



THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA

PROCUREMENT & DISTRIBUTION SERVICES

2700 Judge Fran Jamieson Way

Viera, FL 62940

APRIL, 14, 2025

25-0663-Q-HD, **CONTINUING CONTRACT FOR** **CONSTRUCTION MANAGEMENT SERVICES**

REQUEST FOR QUALIFICATION



CONSTRUCT TWO GROUP -
Construction Management

11.1 - Project Team of Personnel

- A. Organizational Chart and Small/Minority Business Utilization*
 - B. Key Team Members Identification*
 - C. Individual Team Member Profiles*
 - D. One-Page Resumes*
 - E. Team Experience in K-12 Construction Management*
 - F. Familiarity with Brevard Public Schools*
 - G. Plan for Familiarization with Brevard Public Schools*
 - H. Impact of Firm and Team Location on Performance*
 - I. Location Impact on Schedule, Coordination, and Budget*
 - J. Current Project Workload and Management*
 - K. Team's Recent Construction Management Examples*
-

11.2 - Project Approach

- A. Identify primary subcontractors (name, location, contact info) for:*
 - 1.Mechanical 2.Electrical 3.Low voltage 4.Plumbing 5.Controls 6.Roofing 7.Structural pavilions 8.Paving 9.Athletic field facilities - artificial turf 10.Architectural finishes
 - B. Describe preconstruction process (two pages max)*
 - C. Explain use of allowances vs. actual bid results in GMP proposals (one page max)*
 - D. Detail management of material cost escalation in GMP proposals (one page max)*
 - E. Approach for \$7M elementary classroom addition on occupied campus (two pages max)*
 - F. Approach for high school football field conversion to artificial turf with stadium upgrades (two pages max)*
 - G. Approach for high school swimming pool upgrade*
 - H. Approach for \$4M electrical, fire alarm and low voltage system renewal at middle school*
 - I. Approach for renovating deteriorated outdoor basketball courts at 4 elementary schools*
 - J. Describe collaboration with design professionals and district staff for best value; provide 1-3 cost savings examples (two pages max)*
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11.3 - Project and Financial Management

- A. Project Team Management and Primary Contact Points*
- B. Owner-Direct Purchases Facilitation Process*
- C. Quality Control/Quality Assurance Process*
- D. Asset Management Process*
- E. Project Close-Out Sequence*
- F. Summer Construction Project Delay Management*
- G. District Work Prioritization and Project Acceptance*

11.1 – Project Team of Personnel

A. Organizational Chart and Small/Minority Business Utilization

B. Key Team Members Identification

C. Individual Team Member Profiles

D. One-Page Resumes

E. Team Experience in K-12 Construction Management

F. Familiarity with Brevard Public Schools

G. Plan for Familiarization with Brevard Public Schools

H. Impact of Firm and Team Location on Performance

I. Location Impact on Schedule, Coordination, and Budget

J. Current Project Workload and Management

K. Team's Recent Construction Management Examples

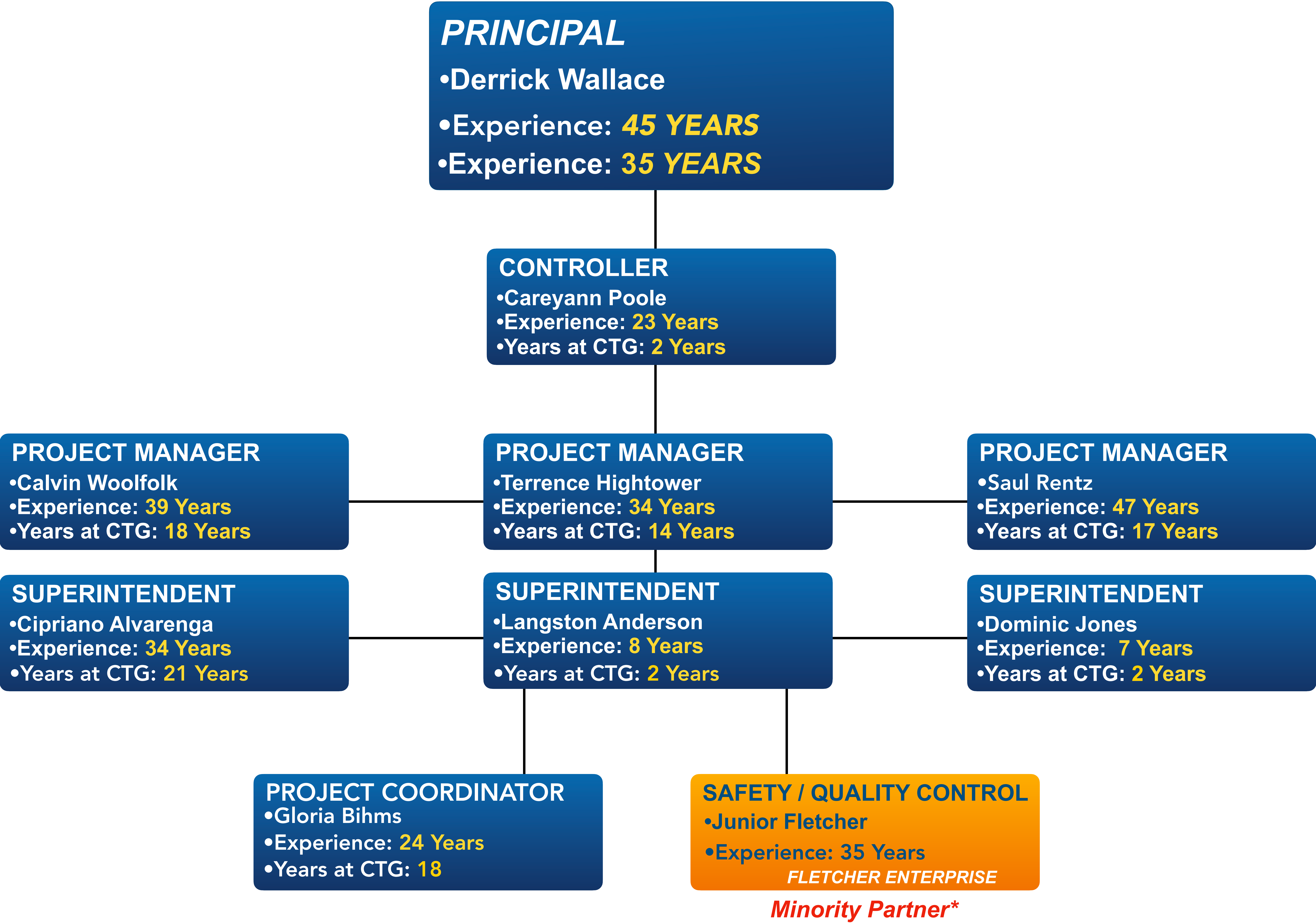
REQUEST FOR QUALIFICATION

25-0663-Q-HD

APRIL, 14, 2025

Project Team Personnel

A. Provide an organizational chart for the project team and identify any small/minority business utilization



Brevard County Proposed Team

- Principal - 1
- Project Manager - 3
- Superintendent - 3
- Project Coordinator - 1
- Safety - 1
- Controller / Accounting - 1

Minority Partner - Fletcher Enterprise*

B. Identify the following team members:

1. Principal in Charge of the Project
2. Project Manager(s) (up to 3)
3. Site Superintendent(s) (up to 5)
4. Other Key Personnel (up to 5)

1.Principal in Charge of the Project

- Derrick Wallace*
-

2.Project Managers

- Calvin Woolfolk*
 - Terrence Hightower*
 - Saul Rentz*
-

3.Site Superintendent

- Cipriano Alvarenga*
 - Langston Anderson*
 - Dominic Jones*
-

4.Other Key Personnel

- Gloria Bihms*
- Careyann Poole*
- Junior Fletcher*

Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:

- 1. Where is this individual located?*
- 2. How long has this individual been employed by this respondent?*
- 3. Years of relevant experience?*
- 4. Education, licenses, certifications or accreditation?*
- 5. What is this individual's length of experience with the project team?*
- 6. Give 3 examples of specific experience relevant to this scope of work.*

**EACH TEAM MEMBER WILL
BE LISTED ON THE FOLLOWING
PAGES**

Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:

1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual’s length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Principal in Charge of the Project - *Derrick Wallace*

1. *Where is this individual located?:Orlando,Florida* (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. *How long has this individual been employed by this respondent?: 35 YEARS*

3. *Years of relevant experience? : 45 YEARS*

4. *Education, licenses, certifications or accreditation?*

Education:

•FLORIDA A&M UNIVERSITY BS - ACCOUNTING

License:

•CERTIFIED GENERAL CONTRACTOR FLORIDA : #CG-C061471

5. *What is this individual’s length of experience with the project team?: 35 YEARS*

6. *Give 3 examples of specific experience relevant to this scope of work.*

Construction Management Services (CMS)

FAMU Development Research School - CMS

116,434 square foot educational campus was constructed featuring six buildings for K-12 education, including classrooms, administration, cafeteria/auditorium, media center, and gymnasium. The complex incorporates energy-efficient lighting, smart boards, wireless network connectivity, and a TV production studio. Through value engineering, the construction team saved the owner over \$1.5 million while providing comprehensive services from pre-construction to commissioning, completing the project in 19 months. *Occupied Campus**

Client

Florida A&M University
2400 Wahnish Way
Tallahassee, Florida
Phone: (850) 599-3197

Role: Project Manager

Project Size: 116,436 Square Feet

Project Cost: \$24 Million

Present Status: Completed



Sligh Middle School Gymnasium - CMS

A new addition to the middle school’s \$3.1 million, 12,000 square feet gymnasium. A one-story building constructed with tilt-up concrete slabs, structural steel roof, and secured steel doors to several entrances. The interior consisted of acoustical ceilings, and ceramic tile in addition to resilient athletic sports flooring, telescoped bleachers, and covered walkway canopies. A complete chiller replacement and upgrades to the electrical systems completed the project. *Occupied Campus**

Client

General Manager of Construction
Hillsborough School District
Phone: (813) 272-4112

Role: Project Manager

Project Size: 12,000 s.f.

Project Cost: \$3.1 Million

Present Status: Completed



Hulk Roller Coaster - CMS

The challenges of a must have available date and incorporating systems used for the first time in this configuration stressed the need for us to rapidly provide objective insight on feasibility, design choices, cost and associated risk. To meet these challenges, we switched from corporate to site basedValue Engineering support. This greatly accelerated our ability to manage change and cost.

Client

Universal City Property Management, LLC
9751 Universal Boulevard
Orlando, FL 32819
Phone: (407) 832-9928

Role: Project Manager

Project Size: 15,000 s.f.

Project Cost: \$12.4 million

Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:

1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Project Manager - Calvin Woolfolk

1. Where is this individual located?:Orlando,Florida (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. How long has this individual been employed by this respondent? : 18 YEARS

3. Years of relevant experience?: 39 YEARS

4. Education, licenses, certifications or accreditation?

Education:

•FLORIDA A&M UNIVERSITY
BS IN ARCHITECTURAL/CONSTRUCTION
ENGINEERING TECHNOLOGY

Accreditation:

•CPR AND FIRST AID METHODS
•OSHA 30
•STORM WATER MANAGEMENT

5. What is this individual's length of experience with the project team? : 17 YEARS

6. Give 3 examples of specific experience relevant to this scope of work.

Construction Management Services (CMS) / Continuing Services (CS)

OCPS Riverside Elementary School - CMS

Mr. Woolfolk was the project manager for this project which consisted of the construction of a two story 24,000 sf classroom addition on an occupied campus,. The project was completed on time. *Occupied Campus**



Client

Orange County Public Schools
400 E South St #2, Orlando, FL 32801
Phone: (407) 836-7396

Role: Project Manager

Project Size: 24,000 sf

Project Cost: \$5,000,000

Present Status: Completed

Valencia College Robotic Lab - CMS

Mr. Woolfolk was the project Manager for this project which consisted of the remodel and renovation of an existing space, converting existing classrooms in robotics laboratories. This project was on an occupied campus requiring detailed coordination with the school staff.. The project was completed on time. *Occupied Campus**



Client

Valencia College Student Services Building
1800 S Kirkman Rd,
Orlando, FL 32811
Phone: (407) 299-5000

Role: Project Manager

Project Size: 7,000 s.f.

Project Cost: \$934,000.00

Present Status: Completed

Universal Studios Continuing Service Project Epic 962

Mr. Woolfolk was the project for this continuing service project, the scope of work involved the replacement and upgrade of existing site signage, re-finishing of parking lots. The project was completed on time. *Continuing Services**



Client

Universal City Property Management, LLC
9751 Universal Boulevard
Orlando, FL 32819
Phone: (407) 832-9928

Role: Project Manager

Project Size: 5,000 s.f.

Project Cost: \$224,528

Present Status: Completed

Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:
1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Project Manager - Terrence Hightower

1. Where is this individual located?:Orlando,Florida (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. How long has this individual been employed by this respondent?: 14 YEARS

3. Years of relevant experience? : 34 YEARS

4. Education, licenses, certifications or accreditation?

Education:

•FLORIDA A&M UNIVERSITY
BS ARCHITECTURAL/
CONSTRUCTION ENGINEERING
TECHNOLOGY

Accreditation:

•ASSOCIATED BUILDERS AND CONTRACTORS, INC.
-ASSOCIATED GENERAL CONTRACTORS OF AMERICA
•OSHA 10/30 CERTIFICATION ADVANCED MOT
-CERTIFICATION LEADERSHIP WINTER PARK CLASS 27

•LEADERSHIP WINTER PARK ALUMNI COUNCIL
-IBUILD CENTRAL FLORIDA BOARD OF DIRECTORS
TIER 1 CERT. / FLORIDA WORKFORCE PROFESSIONAL

5. What is this individual's length of experience with the project team?: 14 YEARS

6. Give 3 examples of specific experience relevant to this scope of work.

Continuing Services (CS)

Bethune Cookman University Continuing Service Project Taylor Development Center

Mr. Hightower was the project manager for this continuing service project, the scope of work involved the replacement and upgrade of existing finishes for the 12,000sf of existing space. The project was completed on time.

Occupied Campus Continuing Services**

Client

Universal Studios
1000 Universal Studios Plaza,
Orlando, Florida 32821
Phone: 407-222-6671

Role: Project Manager

Project Size: 12,000 s.f

Project Cost: \$76,000.00

Present Status: Completed



Bethune Cookman University Continuing Service Project Lee Rhyant Life Center

Mr. Hightower was the project manager for this continuing service project, the scope of work involved the replacement and upgrade of existing finishes and upgrades to electrical systems for the 4,000sf of existing space. The project was completed on time *Occupied Campus* Continuing Services**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Project Manager

Project Size: 22,000 s.f

Project Cost: \$315,000

Present Status: Completed



Universal Studio Continuing Service Project Chiller Plant

Mr. Hightower was the project manager for this continuing service project which was the addition of 1,800 sf 30 ton chiller plant at Universal Studios main park campus. The project was completed on time. *Continuing Services**

Client

Universal Studios
1000 Universal Studios Plaza,
Orlando, Florida 32821
Phone: 407-222-6671

Role: Project Manager

Project Size: 1,800 s.f

Project Cost: \$1,869,472

Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:

1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Project Manager - Saul Rentz

1. **Where is this individual located?:** Cocoa,Florida (Approximately 8.6 miles - 18 minutes from Brevard County Public School District)

2. **How long has this individual been employed by this respondent?:** 17 YEARS

3. **Years of relevant experience? :** 47 YEARS

4. **Education, licenses, certifications or accreditation?**

Education:

•FLORIDA A&M UNIVERSITY
Coursework in Management and Finances

5. **What is this individual's length of experience with the project team? :** 17 YEARS

6. **Give 3 examples of specific experience relevant to this scope of work.**

Construction Management Services (CMS) / Continuing Services (CS)

OCPS - Howard Middle School Renovation - CMS

Mr. Rentz managed OCPS Howard Middle School's \$14.2M renovation (100,000 sq.ft.), delivering on-time results in an occupied campus. He led superintendents, coordinators, and staff while overseeing cost management, estimation, and subcontractor relations. Regular reporting to Principal Wallace maintained transparent communication throughout the project.

*Occupied Campus**

Client

Orange County Public Schools
400 E South St #2, Orlando, FL 32801
Phone: (407) 836-7396

Role: Project Manager

Project Size: 100,000 s.f.
Project Cost: \$14,200,000
Present Status: Completed



Bethune Cookman University Continuing Service Project Registrar and Bursar Office

Mr. Rentz managed the \$315,000 Bethune Cookman University Continuing Service Project, converting 3,800 s.f. of existing space into offices and conference rooms for the Registrar and Bursar Office. Completed on time in July 2023, the renovation project successfully delivered all required functional improvements within established parameters. *Occupied Campus**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Project Manager

Project Size: 3,800 s.f
Project Cost: \$315,000
Present Status: Completed



Bethune Cookman University Continuing Service Project Lemerand Nursing Building

Mr. Rentz led superintendents and subcontractors for Bethune Cookman University's Lemerand Nursing Building renovation. As Project Manager, he ensured timely completion of this \$315,000, 22,000 sq. ft. project while maintaining operations on an occupied campus.

*Occupied Campus**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Project Manager

Project Size: 22,000 s.f
Project Cost: \$315,000
Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:

1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Superintendent - Cipriano Alvarenga

1. **Where is this individual located?**Geneva,Florida (Approximately 49 miles - 49 minutes from Brevard County Public School District)

2. **How long has this individual been employed by this respondent?:** 17 YEARS

3. **Years of relevant experience?:** 34 YEARS

4. **Education, licenses, certifications or accreditation?**

Accreditation:

- Florida Building Codes
- OSHA-10
- CPR and First Aid

5. **What is this individual's length of experience with the project team? :** 17 YEARS

6. **Give 3 examples of specific experience relevant to this scope of work.**

Construction Management Services (CMS) / Continuing Services (CS)

OCPS Clay Springs Elementary - CMS

Mr. Alvarenga was the project superintendent for this project which consisted of new classroom and administration building on an occupied campus. This project required detailed coordination with the school staff especially with tie ins to existing utilities. The Construction Management project was completed on time. *Occupied Campus**

Client

Orange County Public Schools
400 E South St #2, Orlando, FL 32801
Phone: (407) 836-7396

Role: Superintendent

Project Size: 82,000 s.f.

Project Cost: \$16,000,000

Present Status: Completed



Bethune Cookman University Continuing Service Project Registrar and Bursar Office

Mr. Alvarenga was the project superintendent for this continuing Construction Management service project, the scope of work involved the remodeling and renovation to an existing space converting it into offices and conference rooms. The Construction Management project was completed on time.

*Occupied Campus**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Superintendent

Project Size: 3,800 s.f

Project Cost: \$315,000

Present Status: Completed



Universal Studio Continuing Service Project Chiller Plant

Mr. Alvarenga was the project superintendent for this continuing service project, the scope of work involved addition of 1800sf chiller building with two 30ton chillers at Universal Studios main campus park. The Construction Management project was completed on time.

Client

Universal Studios
1000 Universal Studios Plaza,
Orlando, Florida 32821
Phone: 407-222-6671

Role: Superintendent

Project Size: 1,800 s.f

Project Cost: \$1,869,472

Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:

1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Superintendent - Langston Anderson

1. **Where is this individual located?:**Orlando,Florida (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. **How long has this individual been employed by this respondent? :** 2 years

3. **Years of relevant experience?:** 8 years

4. **Education, licenses, certifications or accreditation?**

Education:

•TUSKEGEE UNIVERSITY

MS in Agricultural and Resource Economics
BS in Construction Science Management

Accreditation :

•OSHA 30

•Six Sigma Green Belt

•Haag Certified Inspector

•CPR Certification

5. **What is this individual's length of experience with the project team? :** 2 YEARS

6. **Give 3 examples of specific experience relevant to this scope of work.**

Construction Management Services (CMS) / Continuing Services (CS)

OCPS North Lake Elementary - CMS

Mr. Anderson was the project superintendent for this project which consisted of the upgrade of the existing HVAC and Controls system. This project was on an occupied campus requiring detailed coordination with the school staff.. The Construction Management project was completed on time.. *Occupied Campus**

Client

Orange County Public Schools
400 E South St #2, Orlando, FL 32801
Phone: (407) 836-7396

Role: Superintendent

Project Size: 20,000 s.f.

Project Cost: \$8,000,000

Present Status: Completed



Bethune Cookman University Continuing Service Project Taylor Development Center

Mr. Anderson was the project superintendent for this continuing Construction Management service project, the scope of work involved the replacement and upgrade of existing finishes for the 12,000sf of existing space. The Construction Management project was completed on time. *Occupied Campus**

Client

Universal Orlando
1000 Universal Studios Plaza,
Orlando, Florida 32821
Phone: 407-222-6671

Role: Superintendent

Project Size: 12,000 s.f

Project Cost: \$76,000.00

Present Status: Completed



Bethune Cookman University Continuing Service Project Lee Rhyant Life Center

Mr. Anderson was the project superintendent for this continuing Construction Management service project, the scope of work involved the replacement and upgrade of existing finishes and upgrades to electrical systems for the 4,000sf of existing space. The Construction Management project was completed on time. *Occupied Campus**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Superintendent

Project Size: 22,000 s.f

Project Cost: \$315,000

Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:
1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Superintendent - Dominic Jones

1. Where is this individual located?Orlando,Florida (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. How long has this individual been employed by this respondent? : 2 YEARS

3. Years of relevant experience? : 7 YEARS

4. Education, licenses, certifications or accreditation?

Education:

Mid-Florida Tech, Orlando, Florida-
Electrical/Electronic Apprenticeship
– Certificate

Accreditation :

- Certificate Electrical/ Electronics
- Osha 30 Hr Certification

5. What is this individual's length of experience with the project team? : 2 YEARS

6. Give 3 examples of specific experience relevant to this scope of work.

Construction Management Services (CMS) / Continuing Services (CS)

Valencia College Robotic Lab - CMS

Mr. Jones was the project superintendent for this project which consisted of the remodel and renovation of an existing space, converting existing classrooms in robotics laboratories. This project was on an occupied campus requiring detailed coordination with the school staff.. The Construction Management project was completed on time. *Occupied Campus**

Client

Valencia College
Valencia College Student Services Building
1800 S Kirkman Rd,
Orlando, FL 32811
Phone: (407) 299-5000

Role: Superintendent

Project Size: 7,000 s.f.

Project Cost: \$934,000.00

Present Status: Completed



Bethune Cookman University Continuing Service Project Lemerand Nursing Building

Mr. Jones was the project superintendent for this continuing service project, the scope of work involved the replacement existing roof and upgrade of existing finishes for the 5,000sf of existing space. The Construction Management project was completed on time. *Occupied Campus**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Superintendent

Project Size: 22,000 s.f

Project Cost: \$315,000

Present Status: Completed



Universal Studios Continuing Service Project Epic 962

Mr. Jones was the project superintendent for this continuing service project, the scope of work involved the replacement and upgrade of existing site signage, re-finishing of parking lots. The Construction Management project was completed on time.

Client

Universal Orlando
1000 Universal Studios Plaza,
Orlando, Florida 32821
Phone: 407-222-6671

Role: Superintendent

Project Size: 5,000 s.f.

Project Cost: \$224,528

Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:

1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Project Coordinator - Gloria Bihms

1. **Where is this individual located?: Orlando,Florida** (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. **How long has this individual been employed by this respondent? : 18 YEARS**

3. **Years of relevant experience? : 24 YEARS**

4. **Education, licenses, certifications or accreditation?**

Accreditation :

- OSHA 10 Certification
- Courses in Lien Laws and Construction Management Documentation

Education:

Certificate in Business Software Applications
Orlando Tech

5. **What is this individual's length of experience with the project team? : 17 YEARS**

6. **Give 3 examples of specific experience relevant to this scope of work.**

Construction Management Services (CMS) / Continuing Services (CS)

Sligh Middle School Gymnasium - CMS

Ms. Bihms managed the middle school's \$3.1M gymnasium expansion (12,000 sq ft), coordinating between engineers and contractors throughout construction. She oversaw installation of concrete slabs, steel roof, security doors, acoustical ceilings, ceramic tile, and athletic flooring. Her scheduling ensured the addition of bleachers and walkways without disrupting school operations, delivering the project on time and within budget. *Occupied Campus**

Client

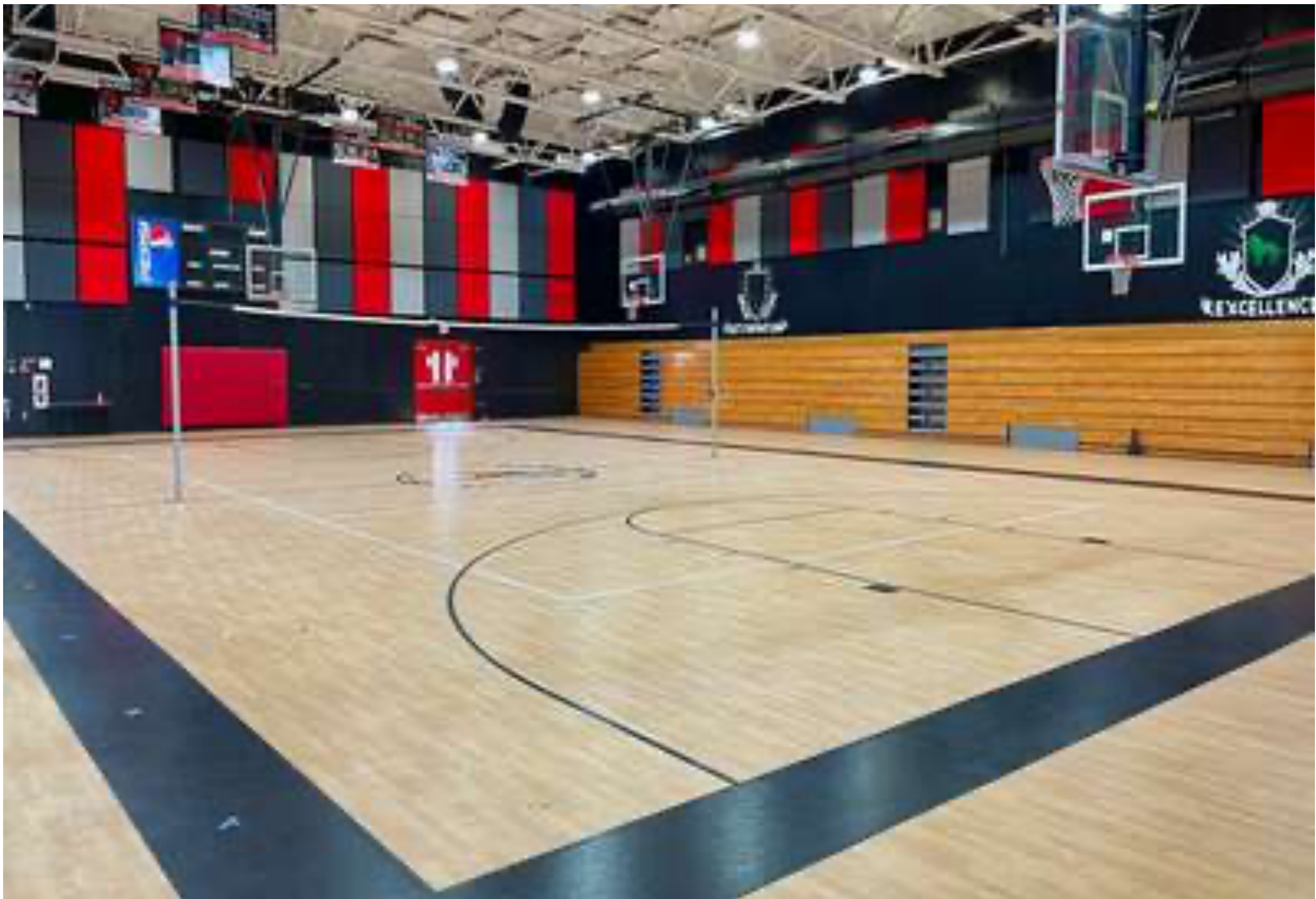
General Manager of Construction
Hillsborough School District
Phone: (813) 272-4112

Role: Project Coordinator

Project Size: 12,000 s.f.

Project Cost: \$3.1 Million

Present Status: Completed



Bethune Cookman University Continuing Service Project Dr. Ann Taylor Green Faculty Dev. Car.

Mrs. Bihms served as Project Coordinator for Bethune-Cookman University's Dr. Ann Taylor Green Faculty Development Center, a 12,000-square-foot project completed July 2023 (\$76,335). She managed scheduling, procurement, vendor selection, and daily operations while maintaining timeline adherence through communication with management and reporting to Principal Wallace to ensure deliverable accountability. *Occupied Campus**

Client

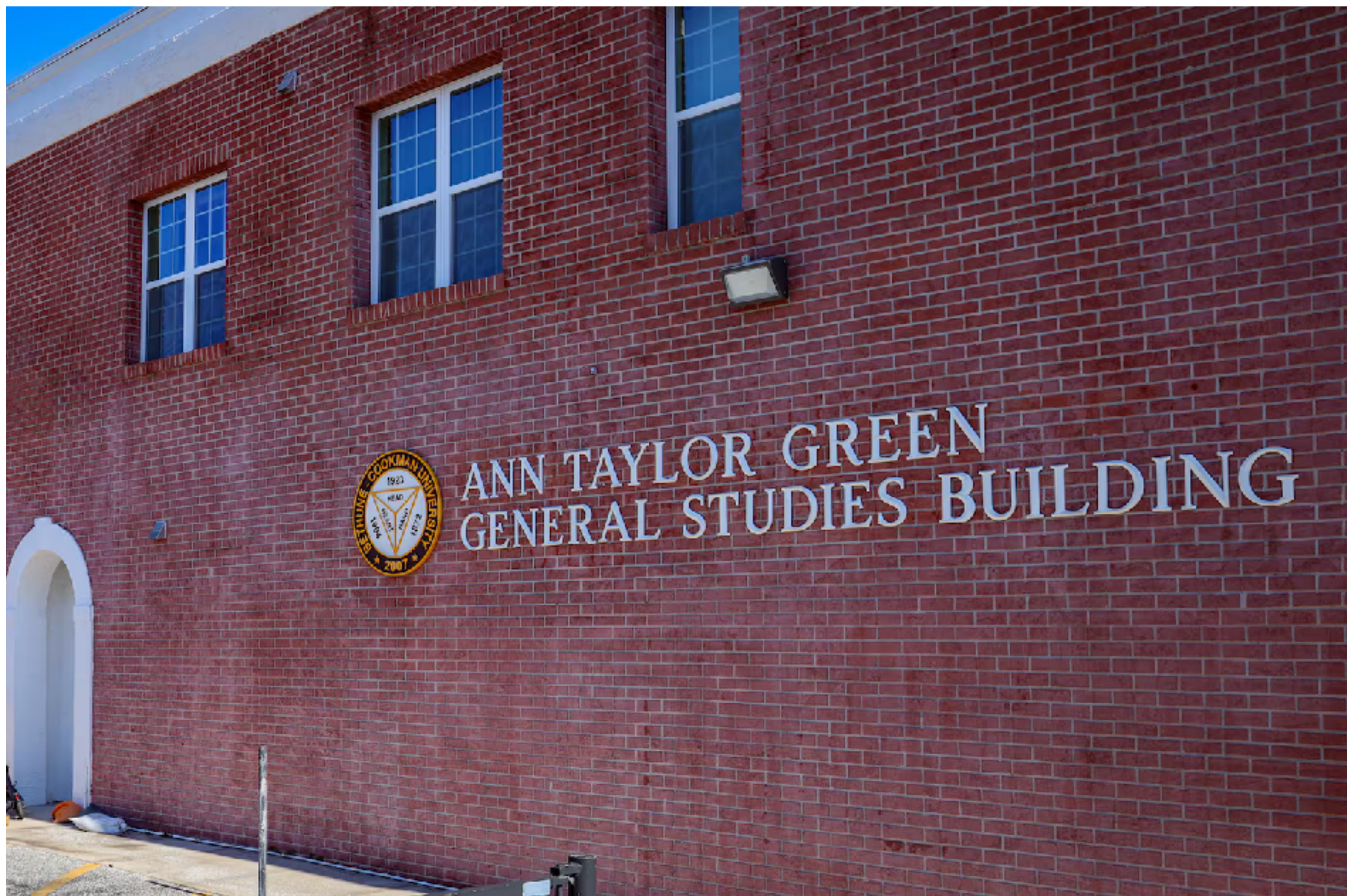
Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Project Coordinator

Project Size: 12,000 s.f

Project Cost: \$76,335.00

Present Status: Completed



Universal Studio Continuing Service Project Chiller Plant

Mrs.Bihms was the project Coordinator for this continuing service project, the scope of work involved addition of 1800sf chiller building with two 30ton chillers at Universal Studios main campus park. The project was completed on time.

Client

Universal Orlando
1000 Universal Studios Plaza,
Orlando, Florida 32821
Phone: 407-222-6671

Role: Project Coordinator

Project Size: 1,800 s.f

Project Cost: \$1,869,472

Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:
1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Controller / Accountant - Careyann Poole

1. **Where is this individual located?:** Orlando,Florida (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. **How long has this individual been employed by this respondent? :** 2 YEARS

3. **Years of relevant experience? :** 23 YEARS

4. **Education, licenses, certifications or accreditation?**

Education

Stetson University
BBA - Accounting

5. **What is this individual's length of experience with the project team? :** 2 YEARS

6. **Give 3 examples of specific experience relevant to this scope of work.**

Continuing Services (CS)

Bethune Cookman University Continuing Service Project Lee Rhyant Life Center

Mrs. Poole, accountant for Bethune Cookman University's Lee Rhyant Life Center Construction Management project, expertly managed the \$315,000 budget for the 22,000 s.f. renovation. She oversaw all financial aspects of the finish replacements and electrical system upgrades, ensuring fiscal compliance throughout the project's successful completion in July 2023.

*Occupied Campus**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Controller / Accountant

Project Size: 22,000 s.f

Project Cost: \$315,000

Present Status: Completed



Bethune Cookman University Continuing Service Project Dr. Ann Taylor Green Faculty Dev. Car.

Mrs. Bihms served as Project Coordinator for Bethune-Cookman University's Dr. Ann Taylor Green Faculty Development Center, a 12,000-square-foot project completed July 2023 (\$76,335). She managed scheduling, procurement, vendor selection, and daily operations while maintaining timeline adherence through communication with management and reporting to Principal Wallace to ensure deliverable accountability. *Occupied Campus**

Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: Controller / Accountant

Project Size: 12,000 s.f

Project Cost: \$76,335.00

Present Status: Completed



Universal Studios Continuing Service Project Epic 962

Mrs. Poole, the Team Accountant, successfully managed the financial oversight for Universal Studios Continuing Service Project Epic 962. She meticulously tracked the \$224,528 budget for the 5,000 s.f. initiative, which included site signage replacement and parking lot refinishing. Through her detailed accounting protocols, she ensured the project remained financially compliant until its timely completion in December 2024..

Client

Universal Orlando
1000 Universal Studios Plaza,
Orlando, Florida 32821
Phone: 407-222-6671

Role: Controller / Accountant

Project Size: 5,000 s.f.

Project Cost: \$224,528

Present Status: Completed



Project Team Personnel

C.For each individual listed above, answer the following questions. Use a separate, single page for each team member:
1. Where is this individual located? 2. How long has this individual been employed by this respondent? 3. Years of relevant experience? 4. Education, licenses, certifications or accreditation? 5. What is this individual's length of experience with the project team? 6. Give 3 examples of specific experience relevant to this scope of work.

Safety/Quality Control - Fletcher Junior

1. Where is this individual located?: Orlando,Florida (Approximately 47 miles - 55 minutes from Brevard County Public School District)

2. How long has this individual been employed by this respondent? : Minority Parent with CTG for 25 Years

3. Years of relevant experience? : 35 YEARS

4. Education, licenses, certifications or accreditation?

ACTIVE REGISTRATIONS

- CERTIFIED GC: CGC1527186
- OSHA 30 HOUR CERTIFIED
- STATE CERT. MIN. OWNED BUS. VETERAN BUSINESS

EXPERTISE

- PROJECT COORDINATION
- PROJECT ADMINISTRATION
- TECHNOLOGY
- PAY APPLICATIONS
- ODP PROCESS

5. What is this individual's length of experience with the project team? : 17 YEARS

6. Give 3 examples of specific experience relevant to this scope of work.

Continuing Services (CS)

Bethune Cookman University Continuing Service Project Lee Rhyant Life Center

Mr. Fletcher (Fletcher Enterprises), CTG's minority partner, led safety and quality control for Bethune Cookman University's Lee Rhyant Life Center. He ensured superior architectural finishes throughout the 22,000 s.f., \$315,000 project, working closely with management to deliver exceptional results that met all requirements. *Occupied Campus**



Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: *Safety/Quality*

Project Size: 22,000 s.f

Project Cost: \$315,000

Present Status: Completed

Bethune Cookman University Continuing Service Project Registrar and Bursar Office

Mr. Fletcher (Fletcher Enterprises), CTG's minority partner, oversaw safety and quality control for Bethune Cookman University's Registrar and Bursar Office renovation. His expertise ensured premium finishes throughout the 3,800 s.f., \$315,000 Continuing Service Project, collaborating with the team to deliver exceptional results on schedule. *Occupied Campus**



Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: *Safety/Quality*

Project Size: 3,800 s.f

Project Cost: \$315,000

Present Status: Completed

Bethune Cookman University Continuing Service Project Dr. Ann Taylor Green Faculty Dev. Car.

Mr. Fletcher (Fletcher Enterprises), CTG's minority partner, managed safety and quality control for Bethune Cookman University's Dr. Ann Taylor Green Faculty Development Center. His oversight ensured premium finishes throughout the 12,000 s.f. facility, helping deliver this \$76,335 Continuing Service Project to successful completion. *Occupied Campus**



Client

Bethune-Cookman University
645 Dr. Mary M. Bethune Blvd.,
Daytona Beach, FL. 32114
Phone:386-451-2087

Role: *Safety/Quality*

Project Size: 12,000 s.f

Project Cost: \$76,335.00

Present Status: Completed

DERRICK WALLACE, PRINCIPAL

EDUCATION	ACTIVE REGISTRATIONS	YEARS OF EXPERIENCE	EXPERTISE
BS- ACCOUNTING FLORIDA A&M UNIVERSITY	CERTIFIED GENERAL CONTRACTOR FLORIDA #CG-C061471	45 YEARS WITH CTG 35	•DEVELOPMENT MANAGEMENT •CONSTRUCTION MANAGEMENT •K-12 EDUCATION
			•FACILITIES RENOVATIONS •COST CONTROL

SELECT PROJECT EXPERIENCE

COMMERCIAL

- Windsor Place \$2.6 Million 24,000sf
- St. Stephens A.M.E. Church, Retail Building, \$2.5Million 25,000sf

AVIATION

- Orlando Intl Airport \$1.2 Million
- Orlando Intl Airport S. Terminal Expansion \$300 Million 700,000sf

INDUSTRIAL/TRANSPORTATION

- British Petroleum Fueling Facility \$466,000.00
- Wildwood Sewer & Water Improvements \$1Million 3,100sf
- Progress Energy
- Lockheed Martin Continuous Services Contract \$6 Million

GOVERNMENT -FEDERAL

- U.S ARMY CORPS of Engineers Modular Temp Facilities \$6 Million
- National Guard Armory Maintenance Facility #4 \$474,000 4,120sf

GOVERNMENT: LOCAL

- Bush-Coleman Community Center \$1.2 Million 2,000sf
- Dover Shores Community Center \$1 Million 4,000sf
- Lake Lorna Doone & Tampa Ave Drainage Improvements \$1 Million
- Orange County Convention Center PhaseV Expansion \$520Million 67Acres
- Orange County Jail Expansion \$20 Million

ENTERTAINMENT/THEMED

- Universal Studios Expansion
- Universal Incredible Hulk Roller Coaster \$12.4Million 15,000sf
- Spiderman Ride: \$9.1Million 50,000SF
- BET Soundstage Club: \$4.3 Million 10,000 Sq Ft
- Wide World of Sports: \$101 Million 220 Acres
- Coronado Springs Resort & Convention Center \$135Million 50,000sf

EDUCATION: K-12

- OCPS Westbrooke Elementary School \$15Million 96,927sf
- OCPS Eagle Nest Elementary School \$9.5Million 96,000sf
- OCPS Avalon Park Elementary School \$9 Million 96,000sf
- OCPS Chain of Lakes Middle School \$16.8Million 165,000sf
- OCPS Corner Lakes Middle School \$21.2 Million 166,265sf
- OCPS Discovery Middle School \$17 Million 167,000sf
- OCPS Dr. Phillips Ninth Grade Center \$843,000.00 Campus Wide
- OCPS Jones High School Phase A, B, C \$40Million 214,000sf
- OCPS Timber Creek High School \$43.5 Million 384,525sf
- OCPS Olympia High School \$43 Million 384,000sf
- HCPS Sligh Middle School \$3.1 Million 12,000SF
- PCPS Caldwell Elementary School \$1.7 Million 16,8000sf

EDUCATION: UNIVERSITY

- UF Levin Advocacy Law Center \$4.7 Million 21,000sf
- FAMU Main Street Corridor
- FAMU Developmental Research School \$197,678.00
- FAMU Gaither Gymnasium \$839,366.00 20,000sf
- FAMU President's House \$19,952.00 1,000sf
- FAMU MLK Manhole Replacement \$116,848.00 1/2 Acre
- UCF Academic Villages \$62.9 Million 14, Four-story Buildings
- UCF Student Union \$13.1 million 12,000sf
- UCF Residence Hall \$13.1 million Three, four-story buildings, 150,000sf
- UCF Campus-Wide Fire Protection & Water Main System \$5.5Million
- UCF Student Housing Apartments \$10.4 Million 15, three-story bldg.

Continuing Services Contacts*

BETHUNE-COOKMAN UNIVERSITY

- BCU Continuing Service: WA#02 Lee Rhyant Residential Life Center
 - BCU Continuing Service: WA#14 Gale L. Lemerand Nursing Bldg.
 - BCU Continuing Service: WA#26 Registrar and Bursar Complex
 - BCU Continuing Service: WA#28 Dr. Ann Taylor Green Faculty Dev. Car.
 - BCU Continuing Service: WA#29 White Hall - Heyn Memorial Chapel
 - BCU Continuing Service: Helen Kottle Memorial Building
 - BCU Continuing Service: Black Box Theater
 - BCU Continuing Service: BCU ATC Practice Field
- BCU Continuing Service: James E. Huger, Sr. Academic Admin Building
 - BCU Continuing Service: John. O Gross Science Hall – College of Science & Math
 - BCU Continuing Service: McClaney School of Performing Arts & Communication
 - BCU Continuing Service: BCU Building C & D Residence Hall
 - BCU Continuing Service: BCU Ferris Meigs Residence Hall
 - BCU Continuing Service: Charles C Parlin Residence Hall
 - BCU Continuing Service: Center for Civic Engagement

UNIVERSAL ORLANDO

- Universal Continuing Service: Epic 962
- Universal Continuing Service: WA#11 South Campus Stormwater Repairs
- Universal Continuing Service: WA#10 Destination Parkway Shoppes
- Universal Continuing Service: WA#9: Maintenance for Shingle Creek
- Universal Continuing Service: WA#7 N.Campus Staging- Parking Lot
- Universal Continuing Service: Water Chiller Plant 942i
- Universal Continuing Service: WA#5 Stormwater

CALVIN WOOLFOLK, PROJECT MANAGER

<u>EDUCATION</u> FLORIDA A&M UNIVERSITY BS - ARCHITECTURAL/ CONSTRUCTION ENGINEERING TECHNOLOGY	<u>ACTIVE REGISTRATIONS</u> •CPR AND FIRST AID METHODS •OSHA 30 •STORM WATER MANAGEMENT	<u>YEARS OF EXPERIENCE</u> 39 <u>YEARS WITH CTG</u> 18	<u>EXPERTISE</u> •K-12 EDUCATION •FACILITIES RENOVATIONS •SITE DEVELOPMENT •COST CONTROL
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SELECT PROJECT EXPERIENCE

- Universal Stormwater - *Value:* •\$5.8 Million - *Size:* •15 Acres - *Position:* •Project Manager
- Universal Water Chiller Plant 942i - *Value:* •\$1.9 Million - *Size:* •1,800 SF - *Position:* •Project Manager
- Universal N.Campus Staging- Parking Lot - *Value:* •\$2.9 Million - *Size:* •3 Acres - *Position:* •Project Manager
- Universal Maintenance for Shingle Creek - *Value:* •\$680,000.00 - *Size:* •35 Acres - *Position:* •Project Manager
- Universal WA#8 Bailey Bridge - *Value:* •\$115,130.00 - *Position:* •Project Manager
- OCPS Riverside Elementary (Addition) - *Value:* •\$5 Million *Size:*24,000 Sq Ft *Position:* •Project Manager
- OCPS Jones High School* - *Value:* •\$40 Million *Size:* 91,000 Sq Ft *Position:* •Project Executive
- OCPS Apopka Elementary (Addition) - *Value* •\$5 Million *Size:* •24,000 Sq Ft *Position:* •Project Manager
- OCPS Eccelston Elementary School - *Value:* •\$13 Million *Size:* •80,000 Sq Ft *Position:* •Owner Representative
- OCPS Frangus Elementary School - *Value:* •\$18 Million *Size:* • 80,00 Sq Ft *Position:* •Owner Representative
- OCPS Chickasaw Elementary (Addition) - *Value:* •\$5 Million *Size:* •24,000 Sq Ft *Position:* •Project Manager
- OCPS Clay Springs Elementary School* - *Value:* •\$16 Million *Size:* •82,000 Sq Ft *Position:* •Owners Representative
- OCPS Ace School - *Value:* •\$60 Million *Size:* •169,000 Sq Ft *Position:* Owners Representative
- MDCPS North Miami High School - *Value:* •\$110 Million *Size:* •392,000 Sq Ft *Position:* Project Manager
- MCSD Stuart High School - *Value:* •\$40 Million *Size:* •20,000 Sq Ft *Position:* Project Manager

TERRENCE HIGHTOWER, PROJECT MANAGER

EDUCATION	ACTIVE REGISTRATIONS	EXPERTISE	YEARS OF EXPERIENCE
FLORIDA A&M UNIVERSITY BS ARCHITECTURAL/ CONSTRUCTION ENGINEERING TECHNOLOGY	<ul style="list-style-type: none">• ASSOCIATED BUILDERS AND CONTRACTORS, INC. – ASSOCIATED GENERAL CONTRACTORS OF AMERICA• OSHA 10/30 CERTIFICATION ADVANCED MOT CERTIFICATION LEADERSHIP WINTER PARK CLASS 27• LEADERSHIP WINTER PARK ALUMNI COUNCILIBUILD CENTRAL FLORIDA BOARD OF DIRECTORS TIER 1 CERT. / FLORIDA WORKFORCE PROFESSIONAL	<ul style="list-style-type: none">•K-12 EDUCATION FACILITIES•RENOVATIONS•ACTIVE CAMPUS•MEP UPGRADES•CLASSROOM UPGRADES•SITE DEVELOPMENT	34 <u>YEARS WITH CTG</u> 15

SELECT PROJECT EXPERIENCE

- BCU Lee Rhyant Residential Life Center - *Value:* •\$315,000.00 - *Size:* •22,000 Sq Ft - *Position:* •Project Manager
- BCU WA#25 Richard V. Moore Center, Black Box Theater - *Position:* •Project Manager
- BCU James E. Huger, Sr. Academic Admin Building - *Value:*•\$500,000.00 *Position:* •Project Manager
- BCU Charles C Parlin Residence Hall- *Value:*•\$975,000.00 *Position:* •Project Manager
- BCU Building C & D Residence Hall- *Value:*•\$505,000.00 *Position:* •Project Manager
- BCU Lefevre Administration Building - *Value:* •\$8.7 Million *Size:* •26,000 SF *Position:* •Project Manager
- Universal Destination Parkway Shoppes - *Value:* •\$5.8 Million - *Size:* •3 Acres - *Position:* •Project Manager
- Universal South Campus Stormwater Repairs - *Value:* •\$990,000.00 - *Size:* •12 Acres - *Position:* •Project Manager
- Universal Epic 962 - *Value:* \$224,528.00 - *Size:* •1 Acre - *Position:* •Project Manager
- Universal Stormwater System Repairs - *Value:* •\$500,000.00 *Position:* •Project Manager
- OCPS Jones High School - *Value:* •\$40 Million *Size:* •91,000 SF *Position:* •Project Manager
- OCPS Timbercreek High School - *Value:* •\$43.5 Million *Size:* •384,000 SF *Position:* •Project Manager
- OCPS Westbrooke Elementary School - *Value:* •\$18 Million *Size:* •96,927 SF *Position:* •Project Manager
- OCPS Old Cheney Elementary School - *Value:* •\$14.2 Million *Size:* •100,000 SF *Position:* •Project Manager
- FAMU Development Research School - *Value:* •\$24 Million *Size:* •116,436 SF *Position:* •Project Manager
- UCF Academic Villages *Value:* •\$62.9 Million *Size:* •14, Four-Story Building *Position:* •Project Manager
- UCF Student Union Building *Value:* •\$13.1 Million *Size:* •12,000 SF *Position:* •Project Manager
- DMS Continuing Services Contract - *Value:* •\$2 Million *Size:* Varies *Position:* •Project Manager

SAUL RENTZ - PROJECT MANAGER

EDUCATION

FLORIDA A&M UNIVERSITY
Coursework in Management
and Finances

EXPERTISE

- K-12 FACILITIES
- RENOVATIONS
- COST CONTROL

YEARS OF EXPERIENCE 47

YEARS WITH CTG 17

SELECT PROJECT EXPERIENCE

- BCU Gale L. Lemerand Nursing Bldg. - *Value:* •\$325,000.00 - *Size:* •5,000 Sq Ft - *Position:* •Project Manager
- BCU Registrar and Bursar Complex - *Value:* •\$306,362.00 - *Size:* •3,880 Sq Ft - *Position:* •Project Manager
- BCU Dr. Ann Taylor Green Faculty Dev. Car. - *Value:* •\$76,335.00 - *Size:* •12,000 Sq Ft - *Position:* •Project Manager
- BCU White Hall - Heyn Memorial Chapel - *Value:* •\$15,616.00 - *Size:* •18,000 Sq Ft - *Position:* •Project Manager
- BCU WA#27 Fencing - Limited to Living Area (Safety) - *Value:* •\$150,000.00 - *Position:* •Project Manager
- BCU WA#24 Helen Kittle Memorial Building - *Value:* •\$250,000.00 - *Position:* •Project Manager
- BCU WA#08 Tecu Chiller Plant - *Position:* •Project Manager
- BCU John O Gross Science Hall - College of Science & Math- *Value:* •\$400,000.00 *Position:* Project Manager
- BCU McClaney School of Performing Arts & Communication - *Value:* •\$675,000.00 *Position:* Project Manager
- BCU Ferris Meigs Residence Hall - *Value:* •\$258,838.00 *Position:* Project Manager
- BCU Black Box Theater - *Value:* •\$250,000.00 *Position:* Project Manager
- FAMU Main Street Corridor (Phase I) *Value:* •\$70 Million *Size:* •182,000 sq. ft. *Position:*•Project Manager
- FAMU Student Service Center Project *Value:* •\$10 Million *Size:* •182,000 sq ft *Position:* Project Manager
- OCPS Howard Middle School Renovation *Value:* \$14.2 Million *Size:* •100,000 Sq Ft *Position:* Project Manager
- OPS Colonial High School Renovation *Value:* \$29.7 Million *Size:* 320,000 Sq ft *Position:* Project Manager
- OCPS Chain of Lakes Middle School *Value:*\$16.8 Million *Size:*•165,000 Sq Ft *Position:* Project Manager
- OCPS Timbercreek High School *Value:* •\$40 Million *Size:* •91,000 Sq Ft *Position:* Project Manager
- OCPS Eagle Nest Elementary School *Value:* •\$9.5Million *Size:* 96,000 Sq Ft *Position:* Project Manager

Project Team Personnel

D. Provide one-page resumes for all individuals identified above in B1.



CIPRIANO ALVARENGA, SUPERINTENDENT

<u>ACTIVE REGISTRATIONS</u>	<u>YEARS OF EXPERIENCE</u> 32	<u>EXPERTISE</u>
<ul style="list-style-type: none">• FLORIDA BUILDING CODES• OSHA-10• CPR AND FIRST AID	<u>YEARS WITH CTG</u> 22	<ul style="list-style-type: none">•DEMOLITION•SITE UTILITIES•RENOVATIONS/ ADDITIONS•FAST-TRACK PROJECTS•SITE DEVELOPMENT•MEP SYSTEMS•INTERIOR FINISHES•TECHNOLOGY SYSTEMS•EXCAVATION

SELECT PROJECT EXPERIENCE

- Universal WA#5 Stormwater - *Value:* •\$5,800,000.00 - *Size:* •15 Acres - *Position:* •Superintendent
- Universal Water Chiller Plant 942i - *Value:* •\$1,869,472.00 - *Size:* •1,800 SF - *Position:* •Superintendent
- Universal WA#9: Maintenance for Shingle Creek - *Value:* •\$680,000.00 - *Size:* •35 Acres - *Position:* •Superintendent
- Universal WA#7 N.Campus Staging- Parking Lot - *Value:* •\$2,873,145.00 - *Size:* •3 Acres - *Position:* •Superintendent
- Universal WA#10 Destination Parkway Shoppes - *Value:* •\$5,817,404.00 - *Size:* •3 Acres - *Position:* •Superintendent
- BCU James Huger, Sr. Academic Admin Building - *Value:* •\$500,000.00 *Position:* •Superintendent
- BCU Ferris Meigs Residence Hall - *Value:* •\$258,838.00 *Position:* •Superintendent
- BCU Building C & D Residence Hall- *Value:*•\$505,000.00 *Position:* •Superintendent
- OCPS Ace School *Value:* •\$60 million *Size:* •169,000 sq ft. *Position:* •Superintendent
- OCPS Westbrooke Elementary School *Value:* •\$18 Million *Size:* •96,927 sq ft. *Position:* •Superintendent
- OCPS Jones High School *Value:* •\$40 Million *Size:* •91,000 sq ft *Position:* •Superintendent
- OCPS Eagle Nest Elementary *Value:* •\$9.5 Million *Size:* •96,000 sq ft *Position:* •Superintendent
- OCPS Avalon Elementary *Value:*•\$9 Million *Size:* •96,000 sq ft *Position:* •Superintendent
- OCPS Avalon Elementary *Value:*•\$9 Million *Size:* •96,000 sq ft *Position:* •Superintendent
- OCPS Clay Springs Elementary School *Value:* •\$16 Million *Size:* •82,000 Sq Ft *Position:* Superintendent

Project Team Personnel

D. Provide one-page resumes for all individuals identified above in B1.



LANGSTON ANDERSON, SUPERINTENDENT

YEARS OF EXPERIENCE 8
YEARS WITH CTG 2

EDUCATION	ACTIVE REGISTRATIONS	ACTIVE REGISTRATIONS
<div>TUSKEGEE UNIVERSITY</div> <div>•MS in Agricultural & Resource Economics</div> <div>•BS in Construction Science Management</div>	<div>•OSHA 30</div> <div>•SIX SIGMA GREEN BELT</div> <div>•HAAG CERTIFIED INSPECTOR</div> <div>•CPR CERTIFICATION</div>	<div>•Value Engineering</div> <div>•New Construction (Commercial)</div> <div>•Subcontractor Supervision</div> <div>•Scheduling</div> <div>•Renovations</div> <div>•Project Closeout</div> <div>•Construction Management</div> <div>•Green Certification in LEAD</div> <div>•Site Safety OSHA Compliance</div> <div>•OSHA 30 Hr Certification</div> <div>•Six Sigma</div> <div>•Active Campus Experience</div> <div>•OCPS Project Experience</div>

SELECT PROJECT EXPERIENCE

- BCU WA#02 Lee Rhyant Residential Life Center - Value: •\$315,000.00 - Size: •22,000 Sq Ft - Position: •Superintendent
- BCU WA#26 Registrar and Bursar Complex - Value: •\$306,362.00 - Size: •3,880 SF - Position: •Superintendent
- BCU WA#28 Dr. Ann Taylor Green Faculty Dev. Car. - Value: •\$15,616.00- Size: •\$12,000 Sq Ft - Position: •Superintendent
- BCU WA#14 Gale L Lemeran Nursing Building- Value: •\$325,000 - Size: •\$5,000 Sq Ft - Position: •Superintendent
- BCU McClaney School of Performing Arts & Communication - Value: •\$675,000.00 Position: •Superintendent
- BCU Charles C Parlin Residence Hall- Value:•\$975,000.00 Position: •Superintendent
- Environmental Protection Commission Meeting Room Buildout - Position: •Superindendent
- OCPS Pinar Elementary School - Value: •\$15 Million Size: •30,000 SF Position: •Project Engineer
- OCPS Southwood Elementary - Value: •\$5 Million Size: •12,000 SF Position: •Superintendent
- OCPS Northlake Elementary - Value: •\$8 Million Size: •20,000 SF Position: •Superintendent
- OCPS Winter Park High School - Value: •\$4 Million Size: •10,500 SF Position: •Superintendent

Project Team Personnel

D. Provide one-page resumes for all individuals identified above in B1.



DOMINIC JONES, SUPERINTENDENT

<u>EDUCATION</u> Mid-Florida Tech, Electrical/Electronic Apprenticeship – Certificate	<u>ACTIVE REGISTRATIONS</u> •Certificate Electrical/ Electronics •Osha 30 Hr Certification	<div>•Renovations</div> <div>•Value Engineering</div> <div>•Safety and quality assurance</div> <div>•Troubleshooting and diagnostics</div> <div>•Project Close-out</div> <div>•Team Collaboration</div> <div><u>YEARS OF EXPERIENCE:</u> 7</div> <div><u>YEARS WITH CTG:</u> 2</div>
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SELECT PROJECT EXPERIENCE

- Universal Epic 962 - *Value:* \$224,528.00 - *Size:* 1 Acre - *Position:* •Superintendent
- BCU WA#01 Dewitt C. Lefevre Residence Hall - *Value:* •\$315,000.00 - *Size:* •22,000 Sq Ft - *Position:* •Superintendent
- BCU WA#26 Registrar and Bursar Complex - *Value:* •\$306,362.00 - *Size:* •3,880 SF - *Position:* •Superintendent
- BCU WA#28 Dr. Ann Taylor Green Faculty Dev. Car. - *Value:* •\$15,616.00- *Size:* •\$12,000 Sq Ft - *Position:* •Superintendent
- BCU WA#14 Gale L Lemeran Nursing Building- *Value:* •\$325,000 - *Size:* •\$5,000 Sq Ft - *Position:* •Superintendent
- BCU John. O Gross Science Hall - College of Science & Math - *Value:*\$400,000.00 *Position:* •Superintendent
- BCU Helen Kittle Memorial Building - *Value:*\$250,000.00 *Position:* •Superintendent
- BCU Black Box Theater - *Value:*\$250,000.00 *Position:* •Superintendent
- BCU ATC Practice Field - *Value:*\$505,000.00 *Position:* •Superintendent

Project Team Personnel

D. Provide one-page resumes for all individuals identified above in B1.



GLORIA JOHNSON-BIHMS, PROJECT COORDINATOR

ACTIVE REGISTRATIONS

- OSHA 10 CERTIFICATION
- COURSES IN LIEN LAWS AND CONSTRUCTION
- MANAGEMENT DOCUMENTATION
- NOTARY

EXPERTISE

- PROJECT COORDINATION
- PROJECT ADMINISTRATION
- TECHNOLOGY
- PAY APPLICATIONS
- ODP PROCESS

YEARS OF EXPERIENCE 24

YEARS WITH CTG 18

SELECT PROJECT EXPERIENCE

- BCU WA#02 Lee Rhyant Residential Life Center -Value: \$315,000.00 - Size: 22,000 Sq Ft - Position: •Project Coordinator
- BCU WA#14 Gale L. Lemerand Nursing Bldg.-Value: \$325,000.00 - Size: 5,000 Sq Ft - Position: •Project Coordinator
- BCU WA#26 Registrar and Bursar Complex - Value: \$306,362.00 - Size: 3,880 Sq Ft - Position: •Project Coordinator
- BCU WA#28 Dr.Ann Taylor Green Faculty Dev. Center.- Value: \$76,335.00 - Size:12,000 Sq Ft - Position: •Project Coordinator
- BCU WA#29 White Hall - Heyn Memorial Chapel - Value: \$15,616.00 - Size:18,000 Sq Ft - Position: •Project Coordinator
- BCU James E. Huger, Sr. Academic Admin Building - Value: \$550,000.00 Position: •Project Coordinator
- BCU John. O Gross Science Hall – College of Science & Math - Value: \$400,000.00 Position: •Project Coordinator
- BCU McClaney School of Performing Arts & Communication- Value: \$675,000.00 Position: •Project Coordinator
- BCU Building C & D Residence Hall -Value: \$595,038.00 Position: •Project Coordinator
- BCU Ferris Meigs Residence Hall - Value: \$258,838.00 Position: •Project Coordinator
- BCU Charles C Parlin Residence Hall - Value: \$975,000.00 Position: •Project Coordinator
- BCU Helen Kottle Memorial Building - Value: \$250,000.00 Position: •Project Coordinator
- BCU Black Box Theater - Value: \$250,000.00 Position: •Project Coordinator
- BCU CBCU ATC Practice Field - Value: \$505,000.00 Position: •Project Coordinator
- University of Florida Levin Law School - Value: •\$5 Million Size: •12,000 SF Position: Project Coordinator
- Universal WA#5 Stormwater - Value:\$5.8 Million - Size: 15 Acres - Position: •Project Coordinator
- Universal Water Chiller Plant 942i - Value:\$1.9 Million - Size: 1,800 SF - Position: •Project Coordinator
- Universal WA#7 N.Campus Staging- Parking Lot - Value: \$2.9 Million - Size: 3 Acres - Position: •Project Coordinator
- Universal WA#10 Destination Parkway Shoppes - Value: \$5.8 Million - Size: 3 Acres - Position: •Project Coordinator
- Universal WA#11 S. Campus Stormwater Repairs - Value: \$990,000.00 - Size: 12 Acres - Position: •Project Coordinator
- Universal Epic 962 - Value: \$224,528.00 - Size: 1 Acre - Position: Project Coordinator
- Old Cheney Elementary School - Value: •\$14.2 Million Size: •100,000 SF Position: Project Coordinator
- OPS Westbrooke Elementary School - Value: •\$18 Million Size: •96,927 SF Position: Project Coordinator
- OCPS Jones High School - Value: •\$40 Million Size: •91,000 SF Position: Project Coordinator
- Sligh Middle School - Value: •\$5 Million Size: •15,000 SF Position: Project Coordinator

D. Provide one-page resumes for all individuals identified above in B1.

CAREYANN POOLE, CONTROLLER / ACCOUNTANT

<u>EDUCATION</u>	<u>YEARS OF EXPERIENCE</u>
Stetson University	23
BBA - Accounting	<u>YEARS WITH CTG</u>
	2

EXPERTISE

Core Competencies

- **HR/Payroll:** Processing, benefits administration, compliance reporting
- **Finance:** GL, AP/AR, reporting, budgeting, reconciliation, asset management
- **Data Management:** Analysis, reporting, query writing, database management
- **Project Management:** Planning, resource allocation, tracking, risk assessment

Software Proficiency

- **HR/Payroll:** ADP, Kronos, Ulti-Pro
- **Accounting/Finance:** Great Plains, Peachtree/Sage 50/300, Marathon, Quickbooks Pro, Navision, Concur
- **Productivity:** Microsoft Office (Excel, Word, Outlook)
- **Database/Reporting:** SQL, Jet
- **Document Management:** Timberscan, Office Connector
- **Specialized Tools:** Gemini (project management), Dash (analytics)

SELECT PROJECT EXPERIENCE

- **Universal South Campus Stormwater Repairs** - *Value:* •\$990,000.00 - *Size:* •12 Acres - *Position:* •Accounting
- **Universal Epic 962** - *Value:* \$224,528.00 - *Size:* •1 Acre - *Position:* •Accounting
- **BCU Lee Rhyant Residential Life Center** - *Value:* •\$315,000.00 - *Size:* •22,000 Sq Ft - *Position:* •Accounting
- **BCU Gale L. Lemerand Nursing Bldg.** - *Value:* •\$325,000.00 - *Size:* •5,000 Sq Ft - *Position:* •Accounting
- **BCU Registrar and Bursar Complex** - *Value:* •\$306,362.00 - *Size:* •3,880 Sq Ft - *Position:* •Accounting
- **BCU Dr. Ann Taylor Green Faculty Dev. Car.** - *Value:* •\$76,335.00 - *Size:* •12,000 Sq Ft - *Position:* •Accounting
- **BCU White Hall - Heyn Memorial Chapel** - *Value:* •\$15,616.00 - *Size:* •18,000 Sq Ft - *Position:* •Accounting
- **BCU James E. Huger, Sr. Academic Admin Building** - *Value:* \$550,000.00 *Position:* •Accounting
- **BCU John. O Gross Science Hall – College of Science & Math** - *Value:* \$400,000.00 *Position:* •Accounting
- **BCU McClaney School of Performing Arts & Communication-** *Value:* \$675,000.00 *Position:* •Accounting
- **BCU Building C & D Residence Hall** -*Value:* \$595,038.00 *Position:* •Accounting
- **BCU Ferris Meigs Residence Hall** - *Value:* \$258,838.00 *Position:* •Accounting
- **BCU Charles C Parlin Residence Hall** - *Value:* \$975,000.00 *Position:* •Accounting
- **BCU Helen Kottle Memorial Building** - *Value:* \$250,000.00 *Position:* •Accounting
- **BCU Black Box Theater** - *Value:* \$250,000.00 *Position:* •Accounting
- **BCU CBCU ATC Practice Field** - *Value:* \$505,000.00 *Position:* •Accounting



JUNIOR FLETCHER, SAFETY / QUALITY CONTROL

Minority Partner*

<u>ACTIVE REGISTRATIONS</u> <div>•CERTIFIED GC: CGC1527186</div> <div>•OSHA 30 HOUR CERTIFIED</div> <div>•STATE CERT. MIN. OWNED BUS. VETERAN BUSINESS</div>	<u>EXPERTISE</u> <div>•PROJECT COORDINATION</div> <div>•PROJECT ADMINISTRATION</div> <div>•TECHNOLOGY</div> <div>•PAY APPLICATIONS</div> <div>•ODP PROCESS</div>	<u>YEARS OF EXPERIENCE</u> 40
		<u>YEARS WITH FLETCHER ENTERPRISE</u> 35

SELECT PROJECT EXPERIENCE

- BCU WA#02 Lee Rhyant Residential Life Center -*Value:* \$315,000.00 - *Size:* 22,000 Sq Ft - *Position:* •Safety/Quality Control
- BCU WA#14 Gale L. Lemerand Nursing Bldg.-*Value:* \$325,000.00 - *Size:* 5,000 Sq Ft - *Position:* •Safety/Quality Control
- BCU WA#26 Registrar and Bursar Complex - *Value:* \$306,362.00 - *Size:* 3,880 Sq Ft - *Position:* •Safety/Quality Control
- BCU WA#28 Dr.Ann Taylor Green Faculty Dev. Center.- *Value:* \$76,335.00 - *Size:*12,000 Sq Ft - *Position:* •Safety/Quality Control
- BCU WA#29 White Hall - Heyn Memorial Chapel - *Value:* \$15,616.00 - *Size:*18,000 Sq Ft - *Position:* •Safety/Quality Control
- BCU James E. Huger, Sr. Academic Admin Building - *Value:* \$550,000.00 *Position:* •Safety/Quality Control
- BCU John. O Gross Science Hall – College of Science & Math - *Value:* \$400,000.00 *Position:* •Safety/Quality Control
- BCU McClaney School of Performing Arts & Communication- *Value:* \$675,000.00 *Position:* •Safety/Quality Control
- BCU Building C & D Residence Hall -*Value:* \$595,038.00 *Position:* •Safety/Quality Control
- BCU Ferris Meigs Residence Hall - *Value:* \$258,838.00 *Position:* •Safety/Quality Control
- BCU Charles C Parlin Residence Hall - *Value:* \$975,000.00 *Position:* •Safety/Quality Control
- BCU Helen Kottle Memorial Building - *Value:* \$250,000.00 *Position:* •Safety/Quality Control
- BCU Black Box Theater - *Value:* \$250,000.00 *Position:* •Safety/Quality Control
- BCU CBCU ATC Practice Field - *Value:* \$505,000.00 *Position:* •Safety/Quality Control

Project Team Personnel

E. *Summarize the team's previous experience in construction management for K-12 facilities projects as described in the Scope of Work (two page maximum)*

Construct Two Group (CTG) has successfully performed as a CM as outlined in the BCSB Scope of Work. We have experience working on occupied campuses in K-12 education, higher education, and entertainment organizations. Their first comprehensive renovation project in K-12 education was at Jones High School, which involved a three-year phased construction of a new campus while it remained occupied. The project team includes Project Manager Calvin Woolfolk, Assistant Superintendent Cipriano Alvaranga, and Project Engineer Terrence Hightower. Over the years, they have collaborated on various campuses, both as a cohesive team and individually. While the team's qualifications and experience are documented in their resumes, CTG has chosen not to include those details in this response due to the extensive information contained in the resumes.

The company and individual staff experience is shown in their individual resumes. CTG has not included the information in this response because of the amount of information shared in the resumes.

I would like to highlight our experience with Bethune Cookman University. In October 2022, after CTG was hired to assist the school in getting back up and running after Hurricane Ian, CTG assisted the University in opening to continue operations. As a result of that engagement, CTG with staff members (Saul Rentz, Terrence Hightower, Langston Anderson; and Dominic Jones has replaced numerous roofs, renovated buildings, made alterations to existing buildings, **remediated mold and mildew**, performed building envelope repairs, installed **new practice athletic turf field**, managed the conversion of an unused building into a new football shower and locker-room facility, evaluated the entire campus security system, designed and in the process of completing a new football academic facility, and commissioning of TECO Chiller Plant to highlight a few projects.

Occupied Campus, Additions, Alterations (K-12)

Elementary Schools:

- *Avalon Park Elementary - OCPS*
- *Eagles Nest Elementary School - OCPS*
- *Westbrooke Elementary - OCPS*

Middle Schools:

- *Corner Lakes Middle School - OCPS*
- *Chain of Lakes Middle School - OCPS*
- *Discovery Middle School - OCPS*
- *Sligh Middle School Gymnasium - HCPS*

High Schools:

- *Olympia High School - OCPS*
- *Timbercreek High School - OCPS*
- *Jones High School Additions and Alterations Phase A*
- *Jones High School Additions and Alterations Phase B*
- *Jones High School Additions and Alterations Phase C*
- *Dr. Phillips High School and 9th Grade Center Technology Retrofit*

Project Team Personnel

E. Summarize the team’s previous experience in construction management for K-12 facilities projects as described in the Scope of Work (two page maximum)

Team’s previous experience on construction management projects described in the Brevard’s Scope of Work

Team’s previous experience in construction management projects in the Brevard’s Scope of Work

Team’s previous experience in CM Projects in the Brevard's Scope of Work														
	OCPS	PCPS	HCPS	FAMU	BCU	UCF	Universal	Calvin	Cipriano	SAUL	Terrence	Langstons	Dominic	Gloria
	K-12 Facilities			Higher Eduction				Construct Two Group Staff						
Occupied	X	X	X	X	X	X		X	X	X	X	X	X	X
Additions	X	X	X		X			X	X	X	X			X
Renovations;	X	X	X	X	X			X	X	X	X	X	X	X
Alterations to Existing Facilities	X	X	X	X	X			X	X	X	X	X	X	X
Site Improvements	X				X	X	X	X	X	X	X			X
Site Utility Improvements;	X		X		X	X	X	X	X	X	X			X
Building Envelope Renewal					X					X	X			X
MEP System Renewal				X	X		X	X	X	X	X	X		X
Structural System Modifications;		X			X					X	X	X		X
Roof Renewal;					X				X	X	X		X	X
Mold Rebmediation					X					X	X			X
Building Assessment					X			X	X	X	X		X	X
Athletic Facility Renewal;					X			X	X	X	X		X	X
Low Voltage/Data System Renewal	X			X	X			X	X	X	X			X

Project Team Personnel

F. Describe the team’s familiarity with Brevard Public Schools. Does the team have any direct experience with Brevard Public Schools? (One page maximum)

NO; however, CTG has established a distinguished track record in constructing and renovating public educational facilities across numerous Florida counties. Our portfolio includes a diverse array of successful K -12 projects that showcase our thorough understanding of Florida's specific educational construction requirements, regulatory frameworks, and district-level processes. This experience across different jurisdictions allows us to apply best practices and innovative solutions developed through years of specialized work in the public education sector throughout the state.

Project Team Personnel

G. If the team has not previously worked for Brevard Public Schools as a construction manager, summarize how the team will become familiar with Brevard Public Schools (one page maximum)

In becoming familiar with the Brevard Public Schools, CTG's Team would start by requesting a meeting with the District Staff. CTG's team will schedule a pre-kickoff meeting to get acquainted with the project administration and tour each project facility. This meeting will provide an opportunity to introduce team members, establish a shared understanding of the project's background, and define what a successful project looks like. Additionally, it will help clarify the tasks that need to be completed. It is also a chance to align the team, key stakeholders, and Brevard Administration to ensure everyone is on the same page.

During this meeting, the team will request to review relevant documentation, such as schematics for each campus, to gain a better understanding. Our Team would relate their experience to the District. Prior to the meeting, we would try to find out as much as we could about the leadership team. CTG proposes to schedule a consultation with the Project Manager to clarify GMP submission protocols and expectations regarding CTG's deliverables and personnel requirements. Additionally, CTG requests a formal meeting with the auditing firm to ensure a comprehensive understanding of the accounting system configuration necessary for providing compliant documentation that will facilitate efficient a compliant audit of our financial records.

From that point on, CTG's Team is to listen. What are the District Staff expectations of the Company and Team? CTG would pay close attention to what the client, both verbally and nonverbally, understands their needs, expectations, and concerns. The District's perspectives and requirements are very important. CTG looks to learn the goals and objectives of the District. Understanding the District's system and processes and how their current operations are managed

Project Team Personnel

H. Summarize how the location of the firm and the project team will affect the ability of the team to efficiently and effectively perform construction management for Brevard Public Schools (one page maximum)

Construct Two Group (CTG) has had the opportunity to provide construction management services for Polk County, Florida A&M University (FAMU), and Bethune-Cookman University (BCU). Throughout our work with these institutions, CTG has consistently delivered the required services without fail. Since October 2022, CTG has been operational in Daytona Beach, Florida, completing over ten projects. Our staff commute daily from Orlando and Cocoa and maintain an office on BCU campus.

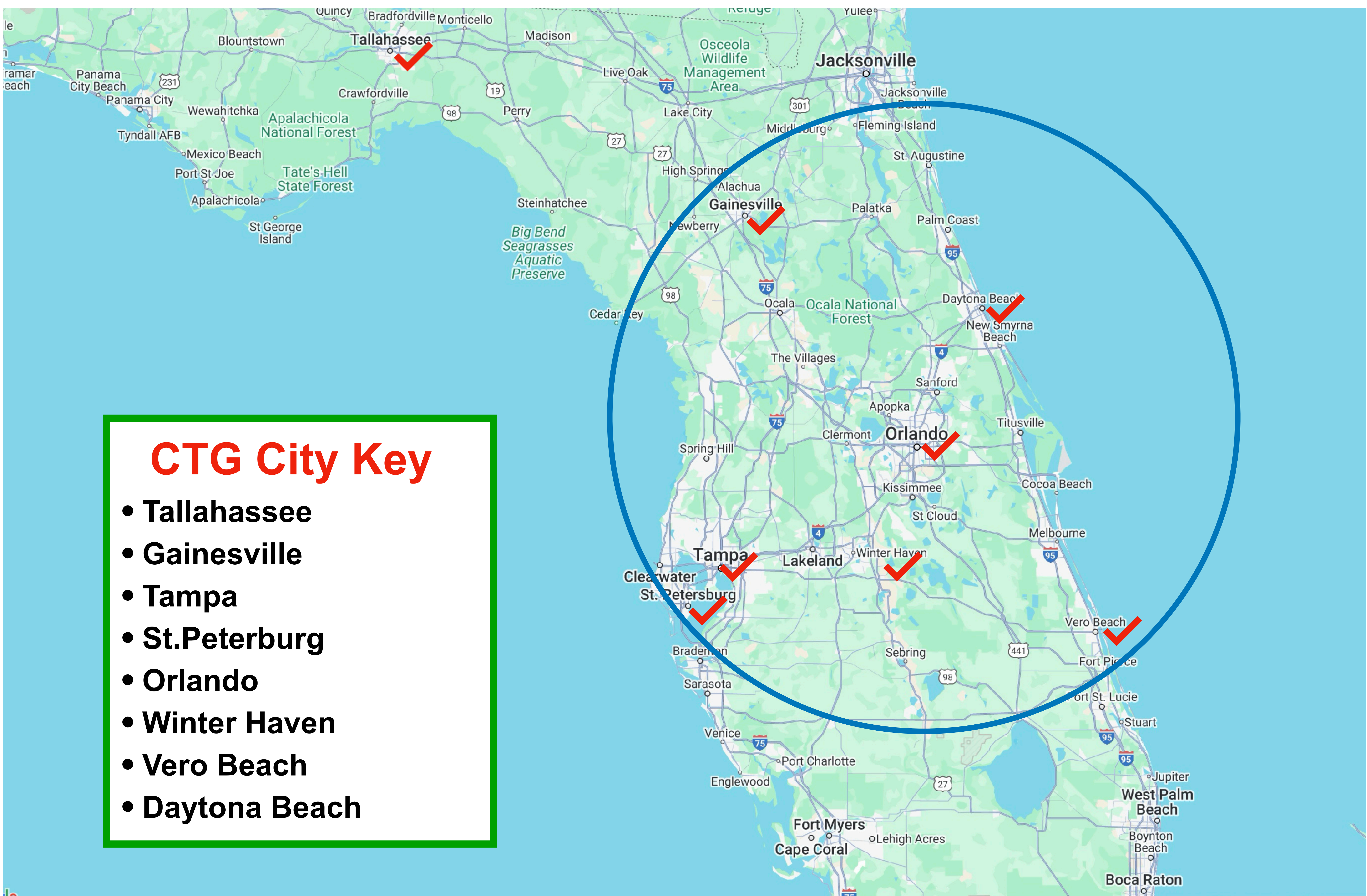
CTG understands that future projects will be located throughout Brevard County. Our lead project manager, Saul Rentz, resides in Cocoa, Florida. If we are successful in our endeavors, Saul will oversee the Brevard area, and CTG will establish a small storefront office in Brevard.

The location of a construction project can significantly impact various factors, including labor costs, material availability, infrastructure, and overall project timelines. CTG recognizes the importance of these factors and is committed to controlling them effectively. We will monitor labor rates as we prepare estimates and keep track of the availability of skilled labor and materials.

CTG has qualified construction management staff on hand. When it comes to permits, some project owners manage their own permitting processes. However, if the responsibility falls on CTG, we will hire local permit expeditors to secure the necessary permits. The distance of our operational base will not hinder CTG's ability to efficiently and effectively manage construction projects for Brevard Public Schools.

CTG City Key

- Tallahassee
- Gainesville
- Tampa
- St. Peterburg
- Orlando
- Winter Haven
- Vero Beach
- Daytona Beach



I. Discuss how the location of the firm and project staff will impact the project schedule, the coordination with Brevard Public Schools' staff, and the project budget.

CTG will establish a local office to ensure that there is sufficient staff available to meet the project's requirements and address any issues promptly. Additionally, current technology will allow the CTG main office to monitor project progress and budget, providing instant feedback to stakeholders, including Brevard schools' staff and administrators.

The active involvement of our local office, supported by the main office, **will have a positive impact on the construction process.** Issues will be addressed in a timely manner, and construction costs will be continuously monitored to ensure we secure the best prices for labor and materials. This coordination is expected to lead to the timely completion of the project within the projected budget.

Project Team Personnel

J. For the project team, provide a list of outstanding (active) projects, client names, status of completion, anticipated completion dates and overall workload with all clients including the School Board of Brevard County. Indicate how the Respondent’s team will manage their workload.

Active Projects

PROJECT NAME	COMPLETION	ANTICIPATED	TEAM MEMBERS	TEAM MEMBERS	AVAILABILITY	CONTRACT AMOUNT
	STATUS	COMPLETION DATE				
Destination Parkway Shoppes	91.56%	TBD	CW, CA		CW: TBD , CA: JULY 2025	5,817,409.00
South Campus Water Repairs	56.71%	TBD	CW		CW: JULY 2025	900,000.00
BCU Design Football Locker Admin Building	83.22%	April, 2025	DW		DW: JULY 2025	395,054.00
OCPS Four Site Middle Schools	41.59%	October, 2025	TH		TH: NOV 2025	795,858.00
Valencia Robotica Lab at Osceola	92.37%	April, 2025	CW, DJ,		CW: JULY 2025 DJ: JULY 2025	934,647.00
L. Gale Lemerand Football Complex, Shower & Bathroom	71.31%	September, 2025	DW, SR		DW: JULY 2025, SR: JULY 2025	892,500.00
Valencia ADA Restroom Renovation - West Campus	10.64%	April, 2025	LA, CW		LA: OCT 2025 , CW: JUNE 2025	3,492,602.00
Destination Median	1.02%	TBD	CW		CW: JUNE 2025	336,704.00
L. Gale Lemerand Academic Multiplex - Exterior Facage	46.82%	June, 2025	DW, SR		DW: JULY 2025, SR: JULY 2025	884,651.00

Project Team Personnel

K. Select three (3) examples of the team’s construction management experience within the last five (5) years and provide the following (one page maximum each example):

1. Name and location of the project 2. A description of the firm’s responsibilities/work activities, type of construction services provided 3. Owner's representative name, address and phone number 4. The name, email address and telephone number of the project architect 5. Date of notice to proceed, date of substantial completion, date of final completion 6. Cost of project (original Guaranteed Maximum Price and final construction cost). Indicate construction cost per gross square feet (\$/SF) and cost per student station.

Respondents should clearly differentiate the firm’s direct project experience from individual staff experience listed in this section.

**EACH PROJECT WILL
BE LISTED ON THE FOLLOWING PAGES**

Project Team Personnel

K. Select three (3) examples of the team’s construction management experience within the last five (5) years and provide the following (one page maximum each example):
1. Name and location of the project 2. A description of the firm’s responsibilities/work activities, type of construction services provided 3. Owner’s representative name, address and phone number 4. The name, email address and telephone number of the project architect 5. Date of notice to proceed, date of substantial completion, date of final completion 6. Cost of project (original Guaranteed Maximum Price and final construction cost). Indicate construction cost per gross square feet (\$/SF) and cost per student station.
Respondents should clearly differentiate the firm’s direct project experience from individual staff experience listed in this section.

Name and Address of the Project

Florida A&M University (FAMU):
Main Street Corridor Student Housing
2400 Wahnish Way,
Tallahassee, Florida 32307



Owner’s Representative Contact Information

Craig A. Talton, Assoc. AIA, CCP
Director of Facilities Planning & Construction
Florida A & M University
2400 Wahnish Way, Suite 100
Tallahassee, Florida 32307
Office: 850-412-7509

Architect Contact Information

Daniel Helmick
Finrock
2400 Apopka Boulevard
Apopka, Florida 32703
Office: 407-293-4000

Description of the firm’s responsibilities/work activities, type of construction services provided

CTG was awarded a \$60 Million ITN for P3 Development in August 2017. The project was changed to a CM agreement when FAMU decided to fund the project itself. CTG provided CM services for this project, including Pre-Construction (detailed in XX, page 33). FAMU aimed to provide a Dorm of 750 beds by July 2020. In August of 2017, CTG received an Exclusive Right to Negotiate. In January 2018, CTG started to work with the stakeholders to design and deliver the GMP. As a team, we were able to design, price, and secure sub-bids for the project and deliver the GMP. CTG received the NOP on 11/30/2018. CTG prides itself on including **peer reviews in the preconstruction** to help avoid change orders. CTG’s project management Services have outline in our response and they include everything in Brevard’s Scope of Work.

FAMU asked CTG to build a dining facility and a new chiller plant. This included design, preconstruction, permitting, bidding, and construction. CTG managed a new team (new general contractor, architect, engineers, etc.The total project was completed.

The project was handled virtually. There were separate standard meetings each week for the stakeholders and project construction teams, and there were weekly and monthly reports.

The project was managed through COVID times. The project was finished on time and \$2.3 M under budget. The uniqueness of this project highlights CTG’s ability to provide professional and quality construction management services during a difficult time in our country, and add major components to the project, and still finish on time and save the University money.



FAMU Main Street Corridor - Dining Hall



FAMU Main Street Corridor - Student Housing

Dates:

Notice to Proceed: 11/30/2018

Final Completion: 03/19/2021

Cost of Project

Guaranteed Maximum Price: \$70,776,456

Final Construction Cost: \$68,476,333

Construction Cost per Square Feet (\$/SF): \$249

Cost per Student Station: \$91,301.00

Project Team Personnel

K. Select three (3) examples of the team's construction management experience within the last five (5) years and provide the following (one page maximum each example):
1. Name and location of the project 2. A description of the firm's responsibilities/work activities, type of construction services provided 3. Owner's representative name, address and phone number 4. The name, email address and telephone number of the project architect 5. Date of notice to proceed, date of substantial completion, date of final completion 6. Cost of project (original Guaranteed Maximum Price and final construction cost). Indicate construction cost per gross square feet (\$/SF) and cost per student station.
Respondents should clearly differentiate the firm's direct project experience from individual staff experience listed in this section.

Name and Address of the Project

White Hall Environmental Renovation

640 Dr. Mary Mcleod Bethune Boulevard
Daytona Beach, Florida 32114



Bethune-Cookman University

Owner's Representative Contact Information

Dr. William Berry - Acting President
Bethune Cookman University
640 Dr. Mary Mcleod Bethune Boulevard
Daytona Beach, Florida 32114
Email Address: berry@cookman.edu
Office 386-481-2008

Architect Contact Information

Sean Beilman, PE, LEED AP BD+
Senior Mechanical Engineer
6555 N. Wickham Rd. Suite 104
Melbourne, FL 32940
Email Address: sbeilman@bcer.com
Office: 720-841-3667

Description of the firm's responsibilities/work activities, type of construction services provided

White Hall is the President's Office. The White Hall Administration Building is a historic building (built in 1915) on the campus of Bethune Cookman University, located in Daytona Beach, Florida. It has not been used for the President's Office since November 2022 because of environmental issues and experiencing poor indoor air quality. CTG was engaged to get the facility back online. This required CTG to assess the mechanical and architectural deficiencies responsible for indoor air quality concerns. After observing the existing building to identify deficiencies in the HVAC system and/or the building envelope contributing to the poor indoor air quality, CTG hired BCER in partnership with Amtech Solutions to assess mechanical and architectural deficiencies responsible for the current indoor air quality concerns and propose practical solutions. The project consisted of providing a study of the mechanical systems and building envelope design to determine the source of the water and humidity issues and to provide recommendations to remedy the issues. An assessment report outlined the problems was provided.

Their total estimated construction cost was \$1,050,000 to \$1,350,000.

CTG took the report and developed a scope of work for the project, including air conditioning repair/replacement, a basement/crawl space ventilation system, and a below-grade waterproofing system. CTG socialized the project with the local contracting community, gathering ideas of how the project might be done more economically. After several months, CTG presented the University with a price of \$374,930.

Like many HBCU Institutions, money is not readily available. The project was on hold for several months. Terrence Hightower, the lead on the project, worked diligently to get the price. Dr. Berry came and indicated they had an opportunity to get a grant of \$250,000, and he needed CTG to prepare the required support. It did, and the University received the grant. CTG provided the construction management services required, and the President and staff moved back to the Office on April 1, 2025.



White Hall Environmental Renovation



White Hall Environmental Renovation

Dates:

Notice to Proceed: 02/2024

Final Completion: 01/21/2025

Cost of Project

Guaranteed Maximum Price: \$1,000,000.00

Final Construction Cost: \$392,191.00

Approved Change Order: \$17,261.00

Project Team Personnel

K. Select three (3) examples of the team’s construction management experience within the last five (5) years and provide the following (one page maximum each example):
1. Name and location of the project 2. A description of the firm’s responsibilities/work activities, type of construction services provided 3. Owner’s representative name, address and phone number 4. The name, email address and telephone number of the project architect 5. Date of notice to proceed, date of substantial completion, date of final completion 6. Cost of project (original Guaranteed Maximum Price and final construction cost). Indicate construction cost per gross square foot (\$/SF) and cost per student station. Respondents should clearly differentiate the firm’s direct project experience from individual staff experience listed in this section.

Name and Address of the Project
L. Gale Lemerand Football Complex
106 Jesse Street, Florida 32307
Daytona Beach, Florida 32114



Owner’s Representative Contact Information
Reggie Theus, Director of Athletics
Bethune Cookman University
640 Dr. Mary Mcleod Bethune Boulevard
Daytona Beach, Florida 32114
Email Address: Theur@cookman.edu
Office 386-481-2008

Architect Contact Information
Marvin Weeks AIA
1915 W. 43d Avenue #100
Kansas City, KS 66103
Email Address: weeksarchitectureanddesign@gmail.com
Office: 407-283-5924

Description of the firm’s responsibilities/work activities, type of construction services provided

CTG provided construction management services for the Football Complex, an existing building owned by Bethune Cookman University that was converted to a shower/bathroom and a football locker room. The University has just built a new Turf Football practice field. They had explored building an 8,000 sf Football Facility. The design proposed came in at \$5,90,000.00. Their next option was to lease seven modular buildings for two years at a cost of over \$600.000.00, and the building would be returned. CT pointed out to the University that they owned two buildings next to the New Practice Football Field. CTG indicated that the smaller building could be converted into a locker room and shower/bathroom. The University agreed and engaged CTG to work with Marvin Weeks to assist with designing and renovating the building for a locker room and shower/bathroom.

The services provided included assisting in getting information and providing access for site visits as was deemed necessary. They also included the relevant city departments (permitting, water, sewer) and TECO. CT provided preconstruction services, including an initial conceptual estimate, design development, and construction documents.



L. Gale Lemerand Football Complex Locker Room Showers



L. Gale Lemerand Football Complex

Dates:

Notice to Proceed: 11/22/2024

Date of Substantial Completion: 03/15/2025

Final Completion: 03/31/2025

Cost of Project

Guaranteed Maximum Price: \$1,000,000.00

Final Construction Cost: \$892,000.00

11.2 - Project Approach

A. Identify primary subcontractors (name, location, contact info) for:

1.Mechanical 2.Electrical 3.Low voltage 4.Plumbing 5.Controls 6.Roofing 7.Structural pavilions 8.Paving 9.Athletic field facilities - artificial turf 10.Architectural finishes

B. Describe preconstruction process (two pages max)

C. Explain use of allowances vs. actual bid results in GMP proposals (one page max)

D. Detail management of material cost escalation in GMP proposals (one page max)

E. Approach for \$7M elementary classroom addition on occupied campus (two pages max)

F. Approach for high school football field conversion to artificial turf with stadium upgrades (two pages max)

G. Approach for high school swimming pool upgrade

H. Approach for \$4M electrical, fire alarm and low voltage system renewal at middle school

I. Approach for renovating deteriorated outdoor basketball courts at 4 elementary schools

J. Describe collaboration with design professionals and district staff for best value; provide 1-3 cost savings examples (two pages max)

Project Approach

A.Identify the primary subcontractors (name, location and contact info) that you typically invite to bid on construction management projects within the following trades:

- 1.Mechanical 2. Electrical 3. Low voltage 4. Plumbing 5. Controls 6. Roofing 7. Structural pavilions 8. Paving 9. Athletic field facilities – artificial turf 10. Architectural finishes (painting, ceiling, drywall...)

When CTG is awarded a new project, it engages in an effective subcontractor outreach effort. This includes identifying project needs, researching potential subcontractors, creating an outreach plan, and reaching out to potential subcontractors; CTG’s construction project bidding process relies on these steps to ensure that the project's requirements are fully understood and met by skilled subcontractors. Researching potential subcontractors allows for a thorough understanding of their capabilities and expertise. Creating a well-thought-out outreach plan facilitates efficient communication and establishes clear expectations.

CTG’s first step in subcontractor outreach involves a comprehensive assessment of the specific requirements and scope of the construction project. CTG ensures that this includes identifying specialized subcontracting needs and project planning considerations.

Researching the potential to hire local subcontractors involves evaluating their qualifications, capabilities, and track record. CTG begins by identifying subcontractors through referrals, industry publications, and online software platforms. Once CTG identifies potential subcontractors, it thoroughly assesses their expertise in the specific construction field. This includes examining their experience in handling similar projects, reviewing their completed work, and checking references from previous clients.

Developing a comprehensive subcontractor outreach plan involves establishing communication channels, setting outreach goals, and defining the criteria for subcontractor engagement. CTG utilizes various tools such as emails, phone calls, and project management software. CTG employs software solutions (Plan Hub and Construct Connect) to send bid invitations automatically, streamlining the process. This ensures timely and efficient communication with a wide range of potential subcontractors.

CTG initiates subcontractor outreach early in the project lifecycle, which allows sufficient time for comprehensive planning, scheduling, and engagement, optimizing the coordination of subcontracting activities within the construction project.

In preparation for this question, CTG utilized one outreach software to advertise a project in Brevard County for one week. The results of the effort are below, and we currently maintain a database of 8,000 subcontractors. CTG is experienced in making the best effort to obtain subcontractors for very small or very large projects.

List of Primary Subcontractors

1.Mechanical

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
DAVID LEE VANCE JR	ADVANCE MECHANICAL SYSTEMS INC	1336 STONE STREET, OVIEDO, FL 32765	407-366-0950
MICHAEL SCOTT PALO	AMERICAN AIR & HEAT OF BREVARD INC	4055 ROOMER DR, ROCKLEDGE, FL 32955	321-632-2653
SHANE CLARK EDGAR	BEACHSIDE MECHANICAL INC DBA BEACHSIDE AIR CONDITIONING	6115 N ATLANTIC AVE UNIT B, CAPE CANAVERAL, FL 32920	321-423-8410
ROBERT THOMAS OGONOWSKI	ADVANCED ELECTRICAL SYSTEMS INC	2020 Old Dixie Hwy Se Set 9, Vero Beach,FL 32962	321-952-7727

2.Electrical

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
SYDNEY TEARTT	ABSOLUTE ELECTRICAL SYSTEMS LLC	499 LOIS DRIVE, COCOA, FL 32926	321-543-3280
ANTHONY MARK LEIB	ACCENT ELECTRIC INC	175 BARTON BLVD, ROCKLEDGE, FL 32955	321-632-6067
MICHAEL P MURPHY	ADMIN ELECTRIC INC	435 STAN DRIVE #E, MELBOURNE, FL 32904	321-952-7727
ROBERT THOMAS OGONOWSKI	ADVANCED ELECTRICAL SYSTEMS INC	2020 OLD DIXIE HWY SE SET 9, VERO BEACH, FL 32962	321-952-7727

Project Approach

A.Identify the primary subcontractors (name, location and contact info) that you typically invite to bid on construction management projects within the following trades:

- 1.Mechanical 2. Electrical 3. Low voltage 4. Plumbing 5. Controls 6. Roofing 7. Structural pavilions 8. Paving 9. Athletic field facilities – artificial turf 10. Architectural finishes (painting, ceiling, drywall...)

3.Low Voltage

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
	EVERON SOLUTIONS (SECURITY SYSTEMS)	WINTER GARDEN, FL 34787	407-402-6544

4.Plumbing

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
CHRISTOPHER BARTOLINI	ASCENSION PLUMBING INC	4408 THISTLEBERRY DR, MELBOURNE, FL 32935	321-952-7727
MICHAEL HARDY	ATLANTIS PLUMBING OF BREVARD INC	1587 DOZIER CIRCLE SE, PALM BAY, FL 32909	321-508-4906
JAMIE A THORESON	ATLAS PLUMBING OF BREVARD	6870 HARTFORD RD, COCOA, FL 32927	321-213-1715

5.Controls

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
	CONTROLS ELECTRICAL SERVICES	564 COOPER OAKS, APOPKA,FL 32703	407-814-8900
	CES	777 BENNETT DR., LONGWOOD,FL 32750	407-682-1313

6.Roofing

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
	COLLIS ROOFING, INC.	LONGWOOD, FL 32750	321-282-8827
OLIVER VERNON SMITH JR	ARIK ENTERPRISES LLC	770 CLEARLAKE ROAD, COCOA, FL 32926	321-305-5153
AMERICO LEYVA	ATLANTISS ONE ROOFING LLC	281 NE 32ND STREET, OAKLAND PARK, FL 33334	954-565-1567
WILLIAMS ELLIS BELL JR	BEL-MAC ROOFING INC	1996 S US 1 HIGHWAY, ROCKLEDGE, FL 32955	407-321-3115

7.Structural Pavilions

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
	MARLIN CIVIL	180 TOLLGATE DR, LONGWOOD,FL 32750	407-468-4898

8.Paving

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
	SOUTHEAST SURFACES & EQUIPMENT (ATHLETIC EQUIPMENT)	NEW SMYRNA BEACH, FL 32168	386-428-8875

9.Athletic Field Facilities - Artificial Turf

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
	SOUTHEAST SURFACES & EQUIPMENT (ATHLETIC EQUIPMENT)	NEW SMYRNA BEACH, FL 32168	386-428-8875

10. Architectural finishes (painting, ceiling, drywall...)

CONTRACTOR NAME	BUSINESS NAME	ADDRESS	PHONE NUMBER
JUNIOR FLETCHER	FLETCHER PAINTING INC (FINISHES)	ORLANDO, FL 32808	407-948-9315
	TRUTEX FRAMING SYSTEMS LLC (FRAMING)	GREENVILLE, SC 29611	864-999-2020
ARTURO RODRIGUEZ	COMPLETE DRYWALL CONTRACTORS INC	6005 N WICKHAM RD #A126, MELBOURNE, FL 32940	321-403-3001
THOMAS O LEASE	PHOENIX PRECISION DRYWALL INC	2440 87TH AVE, VERO BEACH, FL, 32966	772-564-0926

B. Describe your approach to the preconstruction process (two pages maximum).

PRECONSTRUCTION SERVICES

Preconstruction services will consist of the preconstruction or design phase, the development of a guaranteed maximum price, value engineering, and the constructability of the design. A management team will be assigned full-time to the project from beginning to final closeout. Key resources used during preconstruction are our computerized cost estimating and value engineering capabilities, in-house mechanical and electrical estimating staff, and in-house scheduling/phasing and cash flow systems.

- | | |
|--|--|
| • <i>Scheduling</i> | • <i>Bid Packaging</i> |
| • <i>Value Engineering</i> | • <i>Pre-Bid Conference</i> |
| • <i>Coordination of Permits and Permitting Process</i> | • <i>Bid Evaluation</i> |
| • <i>Establish Critical Issues</i> | • <i>Post-Bid Interviews</i> |
| • <i>Estimating Services</i> | • <i>Guaranteed Maximum Price</i> |
-

Scheduling

CTG will develop a project schedule that coordinates and integrates design efforts, the School District's approvals, and construction schedules.

Value Engineering

CTG can review the design documents for alternate schemes to improve cost and constructability. The site package, structural frame, skin system, MEP systems, and interior finishes are examples of where such an approach could be most valuable. A value engineering menu will be developed if requested, and a tracking system will be set up to monitor each VE's disposition throughout the design process. A menu will be provided for the team's review and consideration. The goal will be to incorporate as many value engineering items into the 100% construction documents as possible so that the bid packages can provide accurate pricing.

Coordination of Permits and Permitting Process

CTG will assist in the permitting process if required (i.e., water wells and utilities), including the documentation and submittal of all building plans and specifications as Osceola County requires. Further, a review will be made of the documents for coordination of the design teams so that the intent of the documents is consistent. This will provide refined trade contractor pricing and fewer schedule delays once under construction. We will endeavor to identify all code issues within the papers and request each bidder comment on it with each bid package.

Establish Critical Issues

At an early stage, CTG will identify the critical issues the School District recognizes within each project. These issues range from site familiarization and control of site development as it relates to the EPA to construction sequencing. We will list all issues, develop a plan to satisfy the team's needs and incorporate them into separate bid packages.

Estimating Services

Since we will receive 75% of the construction documents, we will immediately proceed with the final estimate/guaranteed maximum price development process. This estimate will be detailed and modified to meet the School District's desired requirements. The GMP will be based on trade contractor pricing and any contingency the team feels should be identified at that time. Component budgets will be well-defined, and program modifications will be made to support.

B. Describe your approach to the preconstruction process (two pages maximum).

Bid Management Services

Concurrently, with the finalization of the design documents and the development of the guaranteed maximum price, CTG will initiate the bid management process. The bid management phase will consist of the following:

Bid Packaging

CTG will recommend the division of work in the drawing and specifications to the school district. We will also begin developing specific trade packages tailored toward the capabilities and experience of the trade contractors. This will facilitate the bidding and awarding of the trade contracts, allowing for phased construction and considering factors such as time of performance, availability of labor, overlapping trade jurisdiction, provision of temporary facilities, and facilitating owner equipment and vendors. CTG will evaluate the strengths and weaknesses of area trade disciplines and analyze the requirements in each bid package. We will strongly encourage local participation in this project.

Pre-Bid Conference

A pre-bid conference will be held with the pre-qualified trade contractors to discuss the drawings, schedule, and team expectations prior to receipt of the bids. CTG will also review and answer questions regarding our standard trade contract during this time. The School District is invited to participate in these conferences.

Bid Evaluation

After receiving all trade contractor bids, the project team will evaluate each price and, if necessary, consult previous estimates and quantity surveys for comparison purposes. Any areas of discrepancy will be noted and discussed with the trade contractor during the post-bid interview process.

Post-Bid Interviews

Post-bid interviews will then be conducted with each apparent low bidder to analyze and dissect the specific bid to ensure proper scope, drawing intent, quality, and schedule objectives are covered in the bid. The quantities of labor and materials are also discussed. These interviews initiate the project team to begin open communication with the trade contractor's project manager and superintendent.

Guaranteed Maximum Price

A final GMP verification budget will be prepared and presented for approval. CTG will make recommendations on the division of work according to the project drawings and specifications and our knowledge of the construction market.

C.In preparation of the Guaranteed Maximum Price proposal to what extent do you typically include allowances rather than actual bid results? (one page maximum)

CTG prefers not to use allowances, but they are sometimes necessary when the design is not yet completed for the project, or there are certain things that have yet to be determined, an allowance is sometimes good to use. This allowance is a specific amount of money that is designated to cover all the decisions that the owner has yet to inform you of. The allowance is only be used for materials and equipment, so that there is no confusion when it comes to the profit and overhead of the project.

Reasons for CTG avoiding the use of allowances:

- *They can cause scheduling errors. If the items you've agreed to provide aren't delivered on time, or are back-ordered, it can bring the construction process to a screeching halt.*
- *They can force your contractor to work with trades they don't know,*
- *The materials you want to purchase may end up costing more than the allowance you receive.*

CTG recognizes that allowances are unique to each circumstance, so they do not lend themselves to many rules of drafting. Rather, they represent a potential area of conflict that should be approached cautiously in each case, with careful attention devoted to drafting the particulars so that disputes can be minimized in the long run. CTG includes a careful definition of what the allowance is and for what it will be used. CTG works with the owner to get them to anticipate an allowance fund shortfall with a plan for addressing costs in excess of the planned amount

D.In preparation of the Guaranteed Maximum Price proposal how do you account for/manage material cost escalation? (one page maximum)

Escalation Clause Variations:

Escalation clauses can also be tailored in various ways to share the risk of price escalations. These provisions can include percentage-based sharing of cost increases or specific thresholds that trigger adjustments, to suit the needs of all stakeholders involved. By incorporating these clauses, both contractors and clients can navigate economic uncertainties with greater stability, ensuring that project costs remain fair and reflective of current market conditions.

Definition of Trigger Events:

Trigger events are specific conditions that activate the clause's provisions. These typically include significant increases in the prices of key materials or labor. Common materials subject to these clauses include steel, petroleum and lumber, which have experienced considerable price volatility.

Adjustment Mechanism:

The adjustment mechanism defines how price adjustments are calculated once a trigger event occurs. There are primarily two methods: index-based and cost-based adjustments.

Index-based adjustments: This method uses published indices to determine cost changes.

Cost-based adjustments: This approach relies on the actual cost increases experienced by the contractor

Documentation Detailed:

Documentation is essential for supporting claims under an escalation clause. Contractors must maintain comprehensive records of initial quotes and bid proposals, purchase orders, invoices and any other relevant financial documents.

Project Approach

E. Describe how the firm would approach a \$7 million elementary classroom building addition project on an occupied campus (two pages maximum)

In providing construction management (CM) services on an occupied \$7 million elementary school classroom addition, CTG provides careful planning, coordination, and execution to minimize disruption to school operations and ensure safety, focusing on clear communication, phased construction, and adherence to school protocols. Members of our team, Wolfolk, Alvararez and Bihms provided CM services on an occupied high school campus.

CTG knows that providing CM services on an Elementary School Campus requires the construction zones to be carefully managed, and clearly marked. Younger children require more supervision and have a higher risk of accidents. CTG must prioritize the Construction activities for the safety of young children, including playground areas, and ensure that there are no hazards. CTG is sensitive that construction noise and dust can be particularly disruptive to younger students, so construction schedules need to be carefully planned to minimize impact on learning.

CTG's Construction crews are extra vigilant about the safety of young children and ensure that they are not exposed to any hazards. Construction activities near playgrounds require extra caution and careful planning to ensure that children are not exposed to any hazards.

CTG establishes clear lines of Communication.

It maintains regular communication with school administration, faculty, staff, and students to keep them informed about project progress, potential disruptions, and safety procedures. CTG develops a Communication Plan outlining how information will be disseminated, including regular meetings, updates, and emergency protocols. CTG ensure there's a designated CM representative readily available to address questions and concerns. CTG would work closely with school leadership to understand their needs, priorities, and potential constraints.

Utilizing Phased Construction Approach which would minimize disruption, CTG would develop a detailed and realistic construction schedule that minimizes disruption to school activities, including class times, events, and extracurricular activities. CTG would break down the project into manageable phases to allow for continued school operations while construction progresses.

CTG would schedule work during off-peak hours, if necessary.

CTG would prioritize construction activities during school holidays, weekends, or evenings when possible to minimize disruption to students and staff. CTG protect sensitive areas such as classrooms and hallways, from dust, noise, and debris. CTG would implement Strict Safety Protocols to ensure all construction workers are trained on school safety procedures and follow all applicable regulations. CTG would establish clear access control of the campus. It would implement measures to control access to the construction site and ensure that unauthorized personnel are kept out.

E. Describe how the firm would approach a \$7 million elementary classroom building addition project on an occupied campus (two pages maximum)

CTG would maintain a clean and organized work site and free from hazards.

CTG would provide adequate lighting and signage to ensure that the construction site is well-lit and that all hazards are clearly marked. CTG would develop and implement emergency procedures in coordination with school administration and local authorities. IT would adherence to school protocols and follow all school rules and regulations, including those related to noise levels, parking, and traffic flow.

CTG would cooperate with school staff and work cooperatively with school staff to ensure that construction activities do not interfere with school operations and it would be mindful of the school environment and take steps to minimize any negative impact on students, staff, and the community.

CTG would provide our Construction management services. The CM acts as the district's advocate, ensuring the project is delivered successfully and within budget. CTG brings a broad knowledge of the planning and construction process, enhancing the district's likelihood of a successful project.

Construction Management Services

- | | | |
|---|----------------------------|--------------------------|
| •Preconstruction Services | •Establish Critical Issues | •Pre-Bid Conference |
| •Scheduling | •Estimating Services | •Bid Evaluation |
| •Value Engineering | •Bid Management | •Post Bid Interviews |
| •Coordination of Permits & Permitting Process | •Services Bid Packaging | •Trade Contractor/Vendor |
| | | •Pre-Award Interviews |

During the construction phase, the Project Management staff will move onsite implementing the cost, schedule and quality decisions reached during preconstruction and bid management phases. They will emphasize the quality and schedule commitments of the team to the trade contractors. We achieve these project requirements through our onsite trade contractor management and control mechanisms (quality control, cost accounting, cost and schedule controls). At a minimum, monthly project progress reports will be generated and submitted to the entire project team for review so each team member is well informed of the status of the project.

CTG’s approach to providing construction phase services is based on one very basic concept – communication – and will ensure that the project begins with a clear understanding of the objectives the team set forth early in the process. Once that course is established, we will bring together the resources that are required to direct the project. Further, when each new member of the team is brought on board they will receive a project information and procedures manual to aid in getting up to speed.

Project Approach

F. Describe how the firm would approach a project to convert a high school football field to artificial turf and upgrade stadium seating while protecting the recently rubberized track (two pages maximum)

Upon contract award, CTG will implement comprehensive Construction Management Services in accordance with our established project initiation protocol, which encompasses the following systematic procedures:

Preconstruction

Every project we have a team integration meeting with would include all stakeholders - Owners, Architects, Engineers, and Construction Manager. This meeting established our Project Team. This meeting sets the tone for the entire project. Team members are encouraged to share their goals with the Owner's goal, given the highest priority. The Team clarifies project goals:

- Owner's Project Requirements are detailed.
 - o Scope
 - o Schedule
 - o Cost/Budget
- Lines of Communication
- Team Roles and Responsibilities
- Permitting

CTG works with the Owner and Design Team to provide input on the proposed material cost, availability, and schedule for the artificial turf and stadium seating. CTG would provide milestone estimates and schedules in schematics, design development, and 90% Construction Plans. The 90% Construction Plans will be bid to the Brevard Construction Community.

CTG recently converted a University Football Field to an Artificial Turf Field. A civil engineering firm designed the field, and no seating was involved. A national firm was chosen to provide turf service; the national firm was not used for the other project scope.

Assuming the planning, design, and engineering have been completed, CTG shall submit it for the various permits needed for this type of construction. While waiting for the permits to be approved, CTG would utilize the results of the bids to present a GMP to the District. Once the District approves the GMP and issues a District Construction Management Contract, CTG issues contracts to the selected subcontractors. Once the permit is received, mobilize to the site.

The Turf and Stadium Seating procurement and delivery schedule will be given priority. The next step will be to prepare the site for the work. CTG will protect the site with fencing to restrict student and faculty access. The preparation for the two components of the project begins.

Project Approach

F. Describe how the firm would approach a project to convert a high school football field to artificial turf and upgrade stadium seating while protecting the recently rubberized track (two pages maximum)

Artificial Turf

Procurement—CTG would procure the Turf. The vendor would provide a delivery schedule incorporated into CTG’s project schedule. CTG would then prepare to receive the Turf.

Site Preparation—CTG will oversee the removal of the existing grass and any necessary supporting layers. It will also survey the boundaries, set up access for construction vehicles, and clear the site as needed. The site will be excavated and graded as the plans indicate to ensure proper drainage and leveling of the playing surface.

Foundation and Structural Layers—CTG will oversee the drainage system installation and the base layer, including 57 stone-washed limestone and No. 9 or 8-washed limestone.

Turf Installation – Turf Panels will be laid on top of the drainage, within the concrete curbs around the field’s perimeter. Infill material will be applied to the turf.

Stadium Seating

Procurement—CTG would procure the specified stadium seating. The vendor would provide a delivery schedule incorporated into CTG’s project schedule. CTG would then prepare to receive the stadium seating.

Site Preparation – In preparation for the receipt of the stadium seating, depending on whether the seating is on a concrete or metal stadium, CTG would demo the existing seating. Depending on whether the seating (bolted, screwed, or integrated), CTG will remove the seating. If the seating is salvageable, CTG will salvage the seating and return the funds to the District. CTG will make the necessary repairs to prepare for the new stadium seating.

Seating Installation – CTG’s Vendor will install the new stadium seating.

Protection

Process—With two projects at the stadium, CTG is very aware of the importance of protecting the rubber track. To this end, CTG would use ground protection mats. These mats would protect landscaping and plant grass from damage, allow construction teams to create temporary roadways, and prevent loaders from becoming stuck in mud or damaging the track. CTG would also fence off the rubber track and restrict access to it. CTG would regularly inspect and identify potential problems, looking for damage or wear.

CTG would use the standard construction management procedures to manage this construction project.

G. Describe how the firm would approach a project to upgrade a high school swimming pool

Upon contract award, CTG will implement comprehensive Construction Management Services in accordance with our established project initiation protocol, which encompasses the following systematic procedures:

Preconstruction

Every project we have a team integration meeting with would include all stakeholders - Owners, Architect, Engineers, and Construction Manager. This meeting established our Project Team. This meeting sets the tone for the entire project. Team members are encouraged to share their goals with the Owner's goal given the highest priority. The Team clarifies project goals:

- Owner's Project Requirements are detailed.
 - o Scope
 - o Schedule
 - o Cost/Budget
- Lines of Communication
- Team Roles and Responsibilities
- Permitting

CTG works with the Owner and Design Team to provide input as to proposed material cost, availability and schedule for the artificial turf and stadium seating. CTG would provide milestone estimates and schedules in schematics, design development and 90% Construction Plans. The 90% Construction Plans will be bid to the Brevard Construction Community.

Assuming the planning, design and engineering has been completed, CTG shall submit it for the various permits needed for this type of construction. While waiting for the permits to be approved, CTG would utilize the results of the bids to present a GMP to the District. Once the District approves the GMP and issues a District Construction Management Contract, CTG issue contracts to the selected subcontractors. Once the permit is received, mobilize to the site.

Procurement – CTG would issue subcontract who have the experience to renovate a swimming pool. Items that may have been considered are:

- | | |
|------------------------------|-------------------------|
| • Replacing plaster and tile | • Deck resurfacing |
| • Replacing waterline tile | • Enclosure |
| • Updating plumbing | • Updating the plumbing |
| • Upgrade lighting | • New water features |
| • Water System | |

CTG would use the standard construction management procedures to manage this construction project.

Project Approach

H. Describe how the firm would approach a \$4 million electrical, fire alarm and low voltage system renewal project at a middle school

Upon contract award, CTG will implement comprehensive Construction Management Services in accordance with our established project initiation protocol, which encompasses the following systematic procedures:

Preconstruction

Every project we have a team integration meeting with would include all stakeholders - Owners, Architects, Engineers, and Construction Manager. Then later, two experienced electrical subcontractors are invited to provide their input. This meeting established our Project Team. This meeting sets the tone for the entire project. Team members are encouraged to share their goals with the Owner's goal, given the highest priority. The Team clarifies project goals:

- Owner's Project Requirements are detailed.
 - o Scope
 - o Schedule
 - o Cost/Budget
- Lines of Communication
- Team Roles and Responsibilities
- Permitting

CTG works with the Owner and Design Team to provide input on the proposed material cost, availability, and schedule for the artificial turf and stadium seating. CTG would visit the middle school to ensure that it understands the building and details items that should be included in the plans to lessen the opportunity for change orders. As the planning, design, and engineering proceeding,

In conjunction with the architect, CTG will conduct a detailed inspection of the current electrical, fire alarm, and voltage-voltage systems to identify their condition, capacity, and deficiencies. At this point, the school's needs are taken into consideration. The architect will ensure that upgrades comply with relevant building codes. CTG would recommend engaging the school administrators, maintenance staff, and District facilities staff.

CTG would provide milestone estimates and schedules in schematics, design development, and 90% Construction Plans. In this type of project, the different design phases might not be needed. The 90% Construction Plans will be bid for by the Brevard Construction Community. Pre-qualified Subcontractors will be invited to bid on the project. CTG recently had two different projects, for which it was evident that they had not thoroughly investigated the existing building. If it is a renovation project, CTG always investigates and inspects the building.

CTG shall submit it for the various permits needed for this upgrade of the electrical, fire alarm, and low-voltage systems. While waiting for the permits to be approved, CTG would utilize the results of the bids to present GMP to the District. Once the District approves the GMP and issues a District Construction Management Contract, CTG issues a contract to the selected Electrical subcontractors. Once the permit is received, mobilize to the site.

CTG would use the standard construction management procedures to manage this construction project.

Project Approach

I. Describe how the firm would approach a project to renew badly deteriorated outdoor basketball courts at 4 elementary schools

Upon contract award, CTG will implement comprehensive Construction Management Services in accordance with our established project initiation protocol, which encompasses the following systematic procedures:

Preconstruction

Every project we have a team integration meeting with would include all stakeholders - Owners, Architects, Engineers, and Construction Manager. This meeting established our Project Team. This meeting sets the tone for the entire project. Team members are encouraged to share their goals with the Owner's goal, given the highest priority. The Team clarifies project goals:

- Owner's Project Requirements are detailed.
 - o Scope
 - o Schedule
 - o Cost/Budget
- Lines of Communication
- Team Roles and Responsibilities
- Permitting

CTG works with the Owner and Design Team to provide input on the proposed material cost, availability, and schedule for the renewal of four outdoor basketball courts. CTG would provide milestone estimates and schedules in schematics, design development, and 90% Construction Plans. The 90% Construction Plans will be bid to the Brevard Construction Community. Different design phases might not be needed for this type of project.

CTG would start by inspecting each basketball site. Care would be taken to document the deficiencies, and CTG would take pictures. School basketball courts have been built mostly of Concrete and asphalt, but they have also been built of rubber and acrylic. Acrylic surfaces can be installed over concrete and asphalt. The team would determine the best surface to resurface the outdoor basketball court.

Assuming the planning, design, and engineering have been completed, CTG shall submit it for the required permit for this type of construction. While waiting for the permits to be approved, CTG would prepare a bid list of the relevant trades based on the design. This assumes that there may be different courts in the four schools. CTG would utilize the results of the bids to present GMP to the District. Once the District approves the GMP and issues a District Construction Management Contract, CTG issues contracts to the selected subcontractors. Once the permit is received, mobilize to the site.

CTG would use the standard construction management procedures to manage this construction project.

Project Approach

J. Describe your approach to working with the design professional and the District staff to achieve the best value for the District. Provide 1-3 examples where you have accomplished cost savings without a decrease in quality/performance. (two pages maximum)

In this instance, for the School Board of Brevard County, we will assume you have selected the right Construction Manager – Construct Two Group (CTG)—a Construction Manager who understands the goals and needs of the SBBC. CTG understands the budget constraints, project complexity, risk management, and long-term performance. CTG understands the project may demand an approach beyond cost alone — one that accounts for technical expertise, innovative solutions, and overall project delivery strategy. That’s where the best value comes in.

The approach to providing the best value to SBB is accomplished within the CTG Construction Management Program. Within our program, we start preconstruction with a team integration meeting, which sets the tone for the entire project. It is essential to the success of the Construction Management project that the Team members unite into a group with common goals. The successful Construction Manager takes every opportunity to foster team concepts, remembering that a truly successful project must result in success for each Team member. The Team Integration meeting, which results in the development of the Project Policy and Procedures Manual. This Manual documents the policies, procedures, and responsibilities that guide the Project Team through the Construction Management process. The steps of the Team Integration meeting are followed with SBBC’s goal in mind.

CTG understands that for SBBC, a collaborative, transparent, and trust-based relationship between the contractor, the client, and the design team offers the best value and leads to a smoother, more successful project. This relationship involves open communication, mutual respect, and a shared understanding of goals and challenges.

CTG’s effort to provide the best value for SBBC begins with early engagement and collaboration by CTG, the Design Team, and SBBC. CTG can provide valuable input on constructability, cost-effectiveness, and potential challenges. The Design Team should be open to feedback from the contractor and client and willing to collaborate to find solutions that meet aesthetic and practical needs. SBBC should actively participate in the design process and understand the project's scope, budget, and timeline.

Best Value requires Open and Honest Communication from the team. CTG should communicate openly and honestly with both the client and the design team, and the design team should communicate clearly with both the client and CTG. SBBC should be receptive to feedback and willing to make informed decisions based on the information provided by CTG and the Design Team.

There should be clear contracts and expectations. The contractor should have an explicit agreement with SBBC that outlines the scope of work, payment terms, and dispute resolution processes. The Design Team should have a clear contract with the client outlining their scope of work, fees, and deliverables. SBBC should clearly understand their responsibilities and expectations throughout the project. The team must clearly understand their roles and responsibilities from the outset to avoid confusion and ensure accountability; by fostering a collaborative, transparent, and trust-based relationship, the client can expect a more successful project that delivers the best possible value.

Once the team understands how it will operate, the most crucial thing is SBBC's needs and goals for the project. CTG will always keep the client’s needs and goals at the forefront of the project and ensure that all decisions are made with their best interest in mind.

On a significant Construction Management project, the Division of Responsibility Checklist is a major component of the team integration meeting and the resulting project policies and procedures manual. This form enables the Project Team to clearly define and document the individual members' responsibilities during each step of the project's design, bid and award, and construction phases.

Project Approach

J.Describe your approach to working with the design professional and the District staff to achieve the best value for the District. Provide 1-3 examples where you have accomplished cost savings without a decrease in quality/performance. (two pages maximum)

This checklist accomplishes many Project Team goals, including:

- *Emphasized the many steps required for a successful project to all Team members.*
- *Fosters a team atmosphere as all group members see documentation of their interdependent relationships.*
- *Verifies that each member’s responsibilities are documented and underscores the importance of the review process during the design and construction phases.*
- *Develops preliminary information used in the development of the project schedule.*
- *Highlights any potential bottlenecks that may affect the project.*

Construct Two Pre-Construction Process

CONSTRUCT TWO GROUP PRE-CONSTRUCTION PROCESS		Project:				
		Date:	* Major = 2 Minor = 1 None = 0			
Item #	Conceptual Planning Activities	Owner	Design Team	Construction Manager	Consultant	Completion Date
1	Establish Communication Procedures					
2	Analyze Program vs Owner's Budget					
3	Adjust Program vs Owner's Budget					
4	Conduct Utilities Evaluation					
5	Verify Permit Requirements					
6	Coordinate with Government Agencies					
7	Develop Conceptual Design					
8	Develop Conceptual Estimate					
9	Evaluate Owner's Budget vs Estimate					

The checklist is quite specific. Each activity is detailed, and the appropriate team member accepts responsibility for completing each. The result is a document that describes the interdependence of all Team members, thus eliminating the opportunity for tasks to be overlooked.

Each phase of the project is separated, with further delineations made for the specific tasks to be completed in that phase. For example, the design phase is partitioned into milestone activities consisting of conceptual design, schematic design, design development, and construction documents. Then, each milestone design phase is divided into tasks assigned to a team member, such as having significant, minor, or no responsibility. The exact format is used for the bid and award phase as well as the construction phase of the project.

Completing the Checklist can be time-consuming, but its importance cannot be overstated. The Project Team must comprehend the vast number of steps that must be accomplished for the project to be successful. Review of the Division of Responsibility Checklist throughout the project verifies that each Team member fulfills their obligations. This review becomes a standard agenda item in project progress meetings, particularly during the design phase. A scheduled and consistent review of upcoming items also helps to eliminate the feeling that the Checklist is used only when someone falls behind schedule or fails to perform.

Example 1

Florida A&M University (FAMU) Mainstreet Corridor Student Housing. Like many HBCU Organizations, FAMU needed student housing as soon as possible. FAMU’s Goal and Need was to make Student Housing as cost-effective and as quickly as possible. After being selected, CTG chose not to do the traditional type of construction because of COVID, the workforce shortage, and Tallahassee's environmental conditions (Rain); CTG engaged Finrock. Finrock offers a quality product built under a controlled environment in Orlando that could be trucked to Tallahassee to be erected. CTG finished the project on time for the opening of the 2020 school term during COVID. CTG also saved the University \$2,300,000.00.

Example 2

Bethune Cookman University (BCU) L. Gale Lemerand Academic Multiplex, BCU desired a Football Complex, but obstacles that existed were funding and available property. BCU explored the cost of a new 8,000 sf facility, which would cost them approximately \$6 Million. The University did not have the property or the funding. CTG focused on the Goal and the Need. While managing the Facilities Operations temporarily at the University, CTG knew of two unoccupied buildings next to the new Practice Football Field. I proposed repurposing the two vacant buildings (13900 sf) to create their desired football facility. It would be done in phases as the University raises money. CTG originally proposed \$4,200,000.00 in 2023. A locker room and shower/bathroom have been completed. The exterior of the Academic Facility is under construction, the interior is under design, and the project is still on budget. This will provide 5,000 additional sf and save them \$1.8 million.

11.3 – Project and Financial Management

A. Describe how the project team will be managed. Who will be the primary contact point for:

1. Preconstruction services
2. GMP proposals
3. Pay applications
4. Owner-direct purchases
5. Quality control issues
6. Post-construction audits
7. After-hours non-critical response (contract documents, proposal questions as examples)
8. After-hours critical response (storm damage, security fence destroyed after hours)

B. Describe the process firm will use to facilitate owner-direct purchases.

C. Describe the process the firm will use for quality control/quality assurance

D. Describe the process the firm will use for asset management

E. Provide a schedule of a typical project close-out sequence from substantial completion to final close out. List relevant milestones and tasks.

F. Describe how the firm would avoid or manage a situation where an ongoing summer construction project cannot be completed in time for school to resume in August.

G. Describe how the firm would prioritize District work. What would be the basis for declining projects offered by the District? What is the likelihood that your firm would decline projects offered by the District?

Project and Financial Management

A. *Describe how the project team will be managed. Who will be the primary contact point for:*

Project Team Management

CTG considers the School Board of Brevard County (SBBC) a valuable client. Just as in Daytona Beach at Bethune Cookman University, I—Derrick Wallace—was asked to come over to help them. BCU’s Chairman of the Board specially requested me because the quality of expertise and commitment to detail needed in this instance was high. With SBBC, from day one, I will lead the effort to provide the required Construction Management Services. As the Principal, I will be responsible for the performance of the entire Construct Two Team. The CTG’s personnel on the team shall function in every regard as SBBC staff and will adopt SBBC’s goals and objectives as their own. Throughout the course of our relationship, Derrick Wallace will be available to SBBC “**twenty hours a day and seven days a week.**” This can be verified with the BCU’s Acting President, Director of Athletics, and Universal Studios.

As principal, I will be the primary contact for all services, but I will:

■ Lead

- Preconstruction Services
- GMP Proposals
- All After-hours Responses
- Supervise and Oversee

- **Pay Applications prepared by Project Managers**
 - Saul Rentz
 - Calvin Woolfolk
 - Terrence Hightower

- **Owner-Direct Purchases by Project Managers**
 - Saul Rentz
 - Calvin Woolfolk
 - Terrence Hightower

- **Quality Control Issues by the Superintendents/ Project Managers**
 - ◆ **Superintendents**
 - Cipriano Alvarenga
 - Langston Anderson
 - Dominic Jones
 - ◆ **Project Managers**
 - Saul Rentz
 - Calvin Woolfolk
 - Terrence Hightower

- **Post-construction audits Controller/ Project Manager**
 - ◆ **Controller**
 - CareyAnn Poole
 - ◆ **Project Manager**
 - Saul Rentz
 - Calvin Woolfolk
 - Terrence Hightower

B. *Describe the process firm will use to facilitate owner-direct purchases. (One page maximum)*

CTG's process for facilitating SBBC-direct purchases begins at the Pre-Construction Meeting. Subcontractors are briefed on the School Board of Brevard County's SBBC-Direct Purchase Program.

Within 10 days of CTG's contract award, it ensures that the subcontractors provide a list of proposed Direct Purchase Vendors indicating the materials being purchased, the estimated direct purchase order amount for each vendor, and the estimated sales tax savings for each vendor.

The subcontractor will include the construction materials and equipment cost in the Lump Sum Price for each Work Category. The Lump Sum Price will include all Florida State sales and other taxes ordinarily applicable to such materials and equipment. The subcontractor should select the supplier or supplier from whom it wishes to purchase materials or equipment as long as the material or equipment meets the specifications relating to that material or equipment.

The subcontractor shall furnish the SBBC, through the CM, with a Master Requisition Form identifying each item or material or equipment to be purchased by the subcontractor for the Project. The form shall include the following:

- A. The name, address, telephone number, and contact person for the supplier and the name and address of the project.*
- B. Manufacturer, brand, model, or specification number of the item or list of required items.*
- C. Quantity is needed for each item to complete the work.*
- D. The price quoted by the supplier for the material or equipment.*
- E. Any sales tax is associated with such a quote.*
- F. Shipping, handling, and insurance costs.*
- G. Delivery contact name(s) and telephone number(s) to be contacted 48 hours before delivery.*
- H. Delivery dates as established by the Contractor and agreed by CM*
- I. Special terms and conditions negotiated with the supplier relating to payment terms, discounts, rebates, warranty, credits, or other terms and conditions that will revert to the SBBC.*
- J. A statement with the submittal control number that material/equipment has been reviewed and approved by A/E during the shop drawing submittal process.*

Each Direct Material Purchase will become a line item on the Subcontractor's pay requisition for accounting purposes. Promptly upon receipt of a correctly completed Master Requisition Form, SBBC or SBBC's Representative will initiate a purchase order for the material/equipment that will be purchased. The purchase order shall require that the supplier provide the required shipping and handling insurance. The purchase order shall also require the delivery of the Direct Material Purchase items by the delivery dates provided by the Subcontractor. SBBC will furnish a copy of each purchase order to the Subcontractor. The Subcontractor shall promptly review the copy of the purchase order and verify that the items ordered are in accordance with the Form, the terms of this contract, and the Subcontractor's requirements.

The invoice for the Direct Material Purchase items should be sent directly to the Subcontractor and CM for review and confirmation that the materials being billed have been received for this project. Attachment of backup and submission to the Construction Manager will be required.

The Construction Manager shall prepare, and the Subcontractor shall execute deductive Change Orders to reflect the SBBC's purchases. These Change Orders must be executed before the related purchase order is paid. The subcontractor's overhead and profits shall not be deducted on Change Orders for Direct Material Purchase Items.

When the Direct Material Purchase items are delivered to the project, either by common carrier or manufacturer's/supplier's vehicle, the title to these items shall pass to the SBBC. The SBBC's Representative/CM and Subcontractor shall jointly inspect each delivery for manufacturer/brand, quantity, and condition. The Subcontractor and SBBC's Representative/CM shall sign the invoice after the inspection. This signifies the transfer of responsibility for Direct Material Purchase items from the SBBC to the Subcontractor.

After responsibility has been transferred, the Subcontractor shall be fully responsible for all matters relating to the receipt, protection, and risk loss of Direct Material Purchase items in the same manner as if the subcontractor purchased such items until such items are incorporated and accepted by the SBBC as a finished product.

C. *Describe the process the firm will use for quality control/quality assurance*

All projects are subject to our quality control program. This program provides the guidelines and methods for assuring that activities, structures, components, systems, and facilities are fabricated, constructed, installed, inspected, tested, and documented in compliance with the contractually established project scope and requirements of applicable technical documents, codes, standards, and approved project procedures. The controls described in this procedure are implemented at predetermined points to prevent, detect, and correct deficiencies. These controls also allow us to document achieved quality throughout a project. The Project Executive and Construction Manager will establish this program and will be responsible for implementing the quality control program during construction.

The overall authority and responsibility for the quality control program lies with the Project Executive in charge. The Construction Manager will serve as the quality control representative at the project site. This representative is delegated the requisite authority and responsibility for the project quality control program. The project Inspector is functionally independent of other project management; thus, this individual can identify quality-related problems and initiate, provide, and/or recommend solutions. The project Inspector assures us that corrective actions are implemented and verified by engineering-defined corrective actions.

The development of our Quality Control Program begins during the Team Integration meeting and continues throughout the project among all team members. During this meeting, practical methods for managing a quality project are developed and documented.

Design phase quality control allows Construct Two Group Peer Review to review plans and specifications for conformance to requirements, constructability, and coordination of building systems. As the design phase progresses through each milestone, value management and constructability reviews are conducted. These efforts help Construct Two Group Peer Review develop the most cost-effective, clearly defined, and complete design, which forms the foundation for quality construction. Each Constructability, Coordination, and Interference Review examines the practicality of building systems and assembly methods. We review compatibility and check for physical conflicts, particularly between mechanical and structural systems, which often produce problems during construction.

One of the most significant impacts on project quality comes from pre-qualifying contractors. By conducting pre-bid conferences to explain project requirements to bidders and analyzing bids for conformance to technical requirements, Construct Two Group can select contractors who are capable, willing, and experienced in working to prescribed standards.

Construct Two Group is also responsible for implementing and monitoring the quality control program during construction. Implementing our quality assurance program begins during the preconstruction meeting, during which time all procedures for monitoring the quality of the project are reviewed.

During this phase, Construct Two Group also coordinates inspections by Peer Review, design consultants, and testing agencies, manages the approval of shop drawings, reviews operations and maintenance plans, procedures, and manuals, reviews change order designs for constructability and conformance to requirements, coordinates final testing and acceptance of equipment and systems, and coordinates remedial work and warranty inspection. We utilize the Peer Review team, Construction Inspections, and Testing to ensure conformance to the construction documents, code compliance, and good craftsmanship.

During our Performance Review, we meet with clients to review the Contractor's performance based on three kinds of quality: service—how the project team works with the client; technical—the accuracy and completeness of the work products; and project—conformance to requirements and purpose suitability in the completed project.

The procedures outlined above effectively ensure high-quality standards on all of Construct Two Group's projects. We encourage cooperation among team members and provide systems to assure the owner of a quality project.

D.*Describe the process the firm will use for asset management*

Asset Manager

Asset Management Software helps track, maintain, and optimize the performance of physical assets, from acquisition to disposal, improving efficiency, reducing costs, and ensuring compliance. CTG only used this type of software when it temporarily managed the Facilities at Bethune Cookman University.

Traditionally, construction management firms do not track assets to disposal. CTG would be willing to mobilize an asset management system, if it is required by the District.

Project and Financial Management

E. *Provide a schedule of a typical project close-out sequence from substantial completion to final close out. List relevant milestones and tasks.*

Closeout Schedule

[illegible]

Project and Financial Management

F. *Describe how the firm would avoid or manage a situation where an ongoing summer construction project cannot be completed in time for school to resume in August*

CTG's approach to preventing a summer construction project from failing to open on time starts with creating a construction plan that would prioritize thorough planning, realistic scheduling, clear communication, and contingency planning to address potential delays.

- Weather and Environmental Conditions
- Labor Availability and Workforce
- Material Shortage and Supplies
- Permitting and Regulatory Delays

CTG's Construction Plan always considers potential delays. CTG builds an intense schedule and adheres to it. The schedule identifies critical path items and dependencies to structure a logical timeline. CTG consistently tracks milestones to help its project managers and superintendent identify when specific tasks are behind and take corrective action before the delay impacts other phases. CTG reviews, updates, and regularly adjusts the schedule. CTG creates a comprehensive schedule that breaks down tasks into manageable steps with realistic timelines and tasks that directly impact the project's completion date.

Weather and Environmental Conditions

CTG will mitigate potential weather delays by resequencing work as needed. CTG will also go extended work days or two work shifts if required.

Material and Supplies Shortages

CTG's plan ensures that the necessary resources (materials, supplies) are available at the project's start. It will develop backup plans. If material is not available CTG will in collaboration with subcontractors, vendors and the design team proposed alternative materials that are more readily available.

Labor/Manpower Availability

Prior to the project start CTG will verify that each subcontractor has the required manpower to perform the project. During the course of the project if a subcontractor falls behind CTG will supplement their manpower as required.

Permitting/AHJ

CTG will work with the AHJ to coordinate inspections that will be required to obtain CO, we will work the AHJ to work out after hours inspections if required to complete the project.

CTG will maintain open and frequent communication with all stakeholders (contractors, subcontractors, clients, AHJ). This will include daily updates to track progress, address concerns, track progress against the schedule, and identify any deviations early on

G. *Describe how the firm would prioritize District work. What would be the basis for declining projects offered by the District? What is the likelihood that your firm would decline projects offered by the District?*

Construct Two Group (CTG) considers itself a Boutique Firm—a small firm that has done big things. CTG has built the Hulk and Spiderman Rides for Universal Studios, Student Housing for FAMU, a Transportation Facility for Hanes City, a British Petroleum Transfer Facility, the BET Sound Stage at Disney World, over 100 Task Orders—continuing services for Lockheed Martin, and a 750 SF Residential Addition. I said that to say CTG may not have had to experience the experience for projects, but it puts in the work to understand the needs of the owner and the project to be successful. CTG has never failed on any project.

In answering the question of how CTG would prioritize the District work, Assuming the project has been clearly defined, it would:

Assess the project's difficulty - Can CTG do it?

- Do we have the resources/
 - People
 - Technical Expertise
 - Bonding
- Can it comply with the required Schedule?
- Are materials and equipment available in the project's schedule?

CTG would make itself available to the District to do any project the district makes available to CTG.

In answering the question of what the basis for declining projects the District offers would be. Things that CTG would be concerned with would be:

- Unrealistic Goal – CTG will always assume that the goals are attainable based on the available people and resources.
- Lack of Experience or Knowledge—CTG has overcome many first-time projects and has been successful on all of them, but if CTG cannot see a positive outcome for the District with our services, it will decline.
- Commitment Issues—If CTG cannot fully commit to a project, it feels it is important to be honest. CTG may not be able to commit because it is overscheduled or there are other obligations. CTG will always be open and direct with the District.

In answering the question of the likelihood that our firm would decline projects offered by the District.

- CTG can and has provided construction services for projects ranging from \$5,000.00 to \$70,000,000.00. They have been Residential and Commercial. They have been for Universities, Local Government, Public School Districts, Industrial, Transportation, Entertainment and Aviation. There is no likelihood that CTG would decline a project other than the ones listed above.