
The Bank of Tampa
Wells Fargo Bank
City of Tampa
AdventHealth
Tampa General Hospital


PROPERTY TYPES APPRAISED


All types of vacant land
Anchored Shopping Centers
Apartment Complexes
Churches
Daycare Facilities
Professional and Medical Office Buildings
Restaurants
Retail Centers
Single-Tenant and Multi-Tenant Office Buildings
Subdivisions
Townhome Developments
Warehouses

QUALIFICATIONS OF APPRAISER

JAMIE M. MYERS, MAI

(Continued)


 Ron DeSantis, Governor

Melanie S. Griffin, Secretary 

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES


MYERS, JAMIE M
609 E JACKSON ST #200
TAMPA FL 33602


LICENSE NUMBER: RZ221

EXPIRATION DATE: NOVEMBER 30, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/25/2024

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ADDENDA

DEFINITION OF APPRAISAL TERMS

The following is a list of commonly used appraisal terms and their respective definitions. These definitions were provided by the *Dictionary of Real Estate Appraisal*, 7th Edition, Chicago: Appraisal Institute, 2022, unless footnoted otherwise.

ACCESS – The ability to enter or pass to a site from a route, or to a route from a site or a building. For instance, curb cuts, turn lanes, turn lights, water and sewer taps, doorways, hallways, driveway entrances and exits, and even satellite dishes may be considered to provide access. Access is further broken down into legal access and physical access.

ACCESSIBILITY – The degree of convenience or inconvenience involved in moving people, goods, and services between different loci of activity.

APPRAISAL – (n.) The act or process of developing an opinion of value; an opinion of value. (adj.) of or pertaining to appraising and related functions such as appraisal practice or appraisal services. (USPAP, 2024 Edition)

APPRAISAL REPORT – The final communication, written or oral, of an appraisal or review transmitted to the client. Finality is evidenced by the presence of the valuer's signature in a written report or a statement of finality in an oral report. All communications to the client prior to the final communication must be conspicuously designated as such. (SVP, CPE)

ARM'S LENGTH TRANSACTION – A transaction between unrelated parties who are each acting in his or her own best interest.

ARTERIAL – A major through street that carries a large volume of traffic and serves as a primary access corridor for a community.

CASH-EQUIVALENT PRICE – The sale price of a property that is equivalent to what a cash buyer would pay.

CENSUS TRACT – A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units. (U.S. Census Bureau)

CONCURRENCY LAWS – Laws in certain states that link or tie the approval of new development to the availability of infrastructure capacity concurrent with the anticipated impacts of such development. Concurrency is often used by local governments to control growth and ensure that roads, stormwater, parks, solid waste, water, sewer, and mass transit facilities will be available at the same time new development creates the need.

CORNER INFLUENCE – The effect on value produced by a property's location at or near the intersection of two streets; the increment of value or loss in value resulting from this location or proximity.

DEFINITION OF APPRAISAL TERMS

(Continued)

COST APPROACH – A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised.

EASEMENT – The right to use another’s land for a stated purpose.

EXPOSURE TIME – Exposure time is defined by the Appraisal Standards Board of the Appraisal Foundation as: “an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”⁶

FEE SIMPLE ESTATE - The most complete form of ownership is the fee simple estate—i.e., the *absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*⁷

HIGHEST AND BEST USE – The Highest and Best Use may be defined as “*The reasonably probable use of property that results in the highest value*”.⁸ To be *reasonably probable*, traditionally a use must meet certain conditions:

- The use must be *physically possible* (or it is reasonably probable to render it so).
- The use must be *legally permissible* (or it is reasonably probable to render it so).
- The use must be *financially feasible*.

INCOME CAPITALIZATION APPROACH – Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income.

INTENDED USE – The use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.⁹

INTENDED USER – The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.¹⁰

⁶ *Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, 2024, Page 4.

⁷ *The Appraisal of Real Estate*, 15th Edition, Appraisal Institute, 2020, Page 60.

⁸ *The Appraisal of Real Estate*, 15th Edition, Appraisal Institute, 2020, Pages 304-305.

⁹ *Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, 2024, Page 5.

¹⁰ *Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, 2024, Page 5.

DEFINITION OF APPRAISAL TERMS

(Continued)

INTERIM USE – The use contemplated by the market participants that the subject real estate can be put to while waiting for certain subsequent factors to occur. Examples include farming the land in a developing area waiting on sewers to be available or establishing a used car sales lot until the demand for retail uses is strong enough to support a new facility. Many times these are used to defray holding cost expenses, e.g. real estate taxes.

MARKET VALUE – “Value’ as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied.”¹¹

MASTER PLAN – A comprehensive, long-range official plan that guides the physical growth and development of a community, combined with the basic regulatory and administrative controls needed to attain the physical objectives; includes land use plan, thoroughfare plan, community facilities plan, and public improvements program. Master plans are usually revised periodically (e.g., every five years). In some jurisdictions, the master plan takes precedence over the existing zoning; also called *city plan*, *general plan*, or *comprehensive plan*.

NEIGHBORHOOD – A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.

SALES COMPARISON APPROACH – The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.

SCOPE OF WORK – The type and extent of research and analyses in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to, the following: 1) The type of data and the extent of research and analyses. 2) the type and extent of research and analyses in an appraisal or appraisal review assignment.¹²

SPECIAL-PURPOSE PROPERTY – An improved property with a unique physical design, special construction materials, or layout that particularly adapts its utility to the use for which it was built and may be costly to modify to another use.¹³

TAKING – The acquisition of a parcel of land through condemnation.

¹¹ Florida Department of Transportation, *Right of Way Manual, Section 6.2 – Supplemental Standards of Appraisal*, revised January 1, 2014, Page 6-2-15.

¹² *Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, 2024, Page 6; *The Dictionary of Real Estate Appraisal*, 7th Edition, Appraisal Institute, 2022, Page 171.

¹³ *The Dictionary of Real Estate Appraisal*, Appraisal Institute, 7th Edition, 2022, Page 178.

LEGAL DESCRIPTION

Commencing at the Southeast corner of Tract 110, ZEPHYRHILLS COLONY COMPANY LANDS, in Section 35, Township 25 South, Range 21 East, as recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida, run North $0^{\circ}15'04''$ East, 806.81 feet; thence North $89^{\circ}44'56''$ West, 35.0 feet for a Point of Beginning, said Point of Beginning lying on the Westerly right of way line of 16th Street; thence continue North $89^{\circ}44'56''$ West, 245.0 feet; thence North $0^{\circ}15'04''$ East, 150.80 feet; thence South $89^{\circ}44'56''$ East, 245.0 feet to the said Westerly right of way line of 16th Street; thence South $0^{\circ}15'04''$ West, 150.80 feet to the Point of Beginning, said parcel being a portion of Tract 94, ZEPHYRHILLS COLONY COMPANY LANDS, in Section 35, Township 25 South, Range 21 East, as recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

KERN'S FAMILY CONSTRUCTION COMPANY INC. REPORT

Kerns Family Construction Company, Inc.
CBC1255980
 5031 Airport Rd
 Zephyrhills, FL 33542 US
 8139960772
 LINDA@KFC-INC.COM
 WWW.KFC-INC.COM

Estimate



ADDRESS
City of Zephyrhills -

ESTIMATE #	DATE
1732	04/30/2025

ACTIVITY	AMOUNT
Flood Damage 7251 16th St	
Rehab	2,500.00
Permitting Allowance	
Rehab	11,947.00
Demo Allowance	
Rehab	1,650.00
Builders Risk Allowance	
Rehab	2,000.00
Dumpster Allowance	
Rehab	810.00
Portolet Allowance	
Rehab	12,000.00
Standard Electrical Allowance	
Rehab	4,000.00
Plumber Allowance	
Rehab	950.00
Plumbing Fixture Allowance	
Rehab	10,000.00
HVAC Allowance	
Rehab	7,200.00
Insulation Allowance	
Rehab	7,500.00
Misc Framing Allowance if applicable	
Rehab	12,500.00
Drywall Allowance	
Rehab	7,000.00
Interior Doors & Trim Allowance Labor and Materials	
Rehab	1,000.00
Door Hardware Allowance	
Rehab	8,500.00

Credit Cards are accepted at a 3.5% Convenience Fee.

KERN'S FAMILY CONSTRUCTION COMPANY INC. REPORT

(Continued)

ACTIVITY	AMOUNT
Interior Painting Allowance	
Rehab Base Cabinetry Allowance Labor and Materials	11,200.00
Rehab Countertop Allowance	4,000.00
Rehab Standard Flooring Allowance - Labor and Materials	15,000.00
Rehab Bathroom Tile Allowance - Labor and Materials	6,400.00
Rehab GC OH & Fee	31,539.25
SUBTOTAL	157,696.25
TAX	0.00
TOTAL	\$157,696.25

Accepted By

Accepted Date

Credit Cards are accepted at a 3.5% Convenience Fee.

PURCHASE ORDER



City of Zephyrhills
 5335 8th Street
 Zephyrhills, FL 33542
 (813) 780-0000

Bill To
 City of Zephyrhills
 Maintenance Yard
 39421 South Avenue
 Zephyrhills, FL 33542

Ship To
 City of Zephyrhills
 Maintenance Yard
 39421 South Avenue
 Zephyrhills, FL 33542

Vendor
LEE PALLARDY INC
 609 E. JACKSON ST #200
 TAMPA, FL 33602

Purchase Order

Fiscal Year 2025 Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, AND SHIPPING PAPERS.

Purchase Order Number **20250900**

Purchase Order Date **04/22/2025**

Department Streets

VENDOR PHONE NUMBER	VENDOR EMAIL	VENDOR NUMBER	REQUISITION NUMBER	DELIVERY REFERENCE
813-221-3700X302	JMYERS@LEEPALLARDYINC.COM	3284	698	

NOTES
 The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading

ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	Appraisal Services at 7251 16th Street GL #: 01003800 - 531000	1.0000	EACH	\$5,500.0000	\$5,500.00

This instrument has been audited in the manner required by local government regulations and laws. Your jurisdiction's specific legal text may be placed in this area.

City Manager

Total Est. Price **\$5,500.00**

Purchase Order Total **\$5,500.00**