

# SDIRC RFQ 07-0-2025DE

## Construction Management Services



254 Ortman Drive Orlando,  
Florida 32810 (407) 295-9812



# A. Letter of Transmittal

## Letter of Submittal

May 6, 2025

The School District of Indian River County, Florida  
Mr. David Erickson  
Purchasing and Contract Manager  
6055 62<sup>nd</sup> Avenue  
Vero Beach, Florida 32967

### Re: Continuing Construction Management Services- RFQ 07-0-2025DE

Dear Mr. Erickson:

Construct Two Construction Managers, Inc. (CTG) is pleased to submit our Letter of Transmission, which includes specific reasons why CTG would be the best choice for this continuing construction management services agreement. The reasons are as follows:

- Successful Continuing Construction Services Experience
- Award Winning Company
- Proven Team
- Financial Capability
- Partnership
- Technology
- Cost Control – One of the Most Important Services

The CTG team maintains a comprehensive portfolio of executed projects in the K-12 sector, covering several county-level school districts, including Orange, Hillsborough, Miami-Dade, Polk, and Martin Counties. Our expertise extends to Florida’s higher education sector, with successful Construction Management Services and Continuing Construction Management Services at Florida A&M, Bethune-Cookman University, University of Central Florida, and Valencia College. All were occupied campuses. Throughout our work with these institutions, CTG has consistently delivered the required services without fail. In addition, the team has provided exceptional Continuing Construction Management Services at Universal Studios for over eight years.

### Proven Team

CTG will provide staff with suitable expertise for your project. A seasoned team of professionals will work in unison to ensure that the School District of Indian River County's objectives are met and that you are delighted with the results. It is led by Calvin Woolfolk, Terrence Hightower, Cipriano Alvarenga, Gloria Johnson Bihms, and our WMBE partner, Fletcher Enterprise. Our multi-disciplined team approach is creative, functional, and cost-effective. We will address the unique demands of your project and foster a cohesive spirit of team building while providing you with an active partnership and integral support.

The staff members who successfully built the Jones High School Multi-Phased Project, as well as a minority partner on Colonial and Howard, are the same staff who will provide continuing construction management services at SDIRC. The following staff members will transition and support the district’s projects:

- |                          |                           |
|--------------------------|---------------------------|
| · Project Executive      | <b>Calvin Woolfolk</b>    |
| · Project Manager        | <b>Terrence Hightower</b> |
| · Project Coordinator    | <b>Gloria Bihms</b>       |
| · Project Superintendent | <b>Cipriano Alvarenga</b> |
| · Estimating Manager     | <b>Saul Rentz</b>         |

### Financial Capability

The CTG team has the financial resources to support your project. CTG has strong financial statements. CTG is backed by an aggregate bonding capacity of \$70 million with one of the world’s most conservative sureties, Liberty Mutual Insurance, and carries an “Excellent” Best’s Rating along with a \$2 million line of credit from First Horizon Bank.

### Partnership

CTG begins each project by forming a cohesive team that includes CTG, the owner, the architect, and the end users. Open communication between all team members is vital to a successful project. Over the past 30-plus years, CTG has successfully provided construction management, cost and program management, and design-build services. We will thoroughly address your project's unique demands and customize our services to meet your construction needs.



## Technology

CTG offers the latest innovative tools, including Power Tools JCPM (an internet-based system) for project management and document control, Microsoft Project for scheduling, and Power Tools Systems for accounting. In addition, our team utilizes the visually rich features in the BIM environment to understand the design and resolve conflicts/constructability issues before anything is built. We extract the design intent in three-dimensional models, allowing us to produce timely cost estimates and track cost changes related to each design phase. These tools will enable us to keep our clients apprised of any information about their project 24 hours a day and 7 days a week.

## Cost Control – One of the Most Important Services

CTG is uniquely qualified to provide current cost data on site and infrastructure development, buildings, and environmental issues. CTG understands all aspects of what it will take to make this project successful. CTG's Cost Control Approach begins upon receipt of the project documents from SDIRC and will deliver a project that meets the budget. CTG believes cost control starts with a complete and achievable budget. CTG's approach will ensure that money is spent effectively, and cash flows are appropriately matched to the design services and construction work received by the client. This process must continually compare estimates and expenditures against the budget and take quick action when there is a variance.

CTG will establish budgets, contingencies, and cost models, define funding sources and constraints, and establish a project accounting system (i.e., Power Tools Systems) and project cash flow during preconstruction. CTG will prepare cost estimates and recommend necessary adjustments to the design for cost containment. Value engineering will be done at each step of the process.

CTG is committed to exceptional service, integrity, and responsibility. We deliver high-quality results under tight deadlines, adhering to rigorous standards throughout construction. Client satisfaction drives our pursuit of excellence. We're excited to offer our expertise in construction management to serve the School District of Indian River County, Florida.

CTG appreciates this opportunity to present our firm's experience and qualifications for making the Continuing Construction Management Services for the School District of Indian River County successful. We pledge our total commitment to the project's success. If allowed to outline further our thoughts on how we will successfully accomplish the goals of this project, we will demonstrate why CTG should be selected for your Continuing Construction Management Service Project.

Please feel free to contact me as soon as possible. I can be reached at 254 South Ortman Drive, Orlando, FL 32811, by phone at 407-295-9812, by email at [derrick@constructtwo.com](mailto:derrick@constructtwo.com), or by fax at 407-298-5482.

Sincerely,



Derrick Wallace  
Construct Two Construction Managers, Inc., Chairman



CTG and Derrick Wallace have received honors and awards, including the following:

				
<p>#1 Ranking African-American/Black-Owned Business based on its 2020 Central Florida revenue by the Orlando Business Journal</p> <p>#15 Central Florida Construction Companies/General Contractors by the Orlando Business Journal – 2020</p> <p>#8 Ranked Best Place to Work in Central Florida by the Orlando Business Journal – 2020</p> <p>Excellence in Construction ABC “Eagle Award” for Florida A&amp;M University DRS</p> <p>ABC Award of Merit for Westbrooke Elementary School</p> <p>Orlando Business Journal 2021 Fast 50 for Fastest-Growing Companies Headquartered in Central Florida</p> <p>#4 Ranking on Inc. Magazine’s “Inner City 100 List” for Fastest Growing Privately-Held Inner City Businesses in America</p> <p>Excellence in Construction Award of Merit for Universal’s Islands of Adventure Incredible Hulk Rollercoaster from Associated Builders and Contracts, Inc.</p> <p>#31 Ranking on Inc. Magazine’s 500 List of Fastest Growing Privately Held Companies in America</p> <p>MBE Supplier of the Year, National Minority Supplier Diversity Council, Inc., Central Florida Chapter</p> <p>“Top 25” Small Business Award, Greater Orlando Chamber of Commerce</p>	<p>Orlando Business Journal’s List of Largest Construction Companies and General Contractors</p> <p>Orlando Business Journal’s List of Central Florida’s Golden 100-Fast 5</p> <p>Orlando Business Journal’s List of Largest Privately Held Companies</p> <p>Excellence in Construction ABC “Eagle Award” for Winter Haven Area Transfer Facility</p> <p>Minority Enterprise Advocate Magazine “100 Fastest Growing Businesses”</p> <p>National Association for the Advancement of Colored People (NAACP) Regional Planning Committee Co-Chair</p> <p>Walt Disney World MBE Contractor of the Year Award</p> <p>Excellence in Construction ‘Eagle Award’ from Disney’s Coronado Springs Resort and Convention Center from the Associated Builders and Contractors, Inc.</p> <p>#64 Ranking on Inc. Magazine’s 500 List of Fastest Growing Privately Held Companies in America</p> <p>Derrick Wallace Named “Small Business Person of the Year” from the North Florida Small Business Administration</p> <p>Recipient of the Jim Moran Institute’s Entrepreneurial Excellence Award from the College of Business, Florida State University</p>	<p>Orange County Public Schools Outstanding Community Service Legacy Award</p> <p>The Community Leadership Association Distinguished Leadership Award</p> <p>Board of Directors Award, Central Florida YMCA Black Achievers</p> <p>Derrick Wallace Named as One of “Orlando’s Up and Comers” by Orlando Business Journal 2001</p> <p>Derrick Wallace Names First Minority Chairman to Metro Orlando Economic Development Commission</p> <p>Distinguished Leadership Alumni Award from the Orlando Regional Chamber of Commerce</p> <p>Derrick Wallace Named Elite 50 Honoree by Orlando Business Journal - 2021</p> <p>#5 Ranking of Inc. Magazine’s Inner City 100 List of Fastest Growing Privately Held Inner City Businesses in America</p> <p>Member of the Florida 100 Fastest Growing Minority Companies in the State of Florida from the University of Florida</p> <p>Derrick Wallace Named ‘Graduate Client of the Year’ Outstanding Performance Award from the BBIF Florida</p> <p>NCF Friend Award, Ivey Lane Neighborhood Center for Families</p> <p>Excellence in Construction ‘Project of the Year Award’ for Disney’s Coronado Springs Resort and Convention Center Project from the Associated Builders and Contractors, Inc.</p>		





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Attachments A,E & G

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### C.Tabs

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**Tab 5:** Project Management and Cost Control

**Tab 6:** Licenses, Certificates and References

**Tab 7:** Current Workload

**Tab 8:** Litigation

**Tab 9:** Adverse Attestation and Audit Findings



*All Proposals must be tabbed into sections containing the following information:*

**Tab 1:** Qualification Statement (SF-330 Part II Only)

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**Tab 8:** Litigation

**Tab 9:** Adverse Attestation and Audit Findings









CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
2/28/2025

PRODUCER

Alliant Insurance Services, Inc.  
1125 Sanctuary Pkwy, Ste. 300  
Alpharetta GA 30009

CONTACT NAME: Justina Indelli

PHONE (A/C, No, Ext):

FAX (A/C, No):

E-MAIL ADDRESS: Justina.Indelli@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Lloyd's of London	0
INSURER B : Continental Insurance Company	35289
INSURER C : American Casualty Company of R	20427
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Construct Two Construction Managers, Inc.  
254 S. Ortman Drive  
Orlando, FL 32811

CONSTWO-01

COVERAGES

CERTIFICATE NUMBER: 97744329

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS				
C	X	COMMERCIAL GENERAL LIABILITY	Y	Y	7036843870	4/1/2025	4/1/2026	EACH OCCURRENCE	\$ 1,000,000			
		CLAIMS-MADE		X				OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000		
								MED EXP (Any one person)	\$ 15,000			
								PERSONAL & ADV INJURY	\$ 1,000,000			
								GENERAL AGGREGATE	\$ 2,000,000			
								PRODUCTS - COMP/OP AGG	\$ 2,000,000			
									\$			
		GEN'L AGGREGATE LIMIT APPLIES PER:										
		POLICY	X	PRO-JECT		LOC						
		OTHER:										
C	AUTOMOBILE LIABILITY		Y	Y	7036843853	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000			
	X	ANY AUTO						BODILY INJURY (Per person)	\$			
	X	OWNED AUTOS ONLY		SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$			
	X	HIRED AUTOS ONLY		NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$			
									\$			
B	X	UMBRELLA LIAB		X	OCCUR	7036843867	4/1/2025	4/1/2026	EACH OCCURRENCE	\$ 4,000,000		
		EXCESS LIAB			CLAIMS-MADE				AGGREGATE	\$ 4,000,000		
		DED	X	RETENTION \$ 10,000						\$		
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			Y	7036843836	4/1/2025	4/1/2026	X	PER STATUTE		OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		Y / N	N / A				E.L. EACH ACCIDENT	\$ 1,000,000			
	If yes, describe under DESCRIPTION OF OPERATIONS below		N					E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000			
								E.L. DISEASE - POLICY LIMIT	\$ 1,000,000			
A	Professional & Pollution Liabilit				B0621PCONS018325	4/1/2025	4/1/2026	LIMIT OF LIABILITY DEDUCTIBLE	\$1,000,000 \$10,000			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

For Info Only

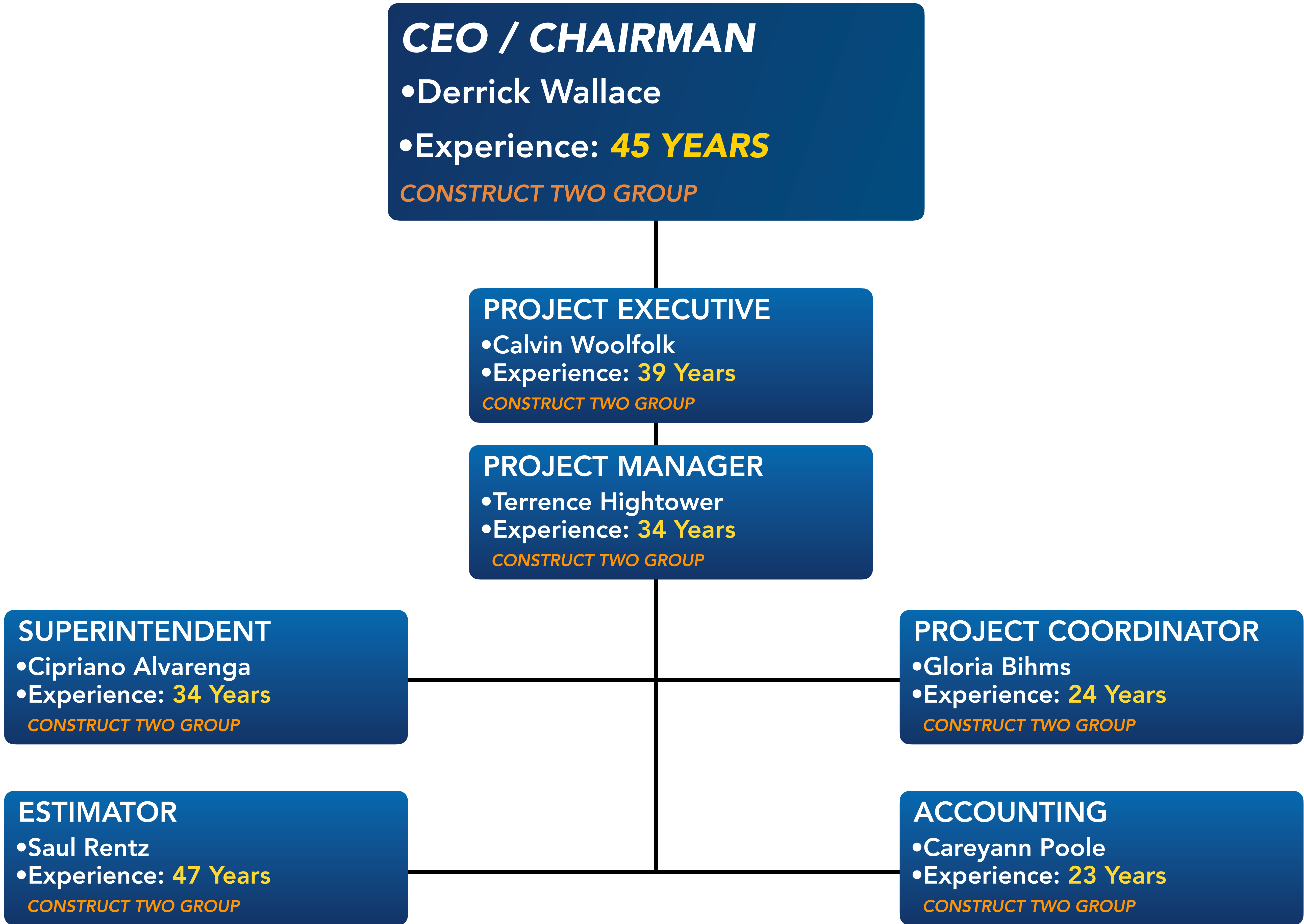
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Justina Indelli*



Proposed Project Team/Organizational Chart



Indian River County Proposed Team

- CEO / Chairman - 1
- Project Executive - 1
- Project Manager - 1
- Superintendent - 1
- Project Coordinator - 1
- Estimator - 1
- Controller / Accounting - 1



Principal in Charge of the Project - Derrick Wallace

35 years with current firm and 45 years of relevant industry experience. BS in Accounting from Florida A&M University. Holds Florida Certified General Contractor License #CG-C061471. Has successfully completed projects (construction management and continuous services) in the public sector (federal, state and local government), private sector, K-12 Education, and Higher Education (colleges and universities). His 35-year tenure with the project team demonstrates exceptional leadership stability and institutional knowledge continuity.

Bethune Cookman University Continuing Service Project Lee Rhyant Life Center

Mr. Wallace was Principal for this continuing service project, overseeing the systematic replacement of existing finishes and implementation of upgraded electrical systems throughout the 4,000sf facility. Through efficient resource management and scheduling protocols, the project was delivered on time, meeting all contractual requirements. *Occupied Campus\* Continuing Services\**

<b>Client</b> Bethune-Cookman University 645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114 Phone:386-451-2087	<b>Role:</b> Principal <b>Project Size:</b> 22,000 s.f <b>Project Cost:</b> \$315,000 <b>Present Status:</b> Completed
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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\* with New Construction\* K-12\**

<b>Client</b> Florida A&M University 2400 Wahnish Way Tallahassee, Florida Phone: (850) 599-3197	<b>Role:</b> Principal <b>Project Size:</b> 116,436 s.f. <b>Project Cost:</b> \$24 Million <b>Present Status:</b> Completed
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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\* with New Construction\* K-12\**

<b>Client</b> General Manager of Construction Hillsborough School District Phone: (813) 272-4112	<b>Role:</b> Principal <b>Project Size:</b> 12,000 s.f. <b>Project Cost:</b> \$3.1 Million <b>Present Status:</b> Completed
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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.

<b>Client</b> Universal City Property Management, LLC 9751 Universal Boulevard Orlando, FL 32819 Phone: (407) 832-9928	<b>Role:</b> Principal <b>Project Size:</b> 15,000 s.f. <b>Project Cost:</b> \$12.4 million <b>Present Status:</b> Completed
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Project Manager - Calvin Woolfolk

18 years with firm, 39 years industry experience. Florida A&M University BS in Architectural/Construction Engineering Technology. Holds certifications in CPR/First Aid Methods, OSHA 30, and Storm Water Management. Has maintained 17 years continuous experience with project team. Mr. Woolfolk has extensive experience in the K-12 education, Higher education and private sectors, successfully managing complex technical projects while implementing rigorous quality control protocols across diverse educational environments.

Bethune Cookman University Continuing Service Project Lee Rhyant Life Center

Mr. Woolfolk was project executive for this Occupied Campus Continuing Services initiative, providing strategic leadership throughout all project phases. He directed resource allocation, maintained critical stakeholder relationships, and ensured compliance with technical specifications across the 22,000 s.f., \$315,000 renovation. His executive oversight delivered optimal value while maintaining operational continuity, successfully completing the project to established parameters..

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

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



OCPS Riverside Elementary School - CMS

Mr. Woolfolk served as the Project Executive for this significant development, overseeing the construction of a two-story, 24,000-square-foot classroom addition on an occupied campus. In this executive capacity, he provided strategic leadership and comprehensive oversight that ensured the successful delivery of the complex project within the established timeline parameters.

**Occupied Campus\*. K-12\***

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

**Role:** Project Executive  
**Project Size:** 24,000 sf  
**Project Cost:** \$5 Million  
**Present Status:** Completed



Valencia College Robotic Lab - CMS

Mr. Woolfolk served as CM Project Executive overseeing the complex conversion of classrooms into robotics laboratories. He established governance frameworks, directed risk mitigation strategies, and orchestrated resource allocation while providing executive leadership throughout construction on an occupied campus. His strategic oversight ensured minimal academic disruption while delivering the full technical scope on schedule.

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

**Role:** Project Executive  
**Project Size:** 7,000 s.f.  
**Project Cost:** \$934,000.00  
**Present Status:** Completed



Universal Studios Continuing Service Project Epic 962

Mr. Woolfolk served as CM Project Executive overseeing site enhancement initiatives encompassing signage system upgrades and parking facility resurfacing. He provided strategic direction, ensuring resource optimization and quality assurance throughout implementation. The \$224,528 infrastructure program (5,000 s.f.) was successfully executed within established timeline parameters.

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

**Role:** Project Executive  
**Project Size:** 5,000 s.f.  
**Project Cost:** \$224,528  
**Present Status:** Completed





Project Manager - Terrence Hightower

4 years with firm, 34 years industry experience. BS in Architectural/Construction Engineering Technology from Florida A&M University. Affiliations include Associated Builders and Contractors, Inc., Associated General Contractors of America, and OSHA 10/30 Certification Advanced MOT. Serves on Leadership Winter Park Alumni Council, IBUILD Central Florida Board of Directors, and holds Tier 1 Certification/Florida Workforce Professional designation. Has maintained 14 years continuous experience with project team.

OCPS Jones High School

Mr. Hightower served as Construction Management Project Manager for OCPS's Jones High School renovation—orchestrating this \$40M, 214,000 SF initiative through precise schedule management, comprehensive budget control, and stakeholder coordination. He directed all three construction phases, overseeing specialized science facilities, hurricane-resistant structures, and tilt-up construction while maintaining operations on an occupied campus.

Occupied Campus\* with New Construction\* K-12\*

Client

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

Role: Project Manager

Project Size: 214,000 s.f

Project Cost: \$40 Million

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



Bethune Cookman University Continuing Service  
Project Registrar and Bursar Office

Mr.Hightower 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





Project Manager - Saul Rentz

17 years with firm, 47 years industry experience. Completed Management and Finances coursework at Florida A&M University. Has maintained 17 years continuous experience with project team, demonstrating exceptional leadership continuity and institutional knowledge. His extensive career spans nearly five decades in the construction management sector, providing strategic project oversight and financial management expertise across diverse project portfolios. His longevity with both the industry and current firm reflects consistent professional performance and technical competency.

Bethune Cookman University Continuing Service  
Project Lee Rhyant Life Center

For this Occupied Campus initiative, Mr. Rentz provided comprehensive cost estimation services throughout all project phases. He developed detailed quantity takeoffs, implemented value engineering solutions, and maintained precise budget forecasting across the 22,000 s.f., \$315,000 renovation. His meticulous cost control systems ensured fiscal accountability while delivering optimal value.

Occupied Campus\* Continuing Services\*

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

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



OCPS - Howard Middle School Renovation - CMS

Mr. Rentz served as lead estimator for OCPS Howard Middle School's \$14.2M renovation, developing precise cost models and quantity takeoffs for the 100,000 sq.ft. occupied campus project. His meticulous bid analysis and cost control systems enabled accurate financial reporting to Principal Wallace, maintaining budget integrity throughout execution.

Occupied Campus\* K-12\*

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

Role: Estimator  
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 delivered precise cost estimations for the \$315,000 Bethune Cookman University 3,800 s.f. renovation, implementing detailed quantity takeoffs and value engineering solutions. His budget forecasting ensured fiscal accountability throughout the occupied campus project, completing the Registrar and Bursar offices on schedule by July 2023. Occupied Campus\*

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

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



Bethune Cookman University Continuing Service Project  
Lemerand Nursing Building

Mr. Rentz served as Estimator for Bethune Cookman University's Lemerand Nursing Building renovation, providing comprehensive cost analysis and budget development. He executed detailed quantity takeoffs, sourced competitive subcontractor pricing, and established accurate project valuations for this 22,000 s.f. academic facility. His precise financial forecasting ensured the \$315,000 rehabilitation project maintained fiscal parameters while accommodating operational requirements.

Occupied Campus\*

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

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





Superintendent - Cipriano Alvarenga

17 years with firm, 34 years industry experience as Superintendent. Holds certifications in Florida Building Codes, OSHA-10, and CPR/ First Aid. Has maintained 17 years continuous experience with project team, demonstrating exceptional field leadership continuity and technical knowledge. His extensive career in construction supervision spans over three decades, providing comprehensive site management expertise with particular emphasis on regulatory compliance and jobsite safety protocols.

OCPS Academic Center for Excellence - CMS

Mr. Alvarenga oversaw construction of this 169,000 SF educational facility (\$60.2M) featuring administration offices, cafeteria, media center, gym, specialized labs, classrooms, & comprehensive outdoor facilities. He implemented enhanced security with single-point entry and integrated classroom technology with interactive panels. Project completed on schedule and within budget.

New Construction Campus\* K-12\*

Client  
Orange County Public Schools  
6501 Magic Way, Building 200  
Orlando, FL 32801  
Phone: (407) 317-3700, Ext. 5142

Role: Superintendent  
Project Size: 169,000 sf  
Project Cost: \$60 Million  
Present Status: Completed



OCPS Jones High School

Mr. Alvarenga was the lead superintendent for OCPS's Jones High School renovation, overseeing daily field operations across the \$40M, 214,000 SF occupied campus project. He orchestrated subcontractor sequences, enforced quality control protocols, and implemented site safety measures throughout all construction phases, ensuring specialized science facilities and hurricane-resistant structures met precise specifications and project milestones.

Occupied Campus\* with New Construction\* K-12\*

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

Role: Superintendent  
Project Size: 214,000 s.f.  
Project Cost: \$40 Million  
Present Status: Completed



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\* K-12\*

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



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 Coordinator - Gloria Bihms

18 years with firm, 24 years industry experience as Project Coordinator. Holds Certificate in Business Software Applications from Orlando Tech, OSHA 10 Certification, and specialized training in Lien Laws and Construction Management Documentation. Has maintained 17 years continuous experience with project team, demonstrating exceptional administrative continuity and procedural knowledge. Her extensive document control expertise enhances project communication efficiency and regulatory compliance across the firm's construction portfolio.

OCPS Academic Center for Excellence - CMS

Mrs. Bihms was project coordinator for the OCPS Academic Center for Excellence, managing documentation flow and administrative processes for this 169,000 SF, \$60.2M K-12 facility. She processed submittals, tracked RFIs, and maintained comprehensive project records, ensuring regulatory compliance throughout construction. Her meticulous coordination supported on-time, within-budget completion. *New Construction Campus\* K-12\**

**Client**  
Orange County Public Schools  
6501 Magic Way, Building 200  
Orlando, FL 32801  
Phone: (407) 317-3700, Ext. 5142

**Role:** Project Coordinator  
**Project Size:** 169,000 sf  
**Project Cost:** \$60 Million  
**Present Status:** Completed



OCPS Jones High School

Mrs. Bihms was project coordinator for OCPS's Jones High School renovation, managing documentation flow and administrative processes for this \$40M, 214,000 SF occupied campus project. She processed submittals, tracked RFIs, and maintained comprehensive project records while facilitating critical communications between stakeholders, ensuring regulatory compliance throughout all construction phases.

*Occupied Campus\* with New Construction\* K-12\**

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

**Role:** Project Coördinator  
**Project Size:** 214,000 s.f  
**Project Cost:** \$40 Million  
**Present Status:** Completed



OCPS Clay Springs Elementary - CMS

Mrs. Bihms was project coordinator for OCPS Clay Springs Elementary, managing documentation flow and administrative processes for this 82,000 s.f., \$16,000,000 occupied campus project. She facilitated communications between construction teams and school staff, processed utility coordination documentation, and maintained comprehensive project records while ensuring regulatory compliance throughout construction.

*Occupied Campus\* K-12\**

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

**Role:** Project Coordinator  
**Project Size:** 82,000 s.f.  
**Project Cost:** \$16,000,000  
**Present Status:** Completed



Universal Studio Continuing Service Project Chiller Plant

Mrs. Bihms was project coordinator for the Universal Studios continuing service project, managing documentation and administrative processes for the 1,800 s.f., \$1,869,472 chiller plant addition. She processed technical submittals, maintained project records, and facilitated stakeholder communications, ensuring administrative requirements were fulfilled for on-time completion.

**Client**  
Universal Studios  
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





Controller / Accountant - Careyann Poole

2 years with current firm, 23 years industry experience. BBA in Accounting from Stetson University. Has maintained 2 years continuous experience with project team. Brings extensive financial management expertise to current position, demonstrating comprehensive accounting knowledge and fiscal oversight capabilities despite relatively recent integration with the current organizational structure.

Bethune Cookman University Continuing Service Project Registrar and Bursar Office

Mrs. Poole was the lead accountant for the \$315,000 Bethune Cookman University 3,800 s.f. renovation, implementing comprehensive cost control systems. She processed payment applications, reconciled expenditures, and generated detailed fiscal reports, ensuring financial compliance throughout the occupied campus project while delivering the Registrar and Bursar offices within budget by 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: 3,800 s.f  
Project Cost: \$315,000  
Present Status: Completed



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. Poole served as Controller/Accountant for Bethune-Cookman University's Dr. Ann Taylor Green Faculty Development Center, a 12,000 s.f., \$76,335 project completed July 2023. She implemented fiscal controls, processed payment applications, reconciled expenditures, and generated detailed financial reports while maintaining budgetary compliance through regular updates to Principal Wallace throughout this occupied campus project. 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







DERRICK WALLACE, PRINCIPAL

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

- 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
- 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





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"><li>• ASSOCIATED BUILDERS AND CONTRACTORS, INC. – ASSOCIATED GENERAL CONTRACTORS OF AMERICA</li><li>• OSHA 10/30 CERTIFICATION ADVANCED MOT CERTIFICATION LEADERSHIP WINTER PARK CLASS 27</li><li>• LEADERSHIP WINTER PARK ALUMNI COUNCIL</li></ul> IBUILD CENTRAL FLORIDA BOARD OF DIRECTORS TIER 1 CERT. / FLORIDA WORKFORCE PROFESSIONAL	<ul style="list-style-type: none"><li>•K-12 EDUCATION FACILITIES</li><li>•RENOVATIONS</li><li>•ACTIVE CAMPUS</li><li>•MEP UPGRADES</li><li>•CLASSROOM UPGRADES</li><li>•SITE DEVELOPMENT</li></ul>	34 <u>YEARS WITH CTG</u> 15

SELECT PROJECT EXPERIENCE

- 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
- 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
- DMS Continuing Services Contract - *Value:* •\$2 Million *Size:* Varies *Position:* •Project Manager





SAUL RENTZ - ESTIMATOR

<u>EDUCATION</u>	<u>EXPERTISE</u>	<u>YEARS OF EXPERIENCE</u> 47
FLORIDA A&M UNIVERSITY Coursework in Management and Finances	•K-12 FACILITIES  •RENOVATIONS  •COST CONTROL	<u>YEARS WITH CTG</u> 17

SELECT PROJECT EXPERIENCE

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





CIPRIANO ALVARENGA, SUPERINTENDENT

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

SELECT PROJECT EXPERIENCE

- 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 Clay Springs Elementary School *Value:* •\$16 Million *Size:* •82,000 Sq Ft *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
- 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





GLORIA JOHNSON-BIHMS, PROJECT COORDINATOR

<u>ACTIVE REGISTRATIONS</u>	<u>EXPERTISE</u>	<u>YEARS OF EXPERIENCE</u> 24
•OSHA 10 CERTIFICATION •COURSES IN LIEN LAWS AND CONSTRUCTION •MANAGEMENT DOCUMENTATION •NOTARY	•PROJECT COORDINATION •PROJECT ADMINISTRATION •TECHNOLOGY •PAY APPLICATIONS •ODP PROCESS	<u>YEARS WITH CTG</u> 18

SELECT PROJECT EXPERIENCE

- OCPS Old Cheney Elementary School - *Value:* •\$14.2 Million *Size:* •100,000 SF *Position:* Project Coordinator
- OCPS Ace School *Value:* •\$60 million *Size:* •169,000 sq ft. *Position:* •Superintendent
- OCPS 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
- HCPS Sligh Middle School - *Value:* •\$5 Million *Size:* •15,000 SF *Position:* Project Coordinator
- 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



CAREYANN POOLE, CONTROLLER / ACCOUNTANT

EDUCATION

Stetson University  
BBA - Accounting

YEARS OF EXPERIENCE

23

YEARS WITH CTG

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

- 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
- 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





# CONTINUING SERVICE CONTRACT

## BETHUNE-COOKMAN UNIVERSITY

**FEATURED COMPLETED PROJECTS IN THE BETHUNE-COOKMAN UNIVERSITY CONTINUING SERVICE CONTRACT:**

**Key Projects:**

- BCU Continuing Service: [L. Gale Lemerand Football Complex](#) •Completion Date: [Current](#)•Value: [\\$892,000.00](#)
- BCU Continuing Service: [WA#02 Lee Rhyant Residential Life Center](#) •Completion Date: [March. 2023](#) •Value: [\\$315,000.00](#)
- BCU Continuing Service: [WA#14 Gale L. Lemerand Nursing Bldg.](#) •Completion Date: [June. 2023](#) •Value: [\\$325,000.00](#)
- BCU Continuing Service: [WA#26 Registrar and Bursar Complex](#) •Completion Date: [July. 2023](#) •Value: [\\$306,362.52](#)
- BCU Continuing Service: [WA#28 Dr. Ann Taylor Green Faculty Dev. Car.](#) •Completion Date: [July. 2023](#) •Value: [\\$76,335.00](#)
- BCU Continuing Service: [WA#29 White Hall - Heyn Memorial Chapel](#) •Completion Date: [March. 2023](#) •Value: [\\$224,528.00](#)
- BCU Continuing Service: [WA#03: Center for Civic Engagement](#) •Completion Date: [2023](#) •Value: [\\$224,528.00](#)

**All Projects:**

- 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



Related Experience of Firm

RECENT CONTINUING SERVICE CONTRACT BETHUNE-COOKMAN UNIVERSITY



BETHUNE-COOKMAN  
UNIVERSITY

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Reggie Theus, Director of Athletics  
Address:640 Dr. Mary Mcleod Bethune Boulevard, Daytona Beach, Florida 32114  
Telephone: 386-481-2008

Project User Representative: Name: Terrence Hightower (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

Square Footage: 8,000 Sq Ft  
Contract Amount: \$892,000.00

Staff Responsibility:Comprehensive construction management delivering adaptive reuse assessment, design coordination, regulatory compliance, quality control, and preconstruction services to transform existing structures into functional football facilities with expert efficiency.

L. Gale Lemerand Football Complex (Exterior/Main Facility)  
Bethune-Cookman University 610 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114

2025



Project Manager + Key Professionals

- Project Executive -Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga

Firm’s Responsibility:Construction Management

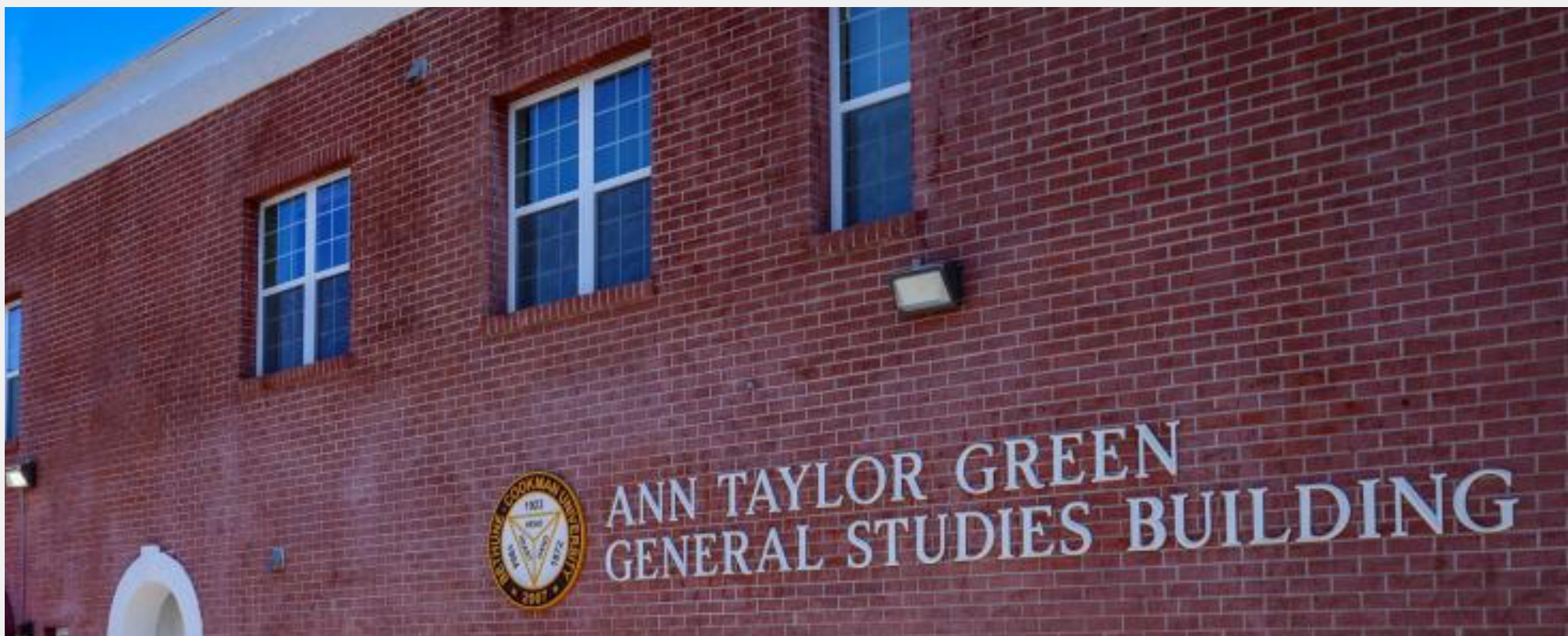
Project Owner Representative: Name: Girvin Calder (BCU Representative)  
Address: 645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114  
Telephone: 386-451-2087  
Project User Representative: Name: Terrence Hightower (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

Square Footage: 12,000 Sq Ft  
Contract Amount: \$76,335.00

Staff Responsibility: Obtaining permits I Removing existing modified roofing system I Replacing rotten wood I Installing new roofing system (base sheet, 2-ply glass system, modified white cap sheet) I Installing new lead boot and coupling cap I Debris removal and site cleanup

WA#28 Dr. Ann Taylor Green Faculty Dev. Car.  
Bethune-Cookman University 610 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114

2023



Project Manager + Key Professionals

- Project Executive -Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Girvin Calder (BCU Representative)  
Address: 645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114  
Telephone: 386-451-2087  
Project User Representative: Name: Terrence Hightower (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

Square Footage: 18,000 Sq Ft  
Contract Amount: \$15,616.00

Staff Responsibility: Obtaining permits I Removing existing modified roofing system I Replacing rotten wood I Installing new roofing system (base sheet, 2-ply glass system, modified white cap sheet) I Installing new lead boot and coupling cap I Debris removal and site cleanup

WA#29 White Hall – Heyn Memorial Chapel  
Bethune-Cookman University 610 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114

2023



Project Manager + Key Professionals

- Project Executive -Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Girvin Calder (BCU Representative)  
Address: 645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114  
Telephone: 386-451-2087  
Project User Representative: Name: Saul Rentz (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

Square Footage: 22,000 Sq Ft  
Contract Amount: \$315,000.00

Staff Responsibility: Obtaining permits I Removing existing modified roofing system I Replacing rotten wood I Installing new roofing system (base sheet, 2-ply glass system, modified white cap sheet) I Installing new lead boot and coupling cap I Debris removal and site cleanup

WA#02: Lee Rhyant Residential Life Center  
Bethune-Cookman University391 N. Martin Luther King Blvd Daytona Beach, Florida 32114

2023



Project Manager + Key Professionals

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga



Related Experience of Firm

RECENT CONTINUING SERVICE CONTRACT BETHUNE-COOKMAN UNIVERSITY



BETHUNE-COOKMAN  
UNIVERSITY

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Girvin Calder (BCU Representative)  
Address: 645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114  
Telephone: 386-451-2087

Project User Representative: Name: Terrence Hightower (CTG Representative)

Address: 254 S Ortman Dr. Orlando, Florida 32810

Telephone: (407) 295-9812

Square Footage: 3000 Sq Ft

Contract Amount: \$990,000.00

Staff Responsibility: Comprehensive renovations to the Center for Civic Engagement include structural steel replacement, exterior component upgrades (soffit wall, sheathing, EIFS, paint, gutters, coping), 140 MPH wind-resistant reinforcement, roof leak repairs throughout BCU section, and targeted mold remediation.

52204-WA#03: Center for Civic Engagement

740 W. International Speedway Blvd., Daytona Beach, FL. 32114

2023



Project Manager + Key Professionals

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Girvin Calder (BCU Representative)  
Address: 645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114  
Telephone: 386-451-2087

Project User Representative: Name: Terrence Hightower (CTG Representative)

Address: 254 S Ortman Dr. Orlando, Florida 32810

Telephone: (407) 295-9812

Square Footage: 3,880 Sq Ft

Contract Amount: \$990,000.00

Staff Responsibility: BCU completed \$3M admin renovation project | 11,000 sq ft modernized for Registrar's Office | Woolfolk and Hightower led the renovation | Located at 640 Lake Mary McLeod Bethune Blvd | Finished June 2023, boosting efficiency

WA#26 Registrar and Bursar Complex

Bethune-Cookman University Complex:583-585-587-589  
Dr. Mary Bethune Blvd. Daytona Beach, Florida 32114

2023



Project Manager + Key Professionals

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Girvin Calder (BCU Representative)  
Address: 645 Dr. Mary M. Bethune Blvd., Daytona Beach, FL. 32114  
Telephone: 386-451-2087

Project User Representative: Name: Saul Rentz (CTG Representative)

Address: 254 S Ortman Dr. Orlando, Florida 32810

Telephone: (407) 295-9812

Square Footage: 5,000 Sq Ft

Contract Amount: \$325,000.00

Staff Responsibility: Replacement of drywall (including texture) | Installation of new acoustical ceilings | Replacement of vinyl flooring and base | Painting all remediated areas | Replacement of insulation | Replacement of bathroom floor tile

WA#14: Gale L. Lemerand Nursing Building

Bethune-Cookman University 391 N. Martin Luther King Blvd  
Daytona Beach, Florida 32114

2023



Project Manager + Key Professionals

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga





# CONSISTENT CONTINUING SERVICE CONTRACT

## UNIVERSAL ORLANDO

FEATURED COMPLETED PROJECTS IN THE UNIVERSAL ORLANDO CONTINUING SERVICE CONTRACT:

### Key Projects:

- Universal Continuing Service: [Epic 962](#) •Completion Date: [2024](#) •Final Contract Amount: [\\$224,528.00](#)
- Universal Continuing Service: [WA#11 South Campus Stormwater Repairs](#) •Completion Date: [2023](#) •Final Contract Amount: [\\$990,000.00](#)
- Universal Continuing Service: [WA#10 Destination Parkway Shoppes](#) •Completion Date: [2024](#) •Final Contract Amount: [\\$5,817,404.00](#)
- Universal Continuing Service: [WA#9: Maintenance for Shingle Creek](#) •Completion Date: [2021](#) •Final Contract Amount: [\\$680,000.00](#)
- Universal Continuing Service: [WA#7 N.Campus Staging- Parking Lot](#) •Completion Date: [2020](#) •Final Contract Amount: [\\$2,873,145.00](#)
- Universal Continuing Service: [Water Chiller Plant 942i](#) •Completion Date: [2019](#) •Final Contract Amount: [\\$1,869,472.00](#)

### All Projects:

- 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



Related Experience of Firm

RECENT CONTINUING SERVICE CONTRACT UNIVERSAL ORLANDO



Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Bradley Goeb (Universal’s Representative)  
Address: 1000 Universal Studios Plaza, Orlando, Florida 32821  
Telephone: 407-222-6671

Project User Representative: Name: Calvin Woolfolk (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

Square Footage: 1 Acre

Contract Amount: \$224,528.00

Staff Responsibility: General contractor oversight for landscape installations | Irrigation plan implementation | Lighting package installation | Coordinating work with Universal and other contractors | Ensuring timely completion of the project

52403–Universal Epic 962: Landscape, Irrigation, and Lighting Packages  
Universal Studios Plaza Orlando, Florida 32819  
2024



Project Manager + Key Professionals

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvagrena

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Bradley Goeb (Universal’s Representative)  
Address: 1000 Universal Studios Plaza, Orlando, Florida 32821  
Telephone: 407-222-6671

Project User Representative: Name: Calvin Woolfolk (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

Square Footage: 12 Acres

Contract Amount: \$990,000.00

Staff Responsibility: Repairing stormwater gabion structures | Installing drainage and erosion control | Maintaining as-built drawings | Inspecting roads and Bailey bridge monthly | Performing asphalt repairs | Clearing vegetation | Installing security signage | Coordinating maintenance tasks

52206–WA#11: South Campus Stormwater Repairs  
Universal's South Campus property Orlando, Florida 32819  
2023



Project Manager + Key Professionals

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarena

Firm’s Responsibility:Construction Management

Project Owner Representative: Name: Bradley Goeb (Universal’s Representative)  
Address: 1000 Universal Studios Plaza, Orlando, Florida 32821  
Telephone: 407-222-6671

Project User Representative: Name: Calvin Woolfolk (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

Square Footage: 3 Acres

Contract Amount: \$5,817,404.00

Staff Responsibility: Roadway improvements | Site-work & erosion control | Stormwater systems | Utility installations | Signalization | Concrete/asphalt paving | Sidewalks & markings | Communications installation | Earthwork & grading

52201–WA#10:Destination Parkway Shoppes  
Universal North Campus site, 9545 Universal Blvd., Orlando, FL 32819  
2022



Project Manager + Key Professionals

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarena



Related Experience of Firm

RECENT CONTINUING SERVICE CONTRACT UNIVERSAL ORLANDO



**Project Owner Representative:** Name: Bradley Goeb (Universal’s Representative)  
Address: 1000 Universal Studios Plaza, Orlando, Florida 32821  
Telephone: 407-222-6671

**Project User Representative:** Name: Calvin Woolfolk (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

**Square Footage:** 35 Acres

**Contract Amount:** \$680,000.00

**Staff Responsibility:** Removing construction debris | Installing turbidity barriers and silt fencing | Re-sodding banks | Repairing outfall structures | Repairing concrete overflow weir | Monthly inspections of roads and Bailey bridge | Performing minor asphalt repairs | Clearing and maintaining vegetation | Installing property security signage | Coordinating routine maintenance tasks

**52101\_WA#9: Maintenance for Shingle Creek**  
Universal Studios Plaza Orlando, Florida 32819  
**2021**



**Project Manager + Key Professionals**

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga

**Firm’s Responsibility:Construction Management**

**Project Owner Representative:** Name: Bradley Goeb (Universal’s Representative)  
Address: 1000 Universal Studios Plaza, Orlando, Florida 32821  
Telephone: 407-222-6671

**Project User Representative:** Name: Calvin Woolfolk (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

**Square Footage:** 12 Acres

**Contract Amount:** \$2,873,145.00

**Staff Responsibility:** Demolition and erosion control plan work | Site development and geometry plan work | Paving, grading, and drainage plan work | Sign and pavement marking plan work | Lighting plan work | Utility plan work | All additional work outlined in the Development Plan

**52003– WA #7: N. Campus Staging Parking Lot**  
9545 Universal Blvd. Orlando, FL 32819  
**2020**



**Project Manager + Key Professionals**

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga

**Firm’s Responsibility:Construction Management**

**Project Owner Representative:** Name: Bradley Goeb (Universal’s Representative)  
Address: 1000 Universal Studios Plaza, Orlando, Florida 32821  
Telephone: 407-222-6671

**Project User Representative:** Name: Calvin Woolfolk (CTG Representative)  
Address: 254 S Ortman Dr. Orlando, Florida 32810  
Telephone: (407) 295-9812  
Facsimile number: (407)-298-5482

**Square Footage:** 1,800 Sq Ft

**Contract Amount:** \$1,869,472.00

**Staff Responsibility:** Demolition & site prep | 942i water chiller plant installation | Civil/mechanical/electrical work | Modular chiller assembly | Site preparation | Vendor coordination | Project management | Code compliance | Testing & commissioning

**51902– 942i – Water Chiller Plant, Universal**  
Universal North Campus site, 9545 Universal Blvd., Orlando, FL 32819  
**2019**



**Project Manager + Key Professionals**

- Project Executive - Calvin Woolfolk
- Project Manager - Terrence Hightower
- Superintendent - Cipriano Alvarenga





## PRIOR EXPERIENCE OCCUPIED CAMPUS FLORIDA A&M UNIVERSITY

### FEATURED COMPLETED PROJECTS IN THE FLORIDA A&M UNIVERSITY CONTINUING SERVICE CONTRACT:

#### Key Projects:

- FAMU Continuing Services Contract:[Gaither Gymnasium](#)
- FAMU Continuing Services Contract:[President's House, Phase I](#)
- FAMU Continuing Services Contract: [MLK Manhole Replacement](#)



### ***Related Experience of Firm***

# Continuing Services : Florida A&M University



## Firm's Responsibility: Construction Management

**Square Footage:** 20,000 Sq Ft

**Contract Amount:** \$855,229.00

**Staff Responsibility:** CTG team installed new **HVAC, electrical, and communication systems** at FAMU's Gaither Gymnasium. We expanded the Honeywell energy management system, adding air handling units, controls, and equipment. The project included a digital control system with sensors, relays, and fiber optic connections. Post-installation, CTG conducted testing, ensured code compliance, and trained staff on system operation.

# Gaither Gymnasium



### FAMU Continuing Services: Gaither Gymnasium

### Firm's Responsibility: Construction Management

**Square Footage:** 1,000 Sq Ft

**Contract Amount:** \$43,592.00

**Staff Responsibility:** CTG executed FAMU President's House ADA Compliance project, renovating first-floor restroom and kitchen entrance. Work included expanding restroom to 10'x9'6" , installing ADA-compliant fixtures, and widening kitchen doorway for wheelchair access. Project managed without disrupting university activities, leveraging CTG's experience and efficient contractor selection process to ensure timely completion and best value.

## President's House, Phase I



## FAMU Continuing Services: President's House Phase I

## Firm's Responsibility: Construction Management

**Square Footage:** 1/2 Acre

**Contract Amount:** \$115,241.00

**Staff Responsibility:** CTG renovated FAMU's sanitary sewer system, collaborating with Tallahassee city. Project involved removing pavers, concrete, and excavating deteriorating manholes and pipes. New underground utilities were installed to reroute sanitary flow. Work was completed while maintaining erosion control and safe pedestrian access on MLK Blvd, a high-traffic campus area.

## MLK Manhole Replacement



### FAMU Continuing Services: MLK Manhole Placement

## Firm's Responsibility: Construction Management

**Square Footage:** 116,436 Sq Ft

**Contract Amount:** \$24 Million

**Staff Responsibility:** The Chairman provided executive oversight and strategic direction for this \$24 million educational facility. The Project Executive (LEED AP) implemented sustainable construction practices and managed financial resources, including \$1.5 million in value engineering savings. The Superintendent coordinated daily field operations across the six-building complex. The Project Engineer ensured technical compliance for specialized systems including tilt-wall construction and campus-wide technology infrastructure throughout the 116,436 square foot K-12 educational campus.

## FAMU Development Research School







## PRIOR CM EXPERIENCE K-12 OCCUPIED CAMPUS POLK COUNTY

### FEATURED COMPLETED PROJECTS IN THE POLK COUNTY CONTINUING SERVICE CONTRACT:

- Polk County Continuing Services Contract: [Winter Haven Area Transfer Facility \(W.H.A.T\)](#)
- Polk County Continuing Services Contract: [Coleman-Bush Building](#)
- Polk County Continuing Services Contract: [National Guard Armory Maintenance Facility Renovation](#)



*Related Experience of Firm*

**Prior Continuing Services : Polk County**



**Winter Haven Area Transfer Facility**



Polk County Continuing Services: Winter Haven Transfer Facility

**Firm’s Responsibility:** Construction Management

**Contract Amount:** \$2,600,000.00

**Square Footage:** 5,979 Sq Ft

**Staff Responsibility:** \$2.6M Winter Haven Area Transit facility construction included concrete foundations, tiled roof, HVAC, and fire protection. Mediterranean-style terminal features 12 bus bays, pavilions, and artist-designed mosaic flooring. Despite a 35-day delay due to concrete thickness change, the team met schedule through strategic overtime work. Strict quality control and ADA compliance measures were implemented throughout.

**Coleman-Bush Building**



Polk County Continuing Services: Coleman-Bush Building

**Firm’s Responsibility:** Construction Management

**Contract Amount:** \$1,200,000.00

**Square Footage:** 2,000 Sq Ft

**Staff Responsibility:** Construct Two Group executed a \$1.2 million community center renovation, including a 2,000 sq ft addition. The project encompassed new roof, MEP systems, fire safety, sound system, and interior finishes. Wood flooring was added to the Dance Room and stage. Work was completed in two phases, allowing partial occupancy during construction, demonstrating efficient project management.

**National Guard Armory Maintenance Facility Renovation**



Polk County Continuing Services: National Guard Armory Maintenance Facility Renovation

**Firm’s Responsibility:** Construction Management

**Contract Amount:** \$800,000.00

**Square Footage:** 4,120 Sq Ft

**Staff Responsibility:** Florida National Guard's maintenance facility renovation included complete interior demolition and reconstruction of service area with offices and amenities. Maintenance bay received full build-out with exhaust system, ventilation, compressor, and air dryer. Project encompassed new roof, drywall, fire and HVAC systems, electrical upgrade, and polished base drop floor, enhancing functionality for Hummer and Double Deuce servicing.



Team Florida Education Sector Experience

The CTG team has a comprehensive portfolio of executed projects within Florida’s K-12, encompassing multiple county-level school districts including Orange, Hillsborough, Miami-Dade, Polk, and Martin Counties. Our expertise extends to Florida’s higher education sector, with successful projects at Florida A&M, Bethune-Cookman University, University of Central Florida, and Valencia College. Our team maintains full compliance with all State Requirements for Educational Facilities (SREF) and Florida Building Code regulations specific to educational environments. For Brevard County, we will apply our established Florida education expertise while addressing any county-specific requirements.

CTG Experience in the Florida Education Sector (K-12):



Orange County Public Schools:

- 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

Florida A&M

- FAMU Development Research School K-12

Miami-Dade County Public Schools:

- MDCPS North Miami High School \$110 Million 392,000 Sq Ft

Martin County Public Schools:

- MCSD Stuart High School \$40 Million 20,000 Sq Ft

Hillsborough County Public Schools:

- HCPS Sligh Middle School \$3.1 Million 12,000SF

Polk County Public Schools:

- PCPS Caldwell Elementary School \$1.7 Million 16,8000sf

CTG Experience in the Florida Education Sector (Higher Education):



Bethune-Cookman University



UNIVERSITY OF  
CENTRAL FLORIDA





# CTG’s Extensive K-12 Experience

## Orange County Public Schools:



**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 Timber Creek High School** \$43.5 Million  
384,525sf



**OCPS Jones High School Phase A, B, C**  
\$40Million 214,000sf



**OCPS Dr. Phillips Ninth Grade Center**  
\$843,000.00



**OCPS Discovery Middle School** \$17 Million  
167,000sf



**OCPS Corner Lakes Middle School** \$21.2 Million  
166,265sf



**OCPS Olympia High School** \$43 Million  
384,000sf



## Florida A&M University



**FAMU Development Research School K-12** \$24  
Million 116,436sf



## Hillsborough County Public Schools



**HCPS Sligh Middle School** \$3.1 Million  
12,000SF



## Polk County Public Schools



**PCPS Caldwell Elementary School** \$1.7 Million  
16,8000sf



Project Management and Cost Control

The Construct Two Group (CTG) Project Management and Cost Control starts with thoroughly understanding the project's scope of work. The CTG’s role will be to support and assist SDIRC’s staff so the School District of Indian River County (SDIRC) may succeed in providing Continuing Construction Management Services for its projects.

Construct Two Team knows from experience that significant and complex projects don’t just happen. The success is rooted in proven practices, effective systems, and dedicated and experienced project personnel. With these tools, the Construct Two Team will carry out any Project by proceeding in a direction focused on 1) Thorough Planning, 2) Effective Control, and 3) Timely Communication. The enactment of those practices and systems and the commitment to constant work planning, control, and communication establishes the approach for successful Projects. The Construct Two Team will prepare a Project Management and Cost Control Plan to describe how we, as your Construction Manager, will assist SDIRC in accomplishing its goals and objectives. Recognizing and acknowledging SDIRC's detailed scope of services, Construct Two Group has a “World-Class” team to implement every aspect of those services.

CTG has provided construction management (CM) services since 1991. The firm has been involved with over One Billion dollars of CM projects over the past 35 years. CTG provided CM services from preconstruction through project closeout. Our portfolio of construction projects includes several OCPS schools, including Jones High School Comprehensive, Old Cheney Elementary, Westbrook Elementary, Avalon Elementary School, and Eagle Nest Elementary School. Other CTG Construction Management projects include Universal Studios Hulk and Spiderman, Florida A&M University Main Street Corridor, FAMU Developmental Research School, and University of Florida Levin Law School. Our long-standing clients include Universal Studios, Disney World, Orange, Polk, Hillsborough, Seminole County Public Schools, the University of Central Florida, Valencia College, the City of Orlando, and Bethune-Cookman University. CTG recently managed approximately \$21 million in construction management services for Universal Studios.

Calvin Woolfolk, the project executive, will lead our efforts. Calvin Woolfolk would serve as the single point of contact for the SDIRC Project Manager. Calvin is a competent and experienced Construction professional. As Project Executive, Calvin will be responsible for the performance of the entire Construct Two Team.

We propose that the Project Manager reports to SDIRC’s Project Manager with specific responsibilities and authority. The construction manager would manage subsequent technical positions on the Team. Those technical positions would function in the following areas:

- |                          |                              |
|--------------------------|------------------------------|
| •Scheduling              | •Construction Administration |
| •Contract Administration | •Safety Management           |
| •Project Controls        | •Quality Assurance           |
| •Estimating              | •Testing                     |
| •Inspections             | •Claims Avoidance            |
| •Surveying               | •Constructability Reviews    |
| •Change Order Management | •Shop Drawing Maintenance    |
| •Request For Information | •Project Closeout            |

CTG will manage and deliver the contract elements from inception to completion. The qualifications of our project management team can best be obtained from their resumes. The Construct Two Team has been carefully organized around team building to provide authority with talent from various qualified firms.

We will outline a detailed narrative account of how we intend to perform the work tasks associated with our delivery of services as your Construction Manager. This section underscores our understanding of the work and appreciation for SDIRC’s practices, policies, and performance standards.

The Project Manager will work as an extension of the professional staff of the School District of Indian River County (SDIRC). This section will include a detailed discussion of the work. The Construct Two Team will act as a seamless organization in the field to reinforce this element, which applies to work tasks. The Construct Two Team will be singularly responsible and accountable to SDIRC for all aspects of the project.



Our Team will provide services related to packaging construction, evaluating contractor proposals, and preparing formal contract agreements. The Construct Two Team is uniquely well-positioned to support this function because we will become familiar with SDIRC standards and have an extensive work history with contractors in the Central Florida area. We have a fully automated computerized record (document) control system. Working closely with SDIRC, our finished application will be specific to the project and SDIRC’s needs, focusing on an integrated document management structure.

Our system will provide a structured environment for preparing, archiving, and retrieving multiple document versions, whether in AutoCAD, WordPerfect, or other electronic media or hard copy. The management software recognizes the need to track modifications by date, user, project, or other criteria. Combined with our approach to controlled access, this capability yields the optimal balance between flexibility and information control. The information that the various program participants need can be organized into multiple formats. Data can be sorted, for example, by document type, individual project, designer, contractor, consultant or subcontractor, etc.

Our approach to document control generally includes high-quality scanning integrated with an advanced database management system that allows documents and files of different types to be stored, sorted, managed, and retrieved according to any desired criteria.

The Management Information System will set the stage for construction project administration that will provide and support several types of information, including:

- |                         |                               |
|-------------------------|-------------------------------|
| •Plans, specifications  | •Project schedules            |
| •Construction contracts | •Payment request              |
| •Project correspondence | •Shop drawings                |
| •Progress reports       | •Systems & equipment catalogs |
| •Change orders          | •Construction inspection      |
| •Cost estimates         | •Warranty data                |

The Construct Two Team will work closely with SDIRC’s Project Manager to manage the record drawing process in an orderly manner. This is necessary to maintain the documents' integrity and ensure SDIRC’s line of accountability. The Construct Two Team will monitor a set of marked-up record drawings at the job site. The Project Manager will review the status of the marked-up set weekly and monthly. Furthermore, the Construct Two Team will maintain an independent set of record drawings for each project.

Our Construction Manager staff will work closely with SDIRC to establish definitive scopes and budgets for the construction contract. This is vitally important since optimizing construction-phasing alternatives may save time and money.

The Construct Two Team will conduct weekly field meetings with the contractors and distribute the minutes of those meetings promptly. These meetings will provide a forum to enhance communications between all parties actively engaged with or affected by the construction process.

CTG’s Project Manager will meet with the contractors, subcontractors, construction managers, and School District of Indian River County personnel at the field office. The Construct Two Team will establish the agenda and document the minutes of the meetings. These meetings will be used to plan upcoming work using a two-week look-ahead schedule.

The Construct Two Team will also participate in the bi-weekly meetings coordinated by SDIRC. We will be prepared to review scheduling issues, the progress of the work, factors affecting the project's cost, and technical issues and concerns at these sessions. We are committed to timely follow-up on all identified “open items.”

Throughout construction, we will maintain network-based/computer-generated progress control schedules. These schedules will be developed for the overall program and individual packages, incorporating key milestones and interfaces between projects and third parties. The schedules will be updated to reflect the approved contractor’s schedules, including cost and resource loading. Our fully integrated approach demonstrates the linkage between progress reflected in the project CPM and other sources such as quantity surveys, percent complete estimates, pending change orders, and other factors affecting overall job progress.



CTG has had the privilege of serving the construction industry for many years. As a result, we recognize that a consultant must be responsive. This characteristic requires flexibility and commitment, and we must be prepared to do what is necessary. This approach has proven successful with clients in the past. We commit to SDIRC that as your Construction Manager on the RFQ 07-0-2025DE Construction Management Services Continuing Service Providers Project, we stand ready to do whatever is necessary for ultimate project execution and control.

Our plan to control costs is at the heart of our overall management plan. It ensures that the budget established during preconstruction will be maintained throughout the critical stages of the project, including the procurement and construction stages. Our cost control management structure includes a dedicated team of specialized estimators who have sharpened their specialized skills in construction management of K-12, higher education, and occupied campuses. They bring recent market data and scoping knowledge specific to this product type to ensure we have a complete estimate and subcontractor scope of work.

Our team will not just rely on historical data to prepare our construction budgets. One of the hallmarks of our preconstruction process is eliciting support **from the subcontracting community during the preconstruction process**. This support will be pulled from many local and MBE subcontractors who will be solicited to bid on the project. Our subcontractors will provide cost, value engineering, long lead procurement input, and constructability input throughout the preconstruction process. The combined input from our subcontractors and historical data allows our team to furnish highly accurate cost data to the project team so that they can make cost-related design decisions quickly and confidently.

The first critical deliverable from our preconstruction estimators will be the production of an initial cost model developed from existing project information and the Building Program. This model is due within 10 days of receipt of the Schematic Design documents. Once this initial cost model is reviewed by SDIRC and the design team and made to conform to SDIRC's overall project budget, we set this budget as the **Target Budget**. Once the target budget is set, CTG will work with SDIRC and the design team throughout the design process to ensure the design is progressing within the budget. After this, every budget will be measured and compared against this target budget.

The design team is provided with the target estimate, including a detailed backup. The Target Budget will include design-to-parameters for different materials and systems. Such parameters include cost-per-square-foot targets for façade components such as masonry, precast, cast stone, metal panels, and glass and interior finishes such as terrazzo, tile, or carpet flooring systems.

***In addition to CTG's internal estimates, it provides Third-Party Consultants for Estimation and Architectural Peer Review. SDIRC is not provided with these services as an additional validation of project cost and another effort to avoid change orders.***

The team has determined critical "checkpoints," we will review the developing design to confirm conformance with the target budget. We call this our **Checkpoint Process**.



## STATE OF FLORIDA CERTIFICATION

# *State of Florida Department of State*

I certify from the records of this office that CONSTRUCT TWO CONSTRUCTION MANAGERS, INC. is a corporation organized under the laws of the State of Florida, filed on August 7, 1990, effective August 16, 1990.

The document number of this corporation is L94711.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 5, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fifth day of February, 2025*



  
*Secretary of State*

Tracking Number: 6157548855CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



## WMBE CERTIFICATION



### CITY OF ORLANDO M/WBE CERTIFICATION AWARD LETTER

EXPIRATION DATE: 8/31/2026

CERTIFICATION NUMBER: 20074467

CERTIFICATION TYPE: MBE

**COMPANY NAME:** Construct Two Construction Managers, Inc.  
254 S ORTMAN DR  
ORLANDO, FL 32811

**OWNER NAME:** DERRICK WALLACE

CERTIFIED LINE(S) OF BUSINESS/SPECIALTY AREA(S):

General Contractor (Prime Only) and Project/Construction  
Management Services

**EXECUTIVE OFFICES • MINORITY BUSINESS ENTERPRISE AND BLUEPRINT DIVISION**

Orlando City Hall • 400 South Orange Avenue • Eighth Floor  
PO Box 4990 • Orlando, FL 32802-4990  
P 407.246.2623 • F 407.245.0000 • cityoforlando.net



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

**WALLACE, DERRICK DONNELL**

CONSTRUCT TWO CONSTRUCTION MANAGERS INC  
254 SOUTH ORTMAN DRIVE  
ORLANDO FL 32811

**LICENSE NUMBER: CGC061471**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://MyFloridaLicense.com)

ISSUED: 06/11/2024

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*Excellence With Caring*

FACILITIES PLANNING AND CONSTRUCTION  
2400 WAHNISH WAY, SUITE 100  
TALLAHASSEE, FLORIDA 32307

# Florida Agricultural and Mechanical University

TALLAHASSEE, FLORIDA 32307-3100

TELEPHONE: (850) 599-3197  
FAX: (850) 561-2289

April, 30 2025

Mr. Kevin Frye  
City of Tampa  
306 East Jackson Street  
Tampa, Florida 33602

**RE: Letter of Recommendation, Construct Two Construction Manager, Inc. (CTG)**

To Mr. Kevin Frye;

Florida A&M University (FAMU) has had the pleasure of working with Construct Two Group Construction Managers, Inc. (CTG) on numerous projects over the last ten years. The most notable projects were the 183,496 sq. ft. 700 Bed Residence Hall Project and a 10,800 sq.ft. Student Service Center Dining Hub as well as FAMU Developmental Research School (DRS) (K-12) Project, where CTG provided Construction Administration and Management as the owner representative for the Residence Hall/ Dining Hub Project and as the general contractor for the FAMU DRS Project. They have proven themselves to be a knowledgeable, completely organized, dedicated and hardworking professional that definitely has the Owner's interests in mind. When unforeseen situations arose, that required some adjustments to the original plan, CTG always kept the University interest in mind when recommending alternative solutions.

The construction team from CTG met many times with our group and proposed a well thought out solutions for the 700 Bed Residence Hall Project and FAMU DRS Project value engineering, recommendations and probable cost to help bring both projects within budget. Throughout the Construction Administration process, their team and consultants performed extremely well, keeping the University informed on their thoughts, ways around challenges. They thoroughly reviewed the plans for any inconsistencies that may create a problem in construction. These projects required extensive coordination and CTG was there every step of the way, making it happen.

I have much appreciation for all of the hard work and effort that was put into these projects. FAMU will continue to enjoy a very positive working relationship with Construct Two Construction Mangers, Inc. (CTG).

Sincerely,

**Craig A. Talton, Director, Assoc. AIA, CCP**

**Florida A&M University**  
**Facilities Planning and Construction**  
2400 Wahnish Way, Suite 100  
Tallahassee, FL 32307  
Office: 850-412-7509  
Email: [craig.talton@famu.edu](mailto:craig.talton@famu.edu)

FAMU IS AN EQUAL OPPORTUNITY/EQUAL ACCESS UNIVERSITY





## *Westbrooke Elementary*

*500 Tomlyn Blvd.  
Ocoee Fl. 34761  
407.656.6228 (Main Office)  
407.656.6741 (Fax)*

*Rob Bixler  
Principal*

*Kathy Targowski  
Secretary*

May 22, 2009

To Whom It May Concern,

It is with pleasure that I write this letter of reference for Construct Two Group, the builders of Westbrooke Elementary in Ocoee, Florida.

The opening day of school is always filled with pride and high expectations for a great year. We were no different, except that Westbrooke opened its doors as a new school constructed by the Construct Two Group.

Our building is beautiful. From the beginning of the process, members of the Construct Two team worked to create and build a school that the community could be proud of. The quality of work is excellent. They took great care in making sure each and every step of the process was followed to the design details. Although most people look to our “state of the art” technology as a sign of quality, members of the Construct Two team made sure quality was even in the smallest details of our school like; casework, painting, tile work, etc.

As our students and parents commented on our new building, we even received praise from members of our community about our landscaping. During an Arbor Day presentation a member of the parks department commented that of all the schools he has visited, we had the best landscape design he had ever seen. That is the detail I am talking about.

On a personal note, I would like to thank the Construct Two team for their support during the process. Any time I had a question or a concern, they were there to help. Any hour of the day or night, they would find out an answer. Even 10 months after we have been open, they still call or stop by to check on me and my school. That is commitment to quality and customer satisfaction.

Sincerely,

Rob Bixler

*The Pride of Excellence*



*Davin D. Ruohomaki*

09/15/21

Orange County Public Schools  
Mr. William Aimes, Director  
Facilities & Construction Contracting Office  
445 W. Amelia St.  
Orlando, Florida 32801

Re: Construction Management at Risk for Colonial High School Comprehensive Project

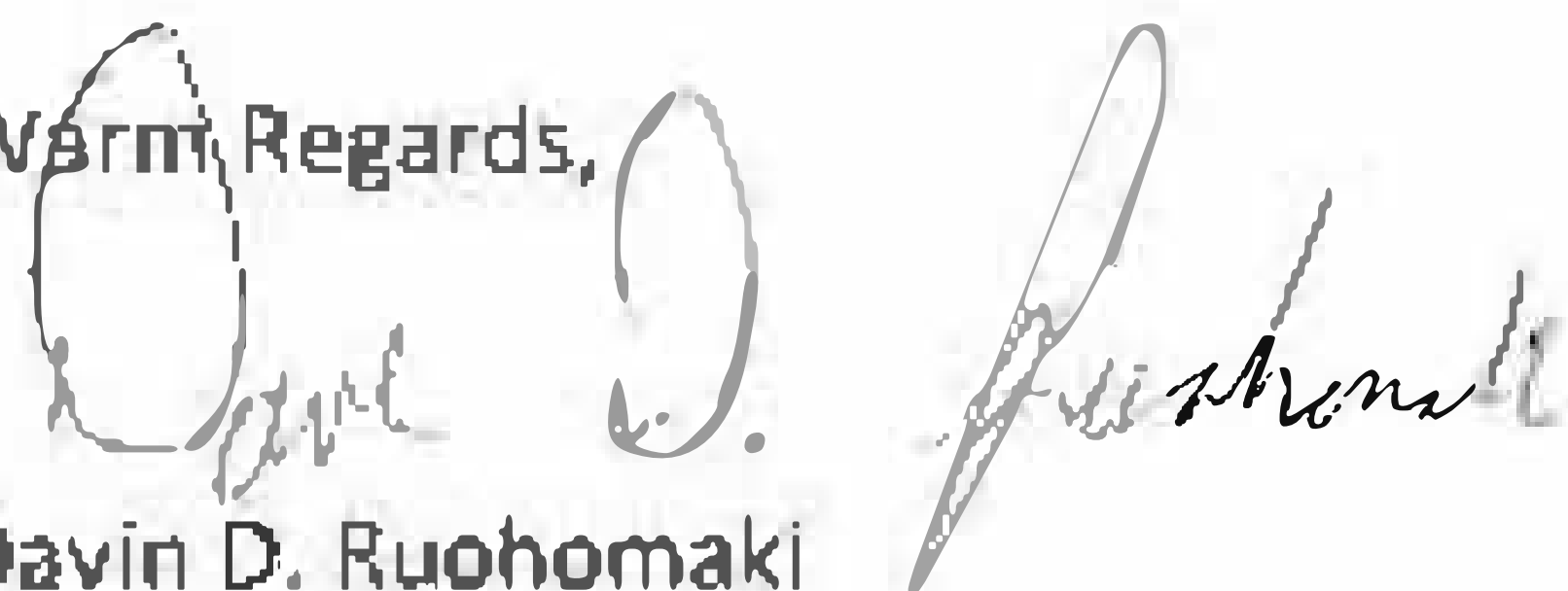
Dear Mr. Aimes:

Derrick Wallace informed me that CTG was preparing a response to the RFQ for the above-referenced project and asked if I would be willing to provide a reference for the Jones High School Comprehensive Project. First, I would like to provide some history on the Jones HS project. This project was unique in that it started out as an \$18 Million renovation project but within 6 months evolved into a \$40 million Phased High School comprehensive overhaul. The project had its fair share of challenges including financial budget constraints, the original architect was removed/replaced and additional campus features were added two months before opening. With all these issues, CTG was able to successfully complete everything on-time and within the budget.

I cannot emphasize enough how well the CTG staff performed on this project! Calvin Woolfolk was the Project Manager and Terrence Hightower was the Assistant Project Manager, and they exemplified true leadership for all stakeholders in completing a very complicated project. Jim Noone served as the Project Superintendent and Cipriano Alvarenga served as the Assistant Project Superintendent, and they were able to keep the work force and logistics focused for total success. The project was executed in a highly professional manner with outstanding quality control and assurance.

This team consistently worked as a well-oiled machine amongst themselves and all of their subcontractors and suppliers. They also interacted quite a bit with the school staff and facilities for enhanced communication and coordination. I highly recommend them for this and any other project!

Should you need any further information, kindly contact me at your convenience!

Warm Regards,  


Davin D. Ruohomaki  
Senior Director Engineering and Construction  
Greater Orlando Aviation Authority  
407-825-3105 office  
407-494-7369 cell





April 29, 2024

Kwaku C. George, President  
T. D. Jakes Real Estate Ventures, LLC.  
3703 E. Patience Blvd.  
Dallas, Texas 75236

Reference: Redevelopment of Ft. McPherson

Dear Mr. George:

I understand that Construct Two Construction Managers, Inc. is pursuing a Request for Proposal for Owner's Representative Services for T.D. Jakes in historic Fort McPherson Redevelopment Project. Construct Two has previous work history with Orange County Government, specifically working on the Orange County Convention Center Phase V project in a joint-venture arrangement that successfully opened, ahead of schedule, in 2003. Phase V added approximately 3 million square feet to the Orange County Convention Center, of which about 950,000 square feet is exhibit space. The project cost for Phase V was around \$500 million. Construct Two had specific responsibility for managing and ensuring the project met the County's objectives for Minority and Women-Owned Businesses to have meaningful engagement and participation.

I have known the Chairman and CEO of Construct Two, Mr. Derrick Wallace, for over 4 decades and have witnessed the growth of his company and how he has built its portfolio to handle increasingly complex projects. He has a particularly keen interest in assisting other minority-owned companies succeed on opportunities and projects.

Byron W. Brooks  
County Administrator

**Byron W. Brooks, A.I.C.P., County Administrator**  
201 South Rosalind Avenue • Reply To: Post Office Box 1393 • Orlando, Florida 32802-1393  
Telephone: 407-836-7370 • Fax: 407-836-7399  
[Byron.Brooks@oc011cl](mailto:Byron.Brooks@oc011cl)



### Marc A. Watson

---

September 7, 2006

Kwaku C. George, President  
T. D. Jakes Real Estate Ventures, LLC.  
3703 E. Patience Blvd  
Dallas, Texas 75236

Reference: Redevelopment of Ft. McPherson

Dear Mr. George:

**Re: Recommendation for Construct Two Group**

Dear Selection Committee:

I would like to take this opportunity to recommend Construct Two Group (CTG) to you for your upcoming design/build project. We have an ongoing client relationship with this firm due to their professionalism, expertise and ability to adapt their normal operating procedures to meet the demands of a complex facility.

Our relationship began on one of the most complex projects Universal has produced to date in the Islands of Adventure Park. CTG managed the construction and portions of the design for two of our theme park attractions, the Hulk Roller Coaster and the 3-D Animated Spiderman Ride. The project schedules along with the installation of “never before used” complex systems and technology created many demanding challenges for these projects. Through the use of an “integrated team” approach, CTG delivered both projects on time for the publicized opening dates.

I would highly recommend Construct Two Group as a solid choice for a design/build firm.

Sincerely,

Marc. A Watson

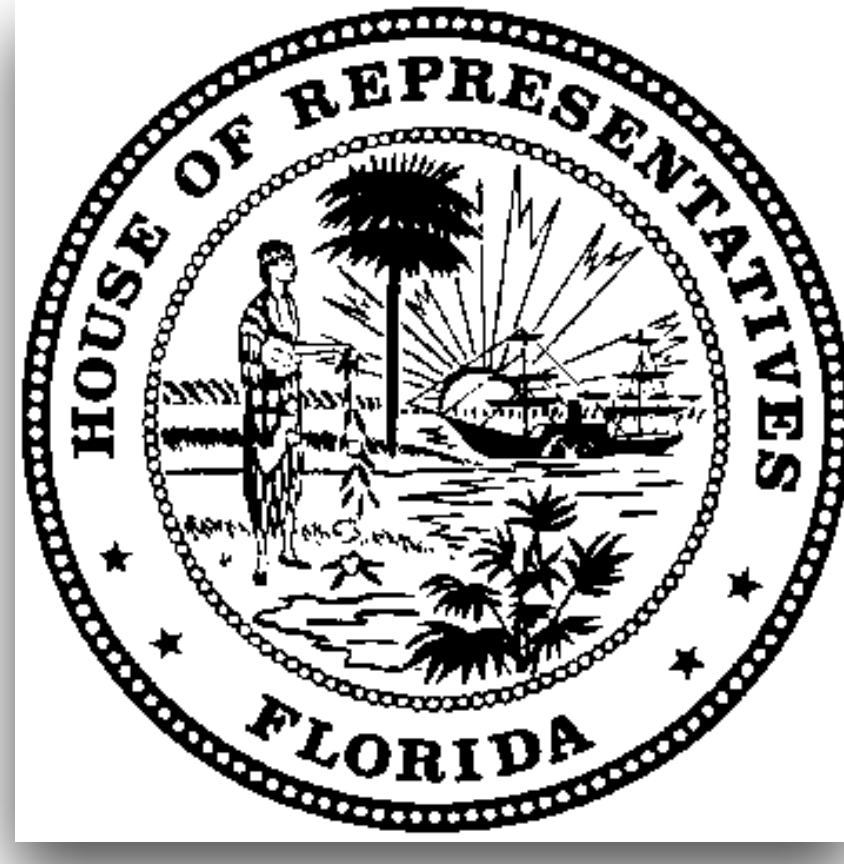
Mr. Kwaku George and Mr. Michael Woods:

Universal Studios does not give references on their Projects. The reference was given during a time when Mr. Watson was not with Universal Studios. He is currently the Senior Vice President at Universal Destination and Expansion. CTG has been working with Mr. Watson since 2018. I am sure Mr. Watson would not have a problem talking with you.

Mr. Watson's contact Information:  
1000 Universal Studios Plaza  
Orlando, FL. 32821  
407-224-9832  
[marc.watson@universolorlando.com](mailto:marc.watson@universolorlando.com):

Cc: Michael Woods





**Florida House of Representatives**  
***Representative Bruce Antone, District 46***  
[Bruce.Antone@myfloridahouse.gov](mailto:Bruce.Antone@myfloridahouse.gov)

District Office  
927 S. Goldwyn Avenue – Suite 216  
Orlando, FL 32805  
Office (407) 445-5313  
Fax (407) 445-5310

Tallahassee Office  
1401C The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 717-5046

October 13, 2016

Stephany Fall, MPA, CPM  
Director and Chief Procurement Officer  
Florida A&M University  
Office of Procurement Services  
2380 Wahnish Way, Suite 214  
Tallahassee, FL 32307

Reference: Florida A&M University Main Street Corridor - Public Private Partnership Project

Dear Ms. Fall,

It is with great pleasure that I provide this letter in support of the Florida A&M University Main Street Corridor - Public Private Partnership Project proposal being submitted to Florida A&M University (FAMU) by the Construct Two Group.

Florida A&M University is seeking a project that provides transformative development. The Florida A&M University Main Street Corridor - Public Private Partnership Project proposal is centered on a Multi-Purpose Stadium Development, which will serve as the catalyst for urban redevelopment, increased student enrollment, increased tourist visits, and use of a highly qualified and well trained workforce.

Construct Two Group (CTG) has been a leader in the construction industry for over 30 years and it has excelled in community oriented projects such as the proposed project. CTG is a visionary organization and CTG understands the real needs of FAMU and revitalizing FAMU and the surrounding community is the basis of CTG's proposal.

In closing, I support the efforts of Construct Two Group as they seek to assist FAMU in becoming transforming the existing campus into the campus of the future. I pledge my support to CTG and FAMU as they work to make this project a reality.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Antone", written over a white rectangular background.

Bruce Antone  
Florida State Representative – District 46

Committees: Government Operations Appropriations Subcommittee - ***Democratic Ranking Member***  
Transportation & Economic Development Appropriations Subcommittee  
Economic Development & Tourism Subcommittee  
Education Committee  
K-12 Subcommittee





April 29, 2024

Kwaku C. George, President  
T. D. Jakes Real Estate Ventures, LLC.  
3703 E. Patience Blvd.  
Dallas, Texas 75236

**Re: Construct Two Construction Managers, Inc.  
Redevelopment of Ft. McPherson**

To Whom It May Concern:

We are providing this letter at the request of Construct Two Construction Managers, Inc. as part of an RFQ.

We have had a surety program established with Liberty Mutual Insurance Company for many years in support of Construct Two Construction Managers, Inc. Liberty Mutual Insurance Company is rated by A.M. Best's Key Rating Guide as "A" (Excellent), Class XV (\$2 billion+). Liberty Mutual Insurance Company is willing to consider bonds for Construct Two Construction Managers, Inc. up to \$40,000,000 single projects within an overall aggregate program of up to \$80,000,000 in total contracts outstanding at one time. There has been no refusal to write any bonds as of the referenced date.

This surety capacity outlined above is available subject to Liberty Mutual Insurance Company's acceptable review of each individual contract's terms and conditions, bond forms, appropriate contract funding and other underwriting considerations related to the project at the time of each individual bond request.

Our consideration and issuance of bonds is a matter solely between Construct Two Construction Managers, Inc. and ourselves, and we assume no liability to third parties by the issuance of this letter.

We trust that this information meets your satisfaction. If there are any further questions, please feel free to contact Wes Williams (404) 891-0291.

Sincerely,

A handwritten signature in blue ink that reads "Wesley P. Williams".

Wesley P. Williams  
Senior Vice President

American Global LLC  
3330 CUMBERLAND BLVD SE, SUITE 675 ATLANTA, GA 30339  
WWW.AMERICANGLOBAL.COM



Recent,Current and Projected Workload

Our firm currently manages nine active projects valued at \$14,449,425, spanning educational facilities, commercial developments, and infrastructure improvements. The portfolio shows strategic diversity in completion stages, with *three projects exceeding 80% completion, four at moderate progression (41.59%-71.31%),* and *two in early phases (10.64% and 1.02%).* Key personnel are optimally distributed across these projects, with Calvin Woolfolk leading six projects, Derrick Wallace managing four educational and athletic facility projects, and specialists like Saul Rentz providing targeted expertise on complex renovations. Our staggered completion timeline, with five projects concluding by May 2025 and the remainder extending through October 2025, demonstrates our capacity to effectively manage multiple complex projects simultaneously while maintaining our commitment to quality, timeline adherence, and budget control.

Current Project Name	Contract Amount	Current Status	Anticipated Completion	Team Members	Team Availability
Destination Parkway Shoppes	\$5,817,409.00	91.56%	May 2025	CW, CA	June 2025
South Campus Water Repairs	\$900,000.00	56.71%	May 2025	CW	June 2025
BCU Design Football Locker Admin Building	\$395,054.00	83.22%	April 2025	DW	May 2025
OCPS Four Site Middle Schools	\$795,858.00	41.59%	October 2025	CW, CA	June 2025
Valencia Robotics Lab at Osceola	\$934,647.00	92.37%	May 2025	CW	June 2025
L. Gale Lemerand Football Complex, Shower & Bathrooms	\$892,500.00	71.31%	May 2025	DW, SR,TH	June 2025
Valencia ADA Restroom Renovation - West Campus	\$3,492,602.00	10.64%	July 2025	CW	June 2025
Destination Median	\$336,704.00	1.02%	May 2025	CW	June 2025
L. Gale Lemerand Academic Multiplex - Exterior Facade	\$884,651.00	46.82%	June 2025	DW, SR,TH	July 2025

Recent Project Name	Contract Amount	Team Members	Completion Date
WA#11_Gale L. Lemerand Nursing Building-(Roof)	\$471,752.00		August 2023
WA#13_Center for Civic Engagement-(Roof)	\$990,000.00		August 2023
WA#14_Gale L. Lemerand Nursing Building-(Drywall)	\$325,000.00		June 2023
WA#21_Thomas & Joyce Hanks Moorehead Residential Life Center	818,383.46		June 2023
WA#22_Ferris Meig & Flora B Curtis Residence Hall	\$258,660.00		March 2024
WA#26_Registrar and Bursar Complex	\$306,362.52		November 2023
WA#28_Dr. Ann Taylor Green Facility Development Center	\$76,335.00		June,2023
WA#29_Thomas White Hall -Heyn Memorial Chapel	\$15,616.00		June,2023
WA#31_Wendell Holmes School of Business	\$35,550.00		September 2023
Universal Hilton Canal	\$1,478,065.00		March 2023

Projected Project Name	Contract Amount	Team Members	Completion Date

**Team Member Key**  
•SR - Saul Rentz •CW - Calvin Woolfolk •CA - Cipriano Alvarenga •TH - Terrence Hightower •DW - Derrick Wallace



LITIGATION DISCLOSURE

Construct Two Group - Construction Management

Current and Historical Litigation Status

Construct Two Group - Construction Management certifies that our firm has no record of litigation involvement, claims proceedings, or formal dispute history as of May 6, 2025. This includes:

- No pending litigation with any public or private entity
- No judgments rendered against the firm in the past ten (10) years
- No arbitration proceedings involving our firm as a party
- No mediation cases related to construction performance or contract disputes
- No claims filed against our performance or payment bonds

Litigation Risk Management Protocols

As part of our operational framework, Construct Two Group maintains comprehensive risk mitigation procedures that have contributed to our litigation-free status:

- 1.Rigorous contract review and compliance verification processes
- 2.Documented quality assurance/quality control procedures at all project phases
- 3.Formalized dispute resolution protocols for early intervention
- 4.Comprehensive documentation systems for all project communications
- 5.Regular staff training on contractual obligations and compliance requirements

Our litigation-free status represents our commitment to professional project delivery, ethical business practices, and collaborative problem-solving with all project stakeholders.

Verification Statement

I, Derrick Wallace, as Chairman of Construct Two Group - Construction Management, certify under penalty of perjury that the information provided regarding our litigation history is true and accurate to the best of my knowledge.

Derrick Wallace, Chairman  
Construct Two Group - Construction Management  
May 6, 2025



ATTESTATION AND AUDIT FINDINGS

Construct Two Group - Construction Management

Attestation Status

Construct Two Group - Construction Management affirms that as of May 6, 2025, our firm has received no adverse attestation findings from independent auditors, governmental agencies, or financial institutions. Our financial and operational records have consistently demonstrated:

- No material weaknesses in internal controls
- No significant deficiencies in financial reporting
- Full compliance with Generally Accepted Accounting Principles (GAAP)
- No qualified or adverse audit opinions
- No reportable conditions requiring remediation

Audit History

Our firm maintains a record of clean audits across all operational aspects, including:

- 1.Financial Audits:** All financial statements have received unqualified (clean) opinions from certified public accountants
- 2.Project Audits:** No adverse findings in project-specific audits conducted by clients or third parties
- 3.Compliance Audits:** Full compliance with applicable regulatory requirements, including those specific to educational facility construction
- 4.Performance Audits:** No performance deficiencies identified through internal or external audit processes

Financial Governance Framework

Construct Two Group implements rigorous financial controls that contribute to our clean attestation history:

- Multi-tier approval processes for all financial transactions
- Regular internal audit procedures
- Segregation of duties in financial operations
- Comprehensive project cost tracking and reconciliation
- Dedicated compliance monitoring for all contractual financial requirements

Verification Statement

I, Derrick Wallace, as Chairman of Construct Two Group - Construction Management, certify under penalty of perjury that the information provided regarding our attestation and audit history is true and accurate to the best of my knowledge.

Derrick Wallace, Chairman  
Construct Two Group - Construction Management  
May 6, 2025